

644 PU-22-391 Filed: 6/7/2024 Pages: 25  
LO Exhibit LO-55 - Hagerott Photographs

Knoll Leibel, LLP, on behalf of the Intervenors

**EXHIBIT**

LD 55

tabbles





























































Dear Valued Policy Holder,

This letter acknowledges your inquiry into the CO2 pipeline that you expect to run through your property.

Farmers Union Insurance (FUI) is aware of the potential CO2 pipeline project in your area and wants you to be fully aware of the protections provided by your liability insurance policy's provisions, limitations, and coverages.

Your liability policy provides indemnity coverage and legal defense for any claim made against you as a result of your actions related to your farm liability or personal liability. It is first and foremost important to understand that your policy will only respond if you are legally liable for bodily injury or property damage as a result of your actions, inactions, or your alleged actions/inactions.

Please be aware that your liability policy contains exclusions for losses caused by pollutants. The policy may also exclude coverage for your responsibility to clean up, remove, treat, detoxify, remediate, or in any way respond to a loss caused by or due to pollutants. This means that there may be no coverage from your policy in the event that there is a release of pollutants.

You should understand that in the event that your land or property may be sold, leased, or transferred, any potential loss is subject to the insurance that is active at the time of the occurrence. Over time, the pipeline may become useless or ineffective, and if the policy is no longer in force at the time of the occurrence, you will be provided with no defense or legal indemnification.

FUI strongly recommends that you seek legal counsel prior to signing any contractual agreement. The contractual agreement will contemplate hold harmless agreements, waivers of subrogation, and potentially, the addition of outside parties as additional insureds on your policy. These contemplations are extremely important and could bind you to legal responsibilities in the event of a loss.

All claims are subject to their own merit, and as a result, it is not possible for FUI to provide you with a definitive summary of what may or may not be subject to coverage. As with all liability claims, FUI will provide coverage if you are legally liable, or deny coverage at the point it is determined that you have no coverage from your liability policy.

As always, any utility, pipeline, or other third-party exposure presents a substantial exposure to you from a liability perspective, unless the third party provides clear, contractual language which specifically holds you harmless. While no definitive coverage analysis can be provided until facts of a loss are contemplated, be aware that you may be at a substantially elevated risk of uninsurable exposure any time a third-party is allowed on your property.

Sincerely,

Brad Nold, AIC, AINS  
Chief Claims Officer





## LEGEND

- Centerline Milepost
- Proposed Road
- Section Line
- Landslide Deposit (Hazardous)
- Pump Station
- Avoidance Area
- PEM Wetland
- 200-foot Study Corridor



## REVISIONS

Date	2024-01-25	Revised by	GW	Checked by	BC
A - Issued for Review					
Date		Revised by		Checked by	
Date		Revised by		Checked by	

## PREPARED BY

Summit Carbon Solutions  
 2321 North Loop Drive, Suite 221  
 Ames, Iowa 50010  
 United States of America  
[www.summitcarbonsolutions.com](http://www.summitcarbonsolutions.com)



## PROJECT INFORMATION

Figure Title	
ND PSC - Aerial Map Book - NDM-106	
Figure Number	
Map Book 1	
Scale	Projection
1" = 12,000'	Transverse Mercator
1 inch equals 1,000 feet	NAD 1983 UTM Zone 14N
Sheet	Drawing Number
60	1001-01-004
	Revision A

