

To: Livingston County Board
 Livingston County Zoning Board
 Attorneys, Mr. Charles Schoop
 Invenergy Personnel

This information provided from the County Assessors office.
 Information presented is an estimate because levy has not been set. Figures may be higher or lower.

Income assumes 136 towers:

<u># of Towers</u>	<u>Agency</u>	<u>Income in \$</u>
136	Prairie Central Unit 8	\$1,633,254
70	Forrest Fire District	\$ 67,994
73	Forrest Library	\$ 56,187
40	Pleasant Ridge Twp	\$ 52,750
136	Rural Selcas	\$ 18,860
136	Livingston County	\$ 396,914
70	Multi Township	\$ 5,761
136	Parkland Community College	\$ 176,143
70	½ Township Fayette	\$ 7,788

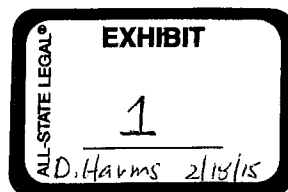
Income to Land Owners – Contract of 25 years with additional 10 year option

30,000 acres committed @ \$25 per acre	\$ 750,000
130 turbines @ \$8,000 ave. per turbine	\$1,040,000
One time construction start up – 130 turbines @ \$10,000 per	\$1,300,000

Transmission line approximately just over 9 miles in length.

Every land owner along route to receive \$2,000 per pole

64 poles result in yearly income \$ 128,000



Invenergy

Invenergy's Pleasant Ridge Wind Farm: **Summary of Key Financial Terms**

This summary has been prepared to provide an overview of the major financial terms included in the Agreement Regarding Easements proposed by Invenergy Wind Development LLC in connection with its Pleasant Ridge Wind Farm. This summary is not meant to be a legal document nor does it include all of the terms and conditions included in the Grant of Easements and Agreement Regarding Easements. The full terms are detailed in the documents to be provided by Invenergy Wind Development LLC. This letter is not a solicitation or offer and an agreement will only be final after the Grant of Easements and Agreement Regarding Easements is executed with Invenergy.

The key financial terms in the Agreement Regarding Easements include the following:

Initial Payment. The Owner will receive an annual fee of \$15.00 per acre prior to the operations date. The initial payment will cease and be replaced by the Operating Fees when the project becomes operational. The Owner will also receive a one time payment of \$500 to assist in covering legal fees

Installation Fee. Within forty-five days after the beginning of construction of a wind turbine foundation on the Property, the Owner will receive a one time payment of Ten Thousand and no/100 Dollars (\$10,000.00) per wind turbine that will be installed on Owner's Property.

Operating Fees (Annual):

A. **Wind Turbine Payment.** Four Thousand and no/100 Dollars (\$4,000.00) per megawatt of installed nameplate capacity for each wind turbine generator installed on the Property.

B. **Turbine Access Road Payment.** One and no/100 Dollars (\$1.00) per lineal foot of turbine access road installed on the Property.

C. **Collection Facilities Payment.** Twenty Five Cents (\$0.25) per lineal foot of Collection Facilities installed on the Property.

D. **Acreage Payment.** Twenty Five and no/100 Dollars (\$25.00) per acre of Property subject to the Easement.

E. **Overhead Transmission Structures.** Two Thousand and no/100 Dollars (\$2,000) per overhead transmission structure installed on the Property.

F. **Payment Escalation.** Beginning on the first anniversary of the operations date, operating fees are subject to an annual increase of 2% compounded annually, or by the growth in the CPI for the prior 4 quarters, whichever is greater.