

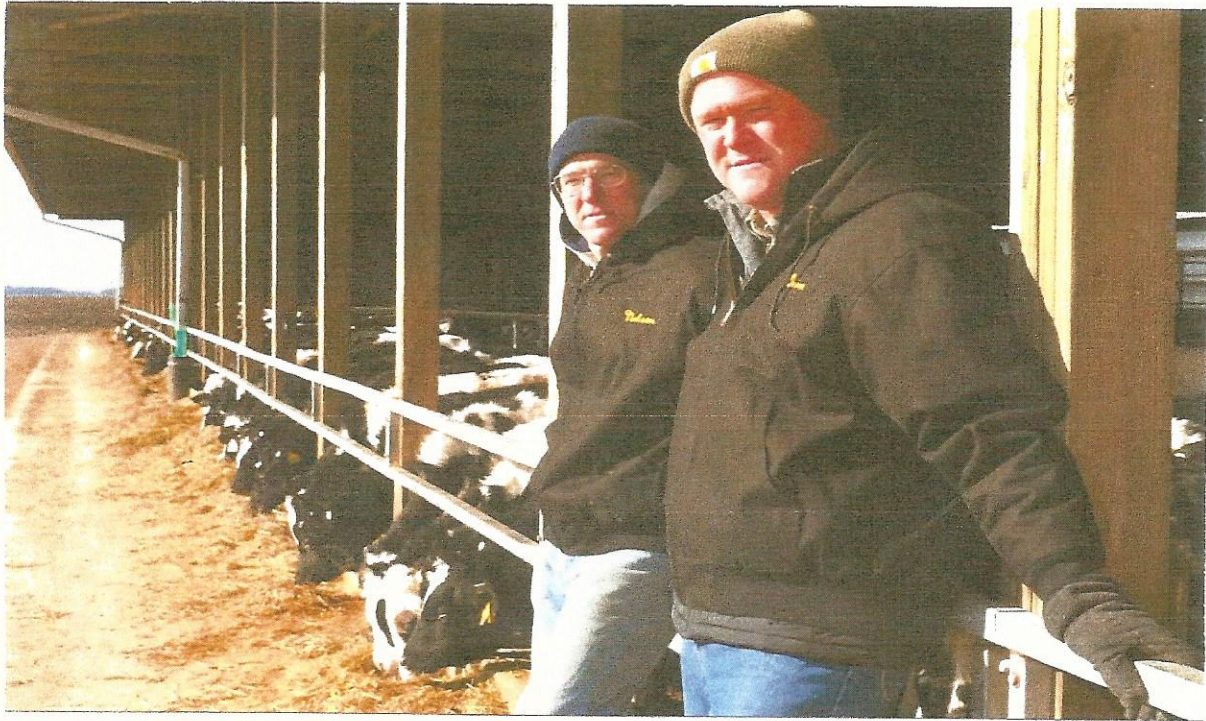
PARTICIPATION CONSIDERATIONS OF THE PLEASANT RIDGE WIND FARM (PRWF)

By: Nelson Zehr, 3617N. 2300E. Rd. Fairbury, IL

A) Zehr Acres; "Since 1887" – seventh generation family farming operation

- Currently have (3) generations involved:
Warren Zehr – Quinn Zehr – Nelson Zehr – Blake Zehr
- Currently four families living from our operation
- Diversified grain and livestock operation
- Farm corn and soybeans in (3) different counties
- Hub of operation is in south east Livingston Co.
- Livestock operation: Zehr Acres Custom Heifers
- Custom raise dairy replacement heifers for (4) different dairies in Illinois: Do not own the animals
 - Heifers are raised from calf (day old) through 8 mo. of age
 - Big calf nursery: 1800 -2000 hd. inventory
 - Individual hutches: 750 hd. less than 8 wks. of age
- Performance expectations: Weight Gain – Health - Mortality