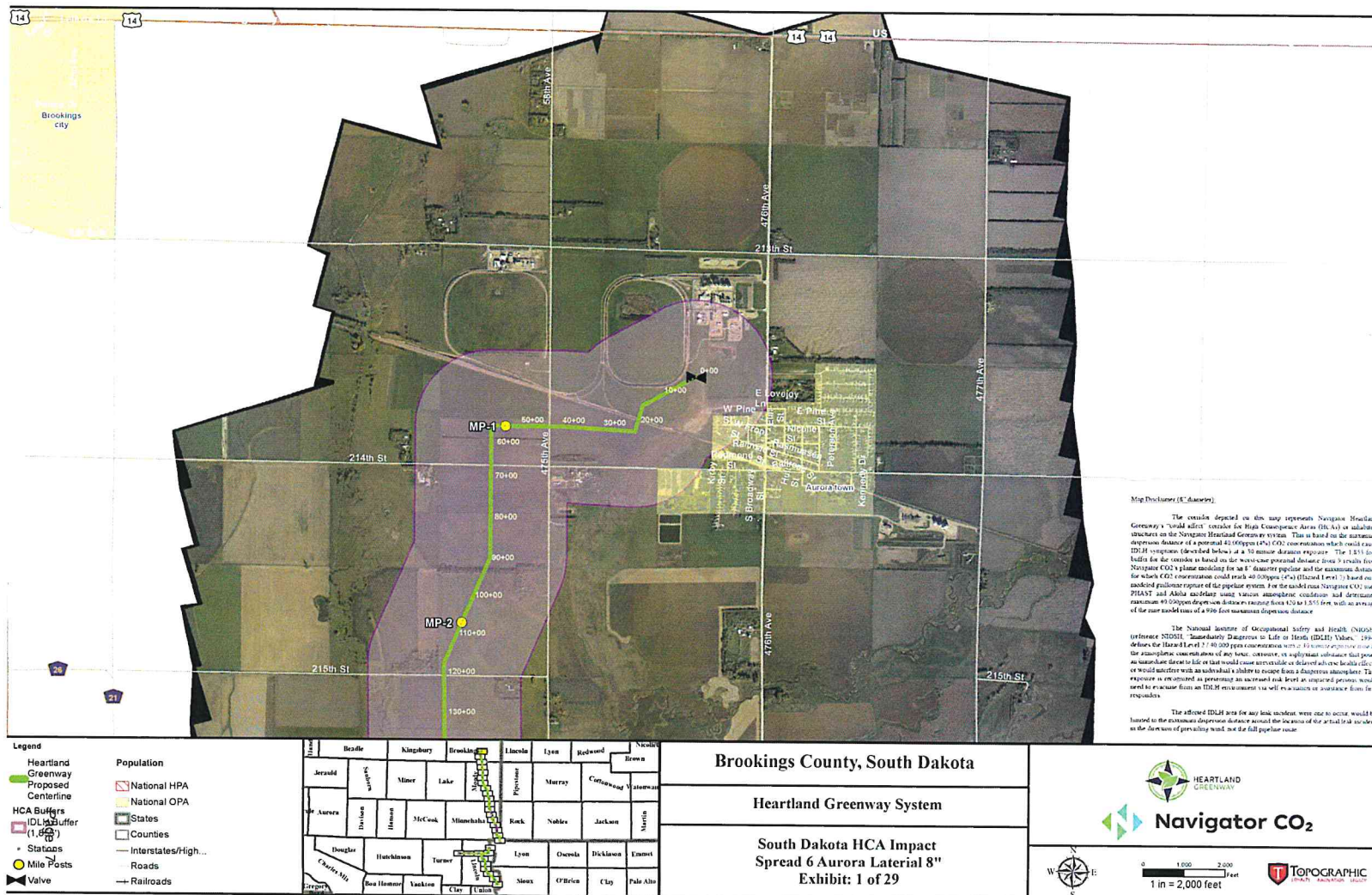
Morton County

Residence of  
Young Family

0 500 1,000 2,000 US Feet



# EXHIBIT N68







## LEGEND

- Centerline Map Points
- Marine Valve Location
- Proposed Route
- Section Line
- Access Road
- ▨ Landslide Deposit (Assessment)
- Pump Station
- ▨ Avoidance Area
- Open Water
- ▨ PEM Wetland
- ▨ 200-foot Siding Corridor



## REVISIONS

Date	Revised By	Checked by
2/16/21	LW	KG
A - Issued for Review		
Date	Revised By	Checked by
Date	Revised By	Checked by

