

## **Landowner FAQs**

### **What does it mean if I let CenterPoint Energy Gas Transmission Company (CEGT) survey my property? Does it obligate me to any future agreement?**

Granting CEGT and its agents permission to enter your property for the purpose of conducting a survey simply means that you are allowing CEGT to conduct appropriate engineering and environmental analyses. It in no way means that you have agreed to enter into a right-of-way agreement. These engineering and environmental analyses are an important part of the planning process for the project. This is one step of a complex process that involves looking at your land to establish potential route alignments and temporary work space areas and completing surveys required by law to examine potential adverse impacts to environmental, archeological and cultural resources as well as identifying any potential risks to threatened and endangered species. Surveying may mean only walking the property; however, occasionally there may be a need to dig a hole in order to obtain a soil sample. After the soil has been sifted, it will be returned to the place from which it was taken.

### **Does CEGT compensate landowners for granting permission to conduct surveys?**

No compensation is offered for survey permission. If a landowner's property is used for the final route, the landowner will be offered fair compensation for the use of their land and access onto the land and will be reimbursed for any temporary economic loss caused by construction or access onto the land. In most cases, the land will be restored substantially to its original, pre-construction condition.

### **How is fair compensation determined?**

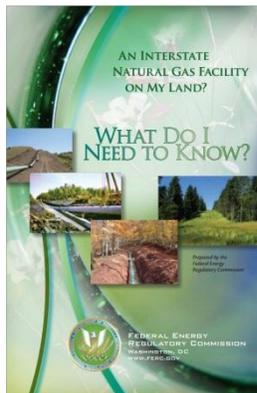
Fair compensation is determined by the fair market value of the property as determined by comparable sales properties in your area at the time of right-of-way negotiations. After the final route has been determined, landowners along the final route will receive a communication on the right-of-way acquisition process.

### **Will CEGT use eminent domain to acquire property for the construction of the project?**

CEGT is committed to make every effort to reach a fair and reasonable agreement with affected landowners. CEGT views landowners along its pipeline as neighbors and is fully committed to establishing and maintaining positive long-term relationships with landowners. Be assured that CEGT will take all necessary steps to minimize the amount of land impacted by the project. If, for whatever reason, an agreement cannot be reached between CEGT and a landowner, and the Federal Energy Regulatory Commission (FERC) determines that a public need for the pipeline exists, eminent

domain procedures, also known as condemnation, can be used. CEGT's objective is to negotiate in good faith to reach a fair settlement with each landowner, and as such, considers eminent domain only as a last resort.

## **Where can I get information about my rights as a landowner?**



FERC, the government agency that regulates the construction activity of interstate pipelines, has published an informational brochure titled "An Interstate Natural Gas Facility on My Land? What Do I Need To Know?"

A copy of that brochure may be requested from CEGT, and the brochure can also be downloaded from the FERC website at <http://www.ferc.gov/for-citizens/citizen-guides/citz-guide-gas.pdf>.

## **Will my property be affected if existing pipeline facilities are being retired?**

It is CEGT's goal to minimize the impact to affected landowners by retiring the existing pipeline assets associated with this project in place. CEGT aims to minimize disruption to local residents and landowners, as well as the need for excavation and disturbance of existing land use and land cover.

As the new pipeline is installed, existing above-ground facilities along the existing pipeline segments will be removed. It may be necessary to excavate and expose a small section of the pipeline at some locations, such as public road and railway crossings, to facilitate pipeline grouting – the injection of flowable cement. After grouting, plate steel caps will be welded onto the exposed pipeline ends, disturbed areas will be backfilled and all affected areas will be restored to pre-construction condition.

In general, retirement of the existing pipeline facilities will require minimal ground disturbance. All such ground-disturbing activities will be confined to CEGT's existing pipeline right-of-way or facility site. Following pipeline retirement activities, CEGT will clean up and restore the affected property.

## **Will CEGT restore my agricultural land for its original use after the construction?**

The use of land for farming or other agricultural purposes over a pipeline is very common. Farmland will be restored in a manner designed to return the land to full production. Farmers will be compensated for the temporary loss of crop production.