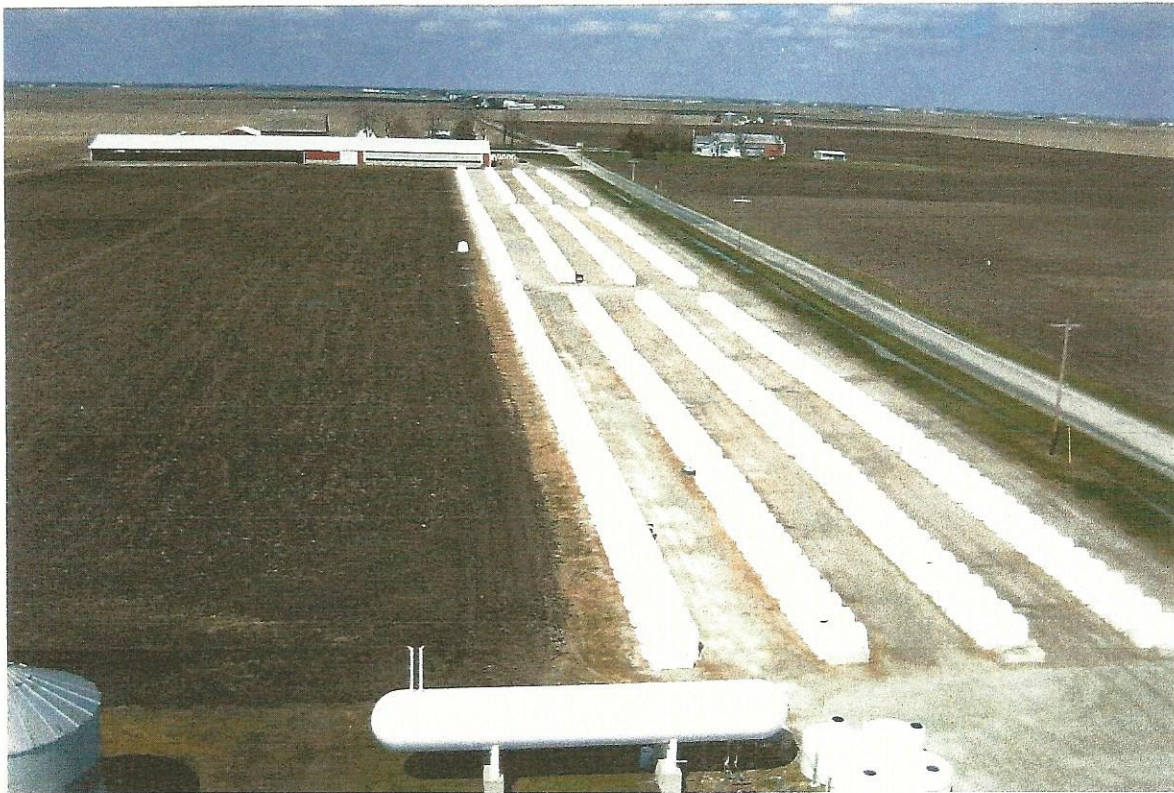
UCC 80



Quinn and Nelson in front of open front, heifer grower barn.



Heifers feeding in grower barn.



Layout of individual housing for newborn calves – 8 wks. of age.