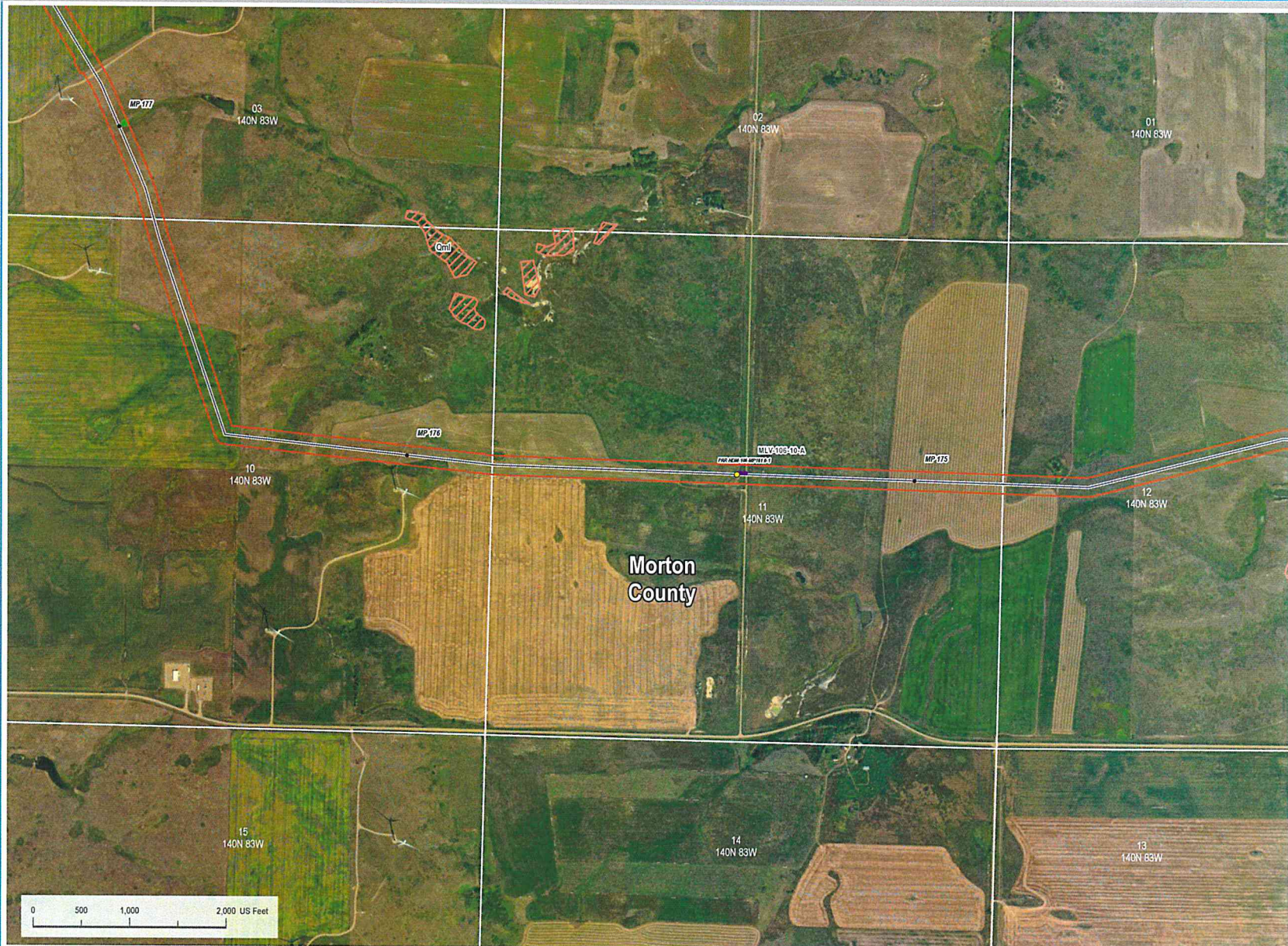
## PREPARED BY

Summit Carbon Solutions  
2214 South Loop West, Suite 201  
Mills, Iowa 52150  
501.939.1234  
www.summitcarbon.com