**If a right-of-way easement agreement is reached, will I still be able to use the property in the right-of-way after the construction of the pipeline is completed?**

Pipeline right-of-ways must be kept free from structures and other obstructions to provide access to the pipeline for maintenance and in the event of an emergency. Agricultural uses are normally permitted. Driveways, roads, parking lots and underground utilities are routinely permitted with the prior written approval of CEGT. If a pipeline crosses your property, please do not plant trees or high shrubs on the right-of-way. Do not dig, build, store or place anything on or near the right-of-ways without first having the pipeline marked and the right-of-ways staked. Additionally, if you witness suspicious activity on a pipeline right-of-way, please report it to the authorities, or call your local CenterPoint Energy emergency number.

**If pipeline facilities on my property are being retired, will CEGT retain an easement on the property?**

Where a pipeline asset is being transferred to the company's natural gas distribution business in Arkansas, the pipeline easements will also be transferred and continue to be used for transport of natural gas.

As with other pipeline easements held by CEGT, the permanent easement associated with a given pipeline is a corporate asset, and CEGT intends to retain that easement following the proposed pipeline retirement activities. Where a pipeline asset is being retired in place, CEGT intends to retain rights to the pipeline easement, subject to the specific terms of the associated easements and pursuant to the laws of the State of Arkansas.

**Can property owners fence the easement on their property?**

Landowners can fence off the easement on their property provided they allow for CEGT's access to the easement via gates. Specifically, acceptable fencing includes wire-type, stockade, decorative or similar fencing that can be easily removed or replaced where crossing the pipeline is routinely permitted.

**How can property owners ensure the protection of the pipeline when digging?**

If you have a pipeline easement on your property, protect the pipeline by knowing the details of your easement agreement and avoiding activities that could endanger underground lines, such as planting trees or shrubs or placing buildings or structures on the right-of-way.

One Call, or "811," is a free, national service created to help protect home and business owners from unintentionally damaging underground utility lines while digging. One Call coordinates with pipeline companies to mark the location of underground lines before you dig. Operators will mark the location of pipelines with marker flags or colored paint. Pipelines are marked with yellow flags. Other underground utility lines will be marked

with different color flags. Respect the marks and dig carefully. Talk with the pipeline operator if you have questions about safe digging near pipelines. If you nick, ding or damage a pipeline while digging, call the operator immediately so that they can come inspect and repair any damage to prevent future problems.

**What is the width of the corridor needed during the construction period?  
When completed, how much of the corridor becomes permanent?**



In general, the width of the construction right-of-way is 25 to 35 feet of temporary workspace and 40 feet of permanent easement. Additional temporary workspace will be necessary in certain areas where existing physical geographical features or construction techniques necessitate the movement of greater quantities of earth to create a safe working area. Some of the typical areas where temporary workspace is needed to support pipeline construction are at road crossings, at waterbody crossings and adjacent to wetland areas, or where the ground topography is steep and/or sloping.

**I have heard other landowners have had problems with other pipeline installations on their land. How is CEGT different?**

CEGT has been in the pipeline business for more than 80 years. CEGT has extensive and long-standing experience in designing, planning, constructing and operating interstate pipelines. Because CEGT is an interstate pipeline company, the company's construction activities are regulated by the FERC, which strictly enforces regulations regarding the construction of pipelines and associated remedial efforts.

CEGT is engaging in proactive steps to establish communications with affected landowners and communities. An open house, a project website and a single source of contact are some of the steps we are taking to ensure a constructive dialogue with landowners and communities. We are doing this because it is good business practice, but we are also doing it because we believe the landowners along the pipeline are our neighbors. As neighbors, we will deal with landowners fairly, honestly and openly. We understand that the industry of bringing needed energy resources to communities also has its responsibilities. These include building and maintaining long-term relationships and a respect for the environment and communities in which we live.

## **Can I get natural gas service to my home?**

CEGT operates the pipelines that deliver gas to local gas distribution companies. The distribution companies in turn deliver gas to homes and businesses. If you desire natural gas service to your home, contact the local gas distribution company in your area. If CenterPoint Energy is your area's natural gas provider, call 800-992-7552. Residential gas service cannot be obtained directly from CEGT.