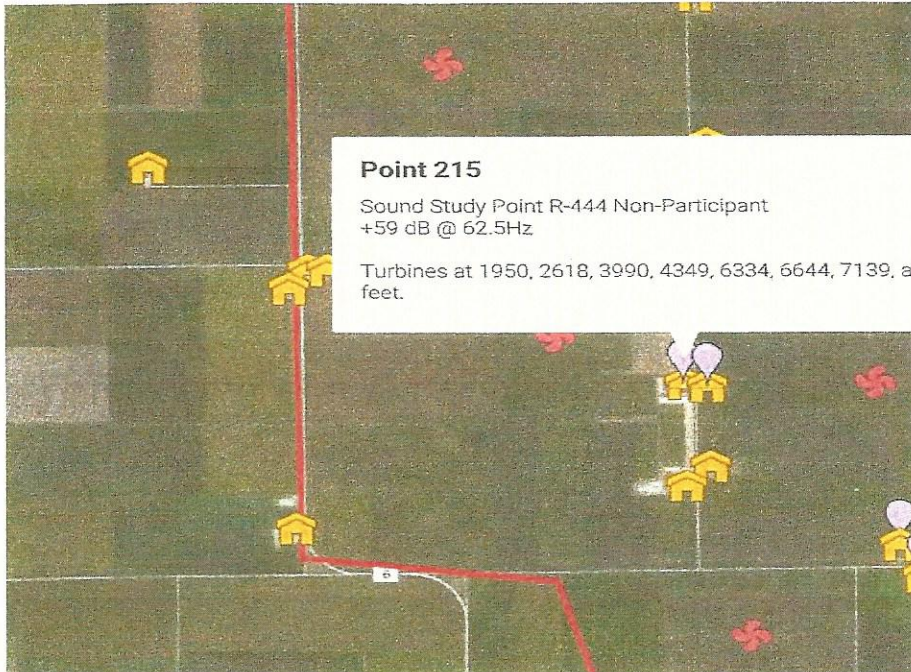


Individual calf hutch allows for isolation – no “nose-to-nose” contact

Question:

Are you concerned about how wind turbines may affect your calves?

- Will have (4) turbines within 1 mi. of our facility – will be downwind from at least 3 wind directions



- Calves < 8 wks. are developing immune systems and are more vulnerable to stress than older stock
- Not sure how they will be affected, but if they are it will be too late once turbines are in – small % affected could be big
- Exposure of noise, infrasound, and flicker will not be optional
- Neighbor's decision in participating could directly affect the functionality of our business.
- As the dairies we work with expand we like to expand with them to handle their calf flow. CNMP (Certified Nutrient Management Plan) dictates our waste handling based on head units.
- **Last but not least – (3) Residences with (4) turbines within 1 mi.**

ZEHR ACRES Economic Impact:

WE BUY LIVINGSTON COUNTY

- Seed, Fertilizer and Crop Protection Products
- Feed, Bedding, Veterinary and Animal Health Supplies
- Equipment, Parts, and Repairs
- Fuels and Oil
- Financing – We Bank in Livingston Co.
- Labor – (2) Full Time, (9) Part Time Employees
- Health Care and Family Living Expenses
- Taxes

TOTAL SPENT IN 2014 IN LIVINGSTON COUNTY:

\$1,325,000

- Is it more important to keep developing agriculture as the number one industry in Livingston Co. or take the risk on the success of wind energy?
- On Feb. 2nd the Livingston Co. Regional Planning Commission voted unanimously that PRWF does not meet the County's comprehensive development plan – preserving the agriculture industry is one of the main objectives of the plan.

B) Marketing the PRWF Project

- Selling the Project (Signing Easements)
 - '06 –'07 Initial Sign-up
 - '09 – '10 Resign and Sign-up
 - '14 – Final Sign-up
- Commonly used Statement; “If we’re going to have to look at them we might as well be getting paid”
- The situation of: “Our neighbor is signed up so we might as well be too.”
- How many landowner would have made the same decision if they were acting independently: signing a potential 42 yr. easement to put a 400’ tower in the middle of their farm
- Many participating landowners are now evaluating their situation more on an individual basis and concluding “I know a lot more today than I knew “X” yrs. ago when I signed my easement. My circumstances have changed; I would make a different decision if I made it today. I wouldn’t be sorry if the project went away.”

C) Points to Consider Before Participating in PRWF (or why are landowners reconsidering participation)

1) Review the easement

- What is an easement? What am I giving easement and permission to other than my property?
- The easement was written and offered by the developer and focuses on protecting their interests.