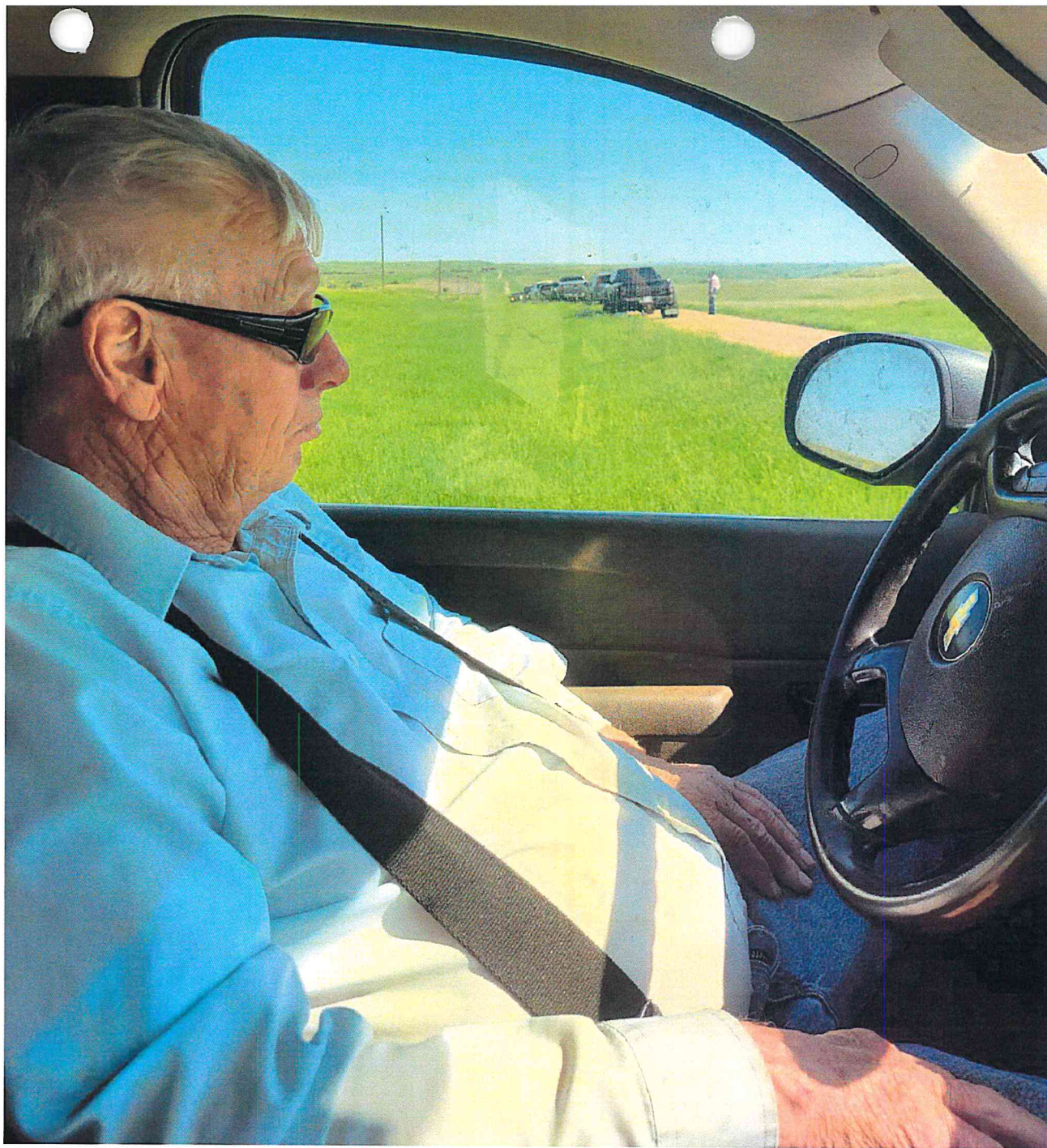


## PROJECT INFORMATION

Figure Title	ND PSC - Aerial Map Book - NDM-106
Figure Number	Map Book 1
Scale	1" = 12,000' 1 inch equals 1 mile
Sheet	61
Projection	Transverse Mercator NAD 1983 Zone 14N
Drawing Number	1001-01-004









January 31, 2022

*Via: Hand Delivered*

Patricia Hagerott  
3191 33<sup>rd</sup> Avenue  
Mandan, ND 58554

RE: Offer to Acquire Easements  
Tract #: ND-BU-1040.000, ND-BU-1041.000 Burleigh County, North Dakota

Dear Landowner:

In our previous communications with you, Summit Carbon Solutions, LLC ("Summit") announced the construction of a carbon dioxide pipeline and any necessary appurtenant facilities (collectively the "Pipeline") across Burleigh County, North Dakota, for the Midwest Carbon Express project (the "Project"). Summit has hosted public meetings across the Project area for landowners to learn more about the Project and its benefits and we have been communicating with you regarding survey permissions. In order to implement the Project, Summit must obtain rights to each property along the Project route. Summit is currently in the process of acquiring easements from landowners, and public records indicate that you are the record titleholder of the property described in the enclosed easement agreement ("Easement Agreement").

The Easement Agreement sets forth the easements Summit desires to obtain (the "Easements") and their approximate location across your property. In a good faith effort to reach an agreement for the Easements, Summit offers to pay you the sums set forth in the attached Easement and Damage Calculation Sheet (the "Offer Amount") as compensation for the Easements and damages referenced in the calculation sheet, all in exchange for your execution of the Easement Agreement in favor of Summit. Summit makes this offer to you premised upon its understanding that you are the owner of the property referenced in the Easement Agreement and that you can lawfully convey the Easements free and clear of any claims of others. If this is not the case, please so advise. If there are multiple owners and interest holders of the property, the Offer Amount will be paid proportionately based upon your undivided interest in and to the property.

Summit is committed to working closely with landowners as we continue to develop the Project and are available to answer your questions about the Project. Summit has established a project email, [InfoND@summitcarbon.com](mailto:InfoND@summitcarbon.com) and a 24-hour project toll free number, 1-800-948-1722, should you need to contact us.

