

Invenergy Agreement Summary – City of Roses Wind Farm

LANDOWNER PAYMENTS

1. Annual Rent – Development Term

- a. **\$10/acre per year. Three years of Development Term paid upfront upon signing.**

**150 acres - \$4,500 paid within 45 days of execution
\$7,500 annual bonus paid in the first 3 years**

2. Construction Payment – One-time

- a. **\$2,000.00/turbine** within 60 days of commercial operations date (COD).
b. **\$1,000.00/pole** construction payment for Transmission Facilities within 60 days of installation

3. Annual Operating Fees – Operations Term

- a. **\$5,000.00/megawatt (MW)** of turbine's installed capacity
b. **\$1.00/lineal foot** of access road installed on the property
c. **\$0.25/foot** of underground transmission installed on the property
d. **\$35.00/acre** under easement
e. **\$6,000/pole** for Transmission Facilities
f. Payments increase annually by the greater of the GDPIDP or 2% (minimum).

Estimated minimum annual payment - \$35,250 (acreage + estimated Transmission)

4. Crop Damage Compensation

- a. Invenergy will pay fair market value for crops that are damaged as a result of its activities.

5. Soil Compaction Compensation

- a. Invenergy will pay for areas determined to have significant soil compaction directly caused by construction activities on the property if Invenergy fails to de-compact these areas within 3 months of completion of construction.

TAXES

- Invenergy pays all taxes associated with the wind turbines and associated facilities.
- The County will send tax bills directly to Invenergy.

INSURANCE

- Invenergy will carry all necessary insurance for the project and will indemnify the landowner

DRAINAGE TILE

- Invenergy will repair all drainage tile that is damaged as a result of its activities