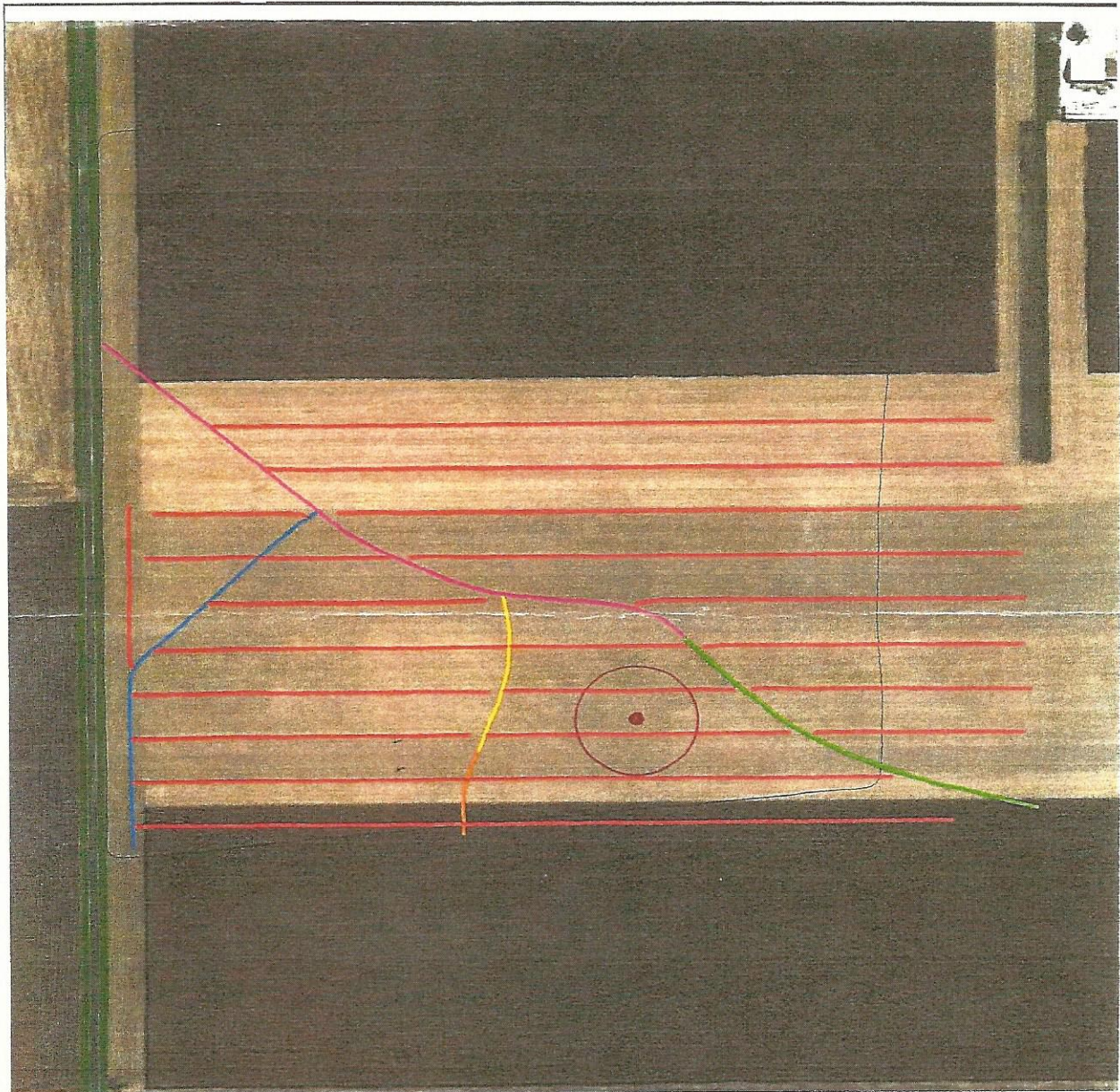
2) How will this easement affect long term land use, improvement, and value? What are the opportunity costs?

Ex. – New structures on participating property must be within 100 ft. of existing buildings and not to exceed 50 ft. in height. (not to interfere with wind speed)

3) How will the easement affect or encumber the title of the property? Value of “Fee Simple Ownership of Property” maintaining control of all mortgage rights of a property

(Reference Letter: on “Fee Simple Ownership”)