Sincerely,



Tom Bray, TRC Companies  
Representing Summit Carbon Solutions

Enclosures: Easement Agreement  
Easement & Damage Compensation Worksheet  
Property Information  
W9 – IRS Form





April 2, 2022

*Via: Certified Mail*

Patricia Hagerott  
3191 33<sup>rd</sup> Avenue  
Mandan, ND 58554

RE: Offer to Acquire Easements  
Tract #: ND-BU-1040.000, ND-BU-1041.000 Burleigh County, North Dakota

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Sincerely,

Julie Dimeo, Norfleet Land Services  
Representing Summit Carbon Solutions

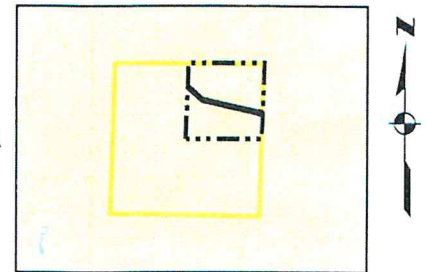
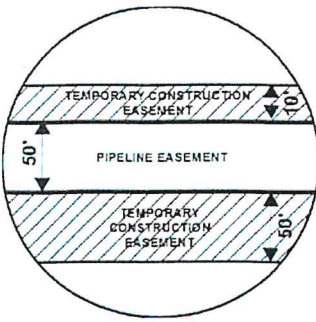
Enclosures: Easement Agreement  
Easement & Damage Compensation Worksheet  
Property Information  
W9 – IRS Form



# EXHIBIT "B"

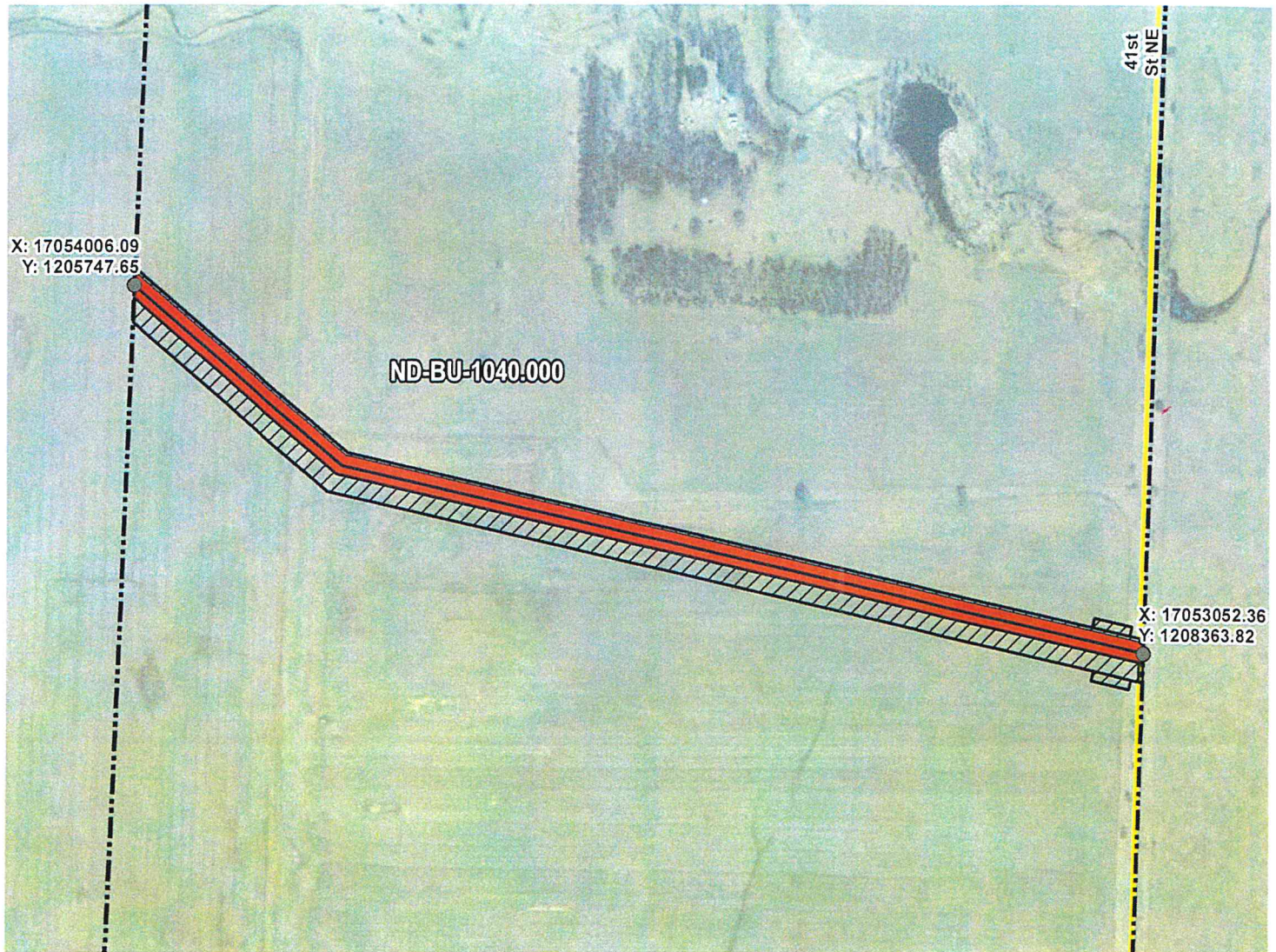
## PRELIMINARY ROUTE

### BURLEIGH COUNTY, NORTH DAKOTA



VICINITY MAP  
N.T.S.

SEC. 26 T140N R80W



ROUTING LENGTH = 2847.892 FT +/-

IMPACTS: PIPELINE EASEMENT = 3.268 AC. +/- / TEMPORARY CONSTRUCTION EASEMENT = 4.032 AC. +/-

#### Legend

	PROPOSED ROUTE		PIPELINE EASEMENT
	PARCEL BOUNDARY		TEMPORARY CONSTRUCTION EASEMENT
	ADJACENT PROPERTIES		SECTION BOUNDARY
			COUNTY BOUNDARY

#### NOTES:

1. THIS IS A PRELIMINARY DOCUMENT AND IS INTENDED TO DEPICT THE APPROXIMATE LOCATION OF A PROPOSED PIPELINE EASEMENT.
2. THIS DOCUMENT DOES NOT REPRESENT A LAND SURVEY AND IS NOT INTENDED TO DEPICT THE FINAL ALIGNMENT
3. COORDINATE SYSTEM: UTM ZONE 14 NORTH, NAD83, US SURVEY FEET



#### PRELIMINARY PIPELINE ROUTE

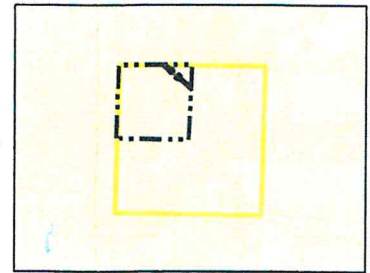
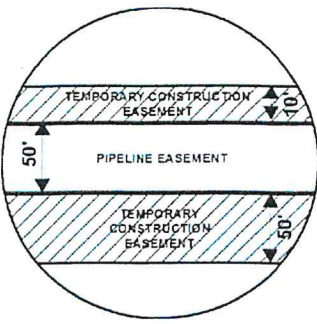
DRAWN BY:	AC	SUMMIT CARBON SOLUTIONS MIDWEST CARBON EXPRESS PATRICIA HAGEROTT	
CHECKED BY:	JW		
MAP DATE:	12/3/2021		
SCALE:	1 inch = 423'	TAX ID: 24-140-80-00-26-200 TRACT NUMBER: ND-BU-1040.000	
REV NO.	DATE	DESCRIPTION	
A	12/3/2021	INITIAL ISSUE	
B	3/17/2022	REVISED WORKSPACE Page 22	
DRAWING NO. C-MCE-ACQ-ND-BU-1040.000		PROJECT NO. 450959	SHEET NO. 01 of 01