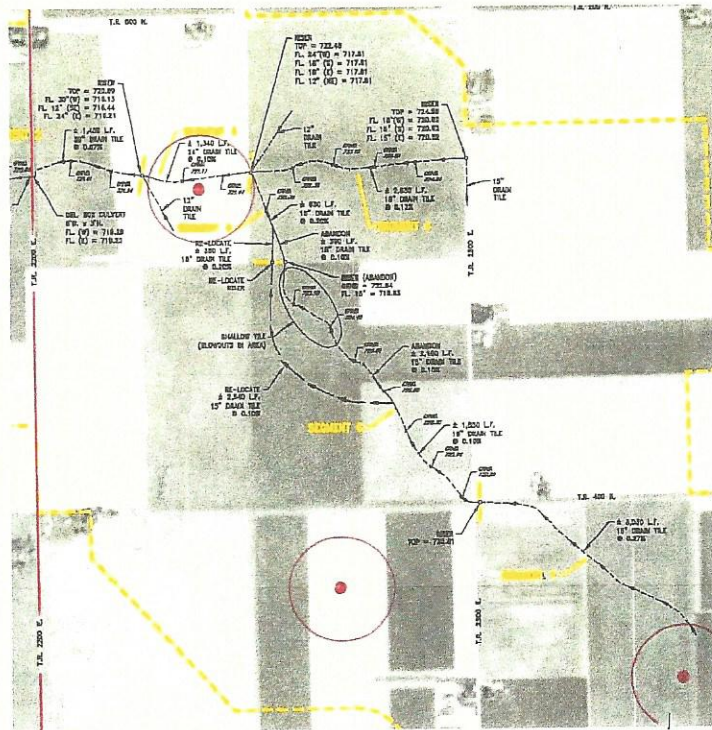
4) How will turbine construction and transmission line installation affect surface and subsurface drainage?



80 ac. field we farm and installed a new subsurface tile system fall 2012

- What damage will be done and how will this system function once the turbine, access road, and transmission lines are installed?
- Typical response to system tile is 10 – 30 BPA in corn yield. How will this be affected?

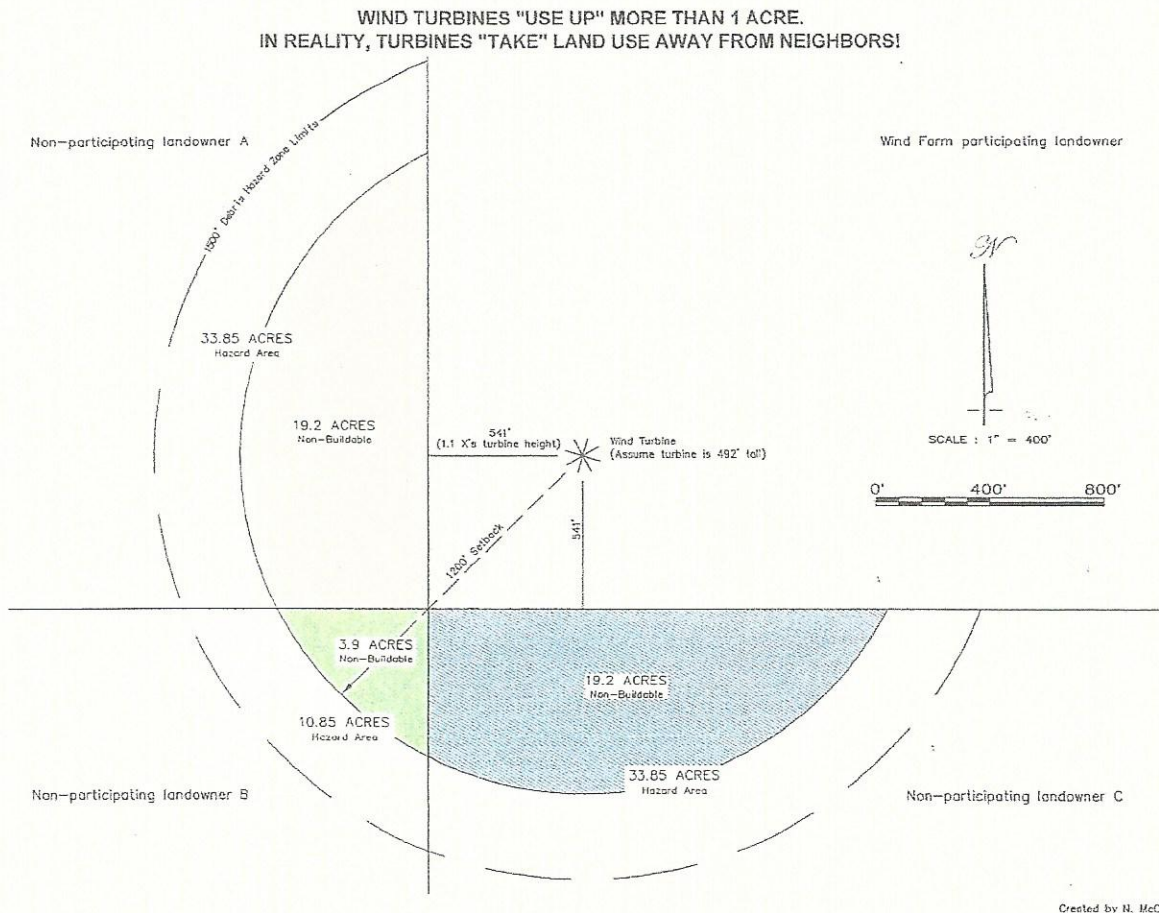
Proposed Indian Grove Drainage District Mainline Tile Project