# EXHIBIT "B"

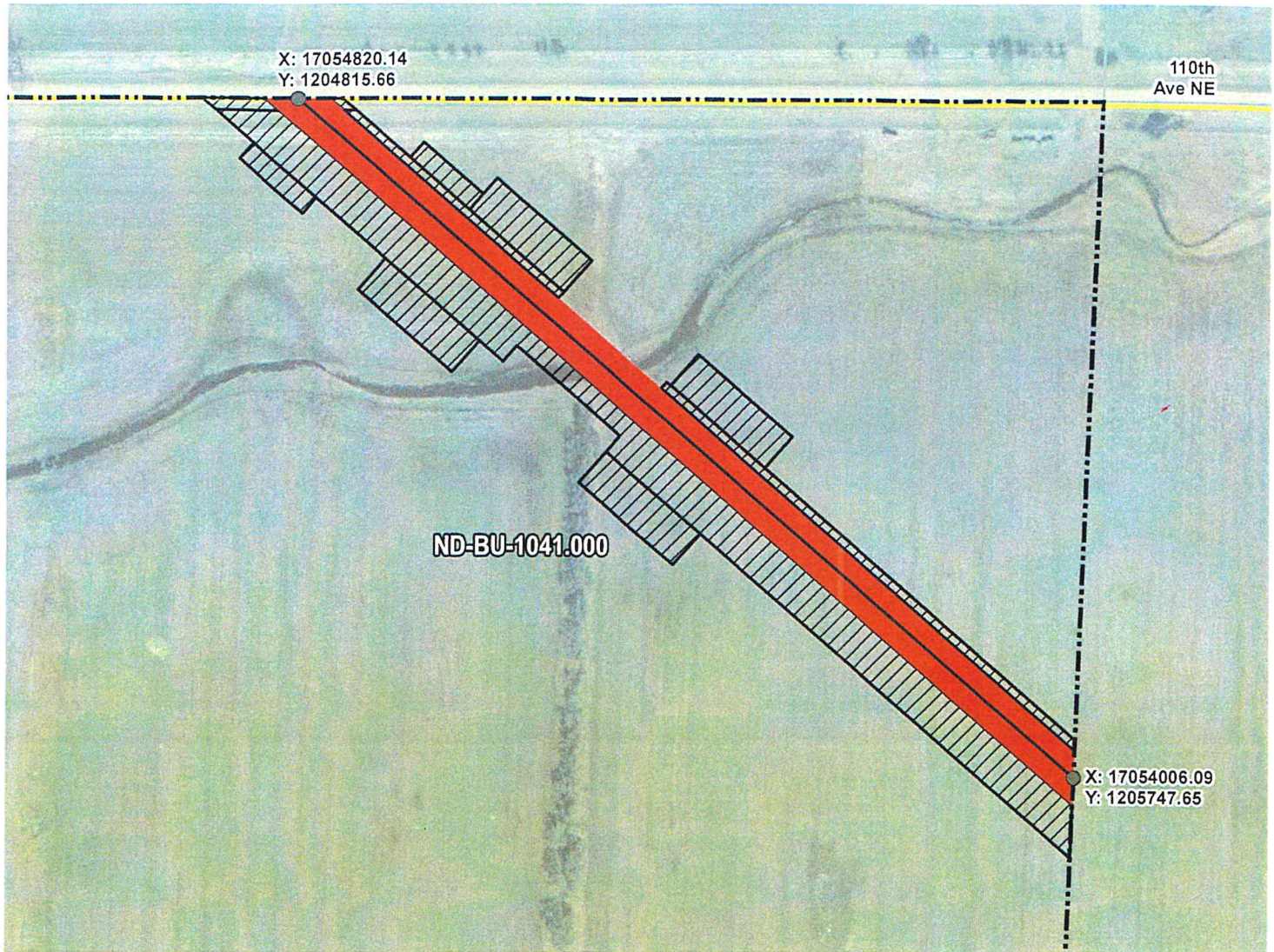
## PRELIMINARY ROUTE

### BURLEIGH COUNTY, NORTH DAKOTA



VICINITY MAP  
N.T.S.

SEC. 26 T140N R80W



ROUTING LENGTH = 1237.417 FT +/-

IMPACTS: PIPELINE EASEMENT = 1.42 AC. +/- / TEMPORARY CONSTRUCTION EASEMENT = 2.472 AC. +/-

#### Legend

	PROPOSED ROUTE		PIPELINE EASEMENT
	PARCEL BOUNDARY		TEMPORARY CONSTRUCTION EASEMENT
	ADJACENT PROPERTIES		SECTION BOUNDARY
			COUNTY BOUNDARY

#### NOTES:

1. THIS IS A PRELIMINARY DOCUMENT AND IS INTENDED TO DEPICT THE APPROXIMATE LOCATION OF A PROPOSED PIPELINE EASEMENT.
2. THIS DOCUMENT DOES NOT REPRESENT A LAND SURVEY AND IS NOT INTENDED TO DEPICT THE FINAL ALIGNMENT
3. COORDINATE SYSTEM: UTM ZONE 14 NORTH, NAD83, US SURVEY FEET



#### PRELIMINARY PIPELINE ROUTE

DRAWN BY:	AC	SUMMIT CARBON SOLUTIONS MIDWEST CARBON EXPRESS PATRICIA HAGEROTT  TAX ID: 24-140-80-00-26-400 TRACT NUMBER: ND-BU-1041.000	
CHECKED BY:	JW		
MAP DATE:	12/3/2021		
SCALE:	1 inch = 196'		
REV NO.	DATE	DESCRIPTION	
A	12/3/2021	INITIAL ISSUE	
B	3/17/2022	REVISED WORKSPACE Page 23	
DRAWING NO. C-MCE-ACQ-ND-BU-1041.000		PROJECT NO. 450959	SHEET NO. 01 of 01





Patricia Renee (Spitzer) Hagerott was called to her heavenly home on July 6, 2022.

Patricia (known as Tish by many of her family and friends) was born to Lawrence and Pauline (Hagstrom) Spitzer in Bismarck, North Dakota on October 9, 1941. She was raised on a farm north of Bismarck along with her sister Phyllis (Spitzer) Berreth. She attended first through eighth grade at Burnt Creek School #1 followed by high school at Bismarck High School. She graduated from Jamestown College with a degree in mathematics and obtained a teaching certificate.

While in college, she met Arden Hagerott, the love of her life. They were married in Buffalo, South Dakota on October 5, 1961. From this union came four children: Donavon, Delora, Jonathan, and Janel. They made their home on the Hagerott farm

northwest of Mandan. On the farm, she worked side-by-side with Arden swathing hay, combining grains, and caring for the cattle. Standing only 5'3", she demonstrated strength far greater than her stature. She could outwork anyone. In Pat and Arden's 60 years of marriage, she taught her children and grandchildren the importance of hard work, perseverance, dedication, and a "never give up" attitude.

After college, she taught in one-room schoolhouses at Square Butte School and Highland School. She then took time off from teaching to raise her children and work on the farm. In 1985, she returned to teaching as a substitute teacher for Mandan Public Schools. In 1997, she resumed teaching full-time as a math and science teacher at Mandan High School. She enjoyed her work and shared her passion for learning with her students.

Throughout her life, Pat was a devoted servant in her church and community. She was a member of First Lutheran Church and the Heart River Church Circle. Her strong faith guided her throughout life, and she relished visiting with her church family. In those visits, Pat placed more value in listening than in speaking. She served her church in many ways but especially enjoyed participating in the Giving Tree at Christmas and serving as the hostess for the annual Lutefisk Lefse Supper.

Pat was also an active member in several organizations in the community including the Lions/Lioness Club, the Crown Butte Homemakers Club, PEO (Philanthropical Educational Organization for Women), and served as leader for her children's 4-H Club.

The greatest joy in Pat's life came from watching her children and grandchildren grow and prosper. She was incredibly proud of all their accomplishments and was their biggest fan. She attended every possible band or choir concert, dance recital, and sporting event, whether basketball, track, volleyball, or tennis. Those who knew her will remember her pounding her cane in the stands in support of a good play, and sometimes in disgust at a bad call or a silly foul. After every performance or game, she always gave a big hug and positive comment about how hard they worked.

Pat enjoyed going for rides with Arden in their convertible and loved "going fast" with the wind blowing through her hair. She also looked forward to her monthly PPP (Pizza, Pinochle, and Pie) meetings with dear friends. Her family will miss her famous sloppy joes, caramel rolls, and Rice Krispie bars that she prepared with love.

Patricia is survived and will be deeply missed by her husband Arden, her sister Phyllis Berreth, her children Donavon (Reba) Hagerott, Jonathan (Karen) Hagerott, and Janel (Chad) Olson. Her grandchildren: Jessica Mathews Koch, Justeen Koch, James (Shantel) Koch, Tarren-Lee (Stephanie) Hagerott, Emily Hagerott, Nathan Hagerott, Breanna (Weston) Meckle, Courtney Olson, and Alyssa Olson, great-grandchildren Ethan and Reece Mertz, Jazzlynn Hoon, Austin and Oliver Johnson, Quinn James, Aurora Koch, Cason Hagerott, and Asher Hagerott, her nieces and nephews, and many wonderful friends.

She was preceded in death by her parents, Lawrence and Pauline Spitzer; her infant daughter, Delora Lynn Hagerott; and grandson, Jordan Hagerott.

The family prefers memorials be directed to First Lutheran Church—408 9th St NW, Mandan, North Dakota 58554.

# Patricia Hagerott

October 9, 1941 — July 6, 2022

## Visitation

**Monday, July 11, 2022; 5:00 - 7:00 PM**

**Buehler-Larson Funeral Home**

## Funeral Service

**Tuesday, July 12, 2022; 10:00 AM**

**First Lutheran Church, Mandan**

**Pastor Phil Leer**

## Officiant

## Musicians

**Chuck & Linda Suchy and Loretta White**

Prelude Music

Welcome

Opening Rite

Pg. 279-280

Processional/Opening Song

Greeting/Invocation

Opening Prayer

Pg. 281

Congregational Hymn #779

*"Amazing Grace"*

Scriptures

Isaiah 43:1-3

Psalms 23

Philippians 4:4-9

John 14:1-6

*"Children Of The Heavenly Father"*

Special Music

Sermon

Prayers

Lord's Prayer

Special Music

*"Just As I Am"*

Closing Announcements

Sending/Commendation

Recessional/Closing Song

## Pallbearers

Tarren-Lee Hagerott ~ Stephanie Hagerott ~ Emily Hagerott ~ Nathan Hagerott

Breanna Meckle ~ Weston Meckle ~ Courtney Olson ~ Alyssa Olson

## Graveside Service

**Mandan Union Cemetery**

Mandan, North Dakota