- Proposed project will replace our existing ~100 yr. old mainline
- \$1.2 million project proposed in April 2012 – On Hold
- Scope: 36" main with 24" and 18" sub-mains providing drainage for farmland and farmsteads
- Due to minimal grade (flat topography) the location and depth of mainlines is critical for proper water flow and capacity
- How will the installation of turbine, access roads and transmission lines affect the long term use of this drainage infrastructure?
- Does approval of PRWF help or hinder agriculture in Livingston Co.

5) Effects of participation on adjacent non-participating property

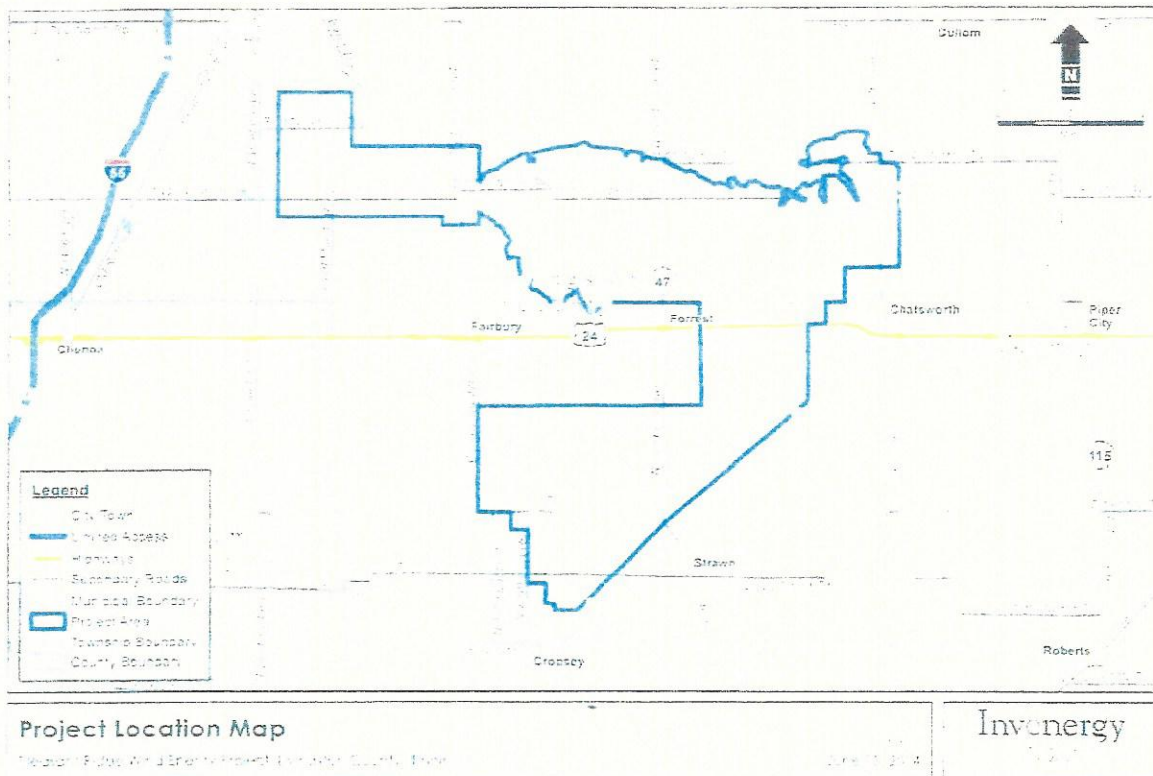
- General acceptance of non-participating neighbors and how it will affect the value and development of their property.



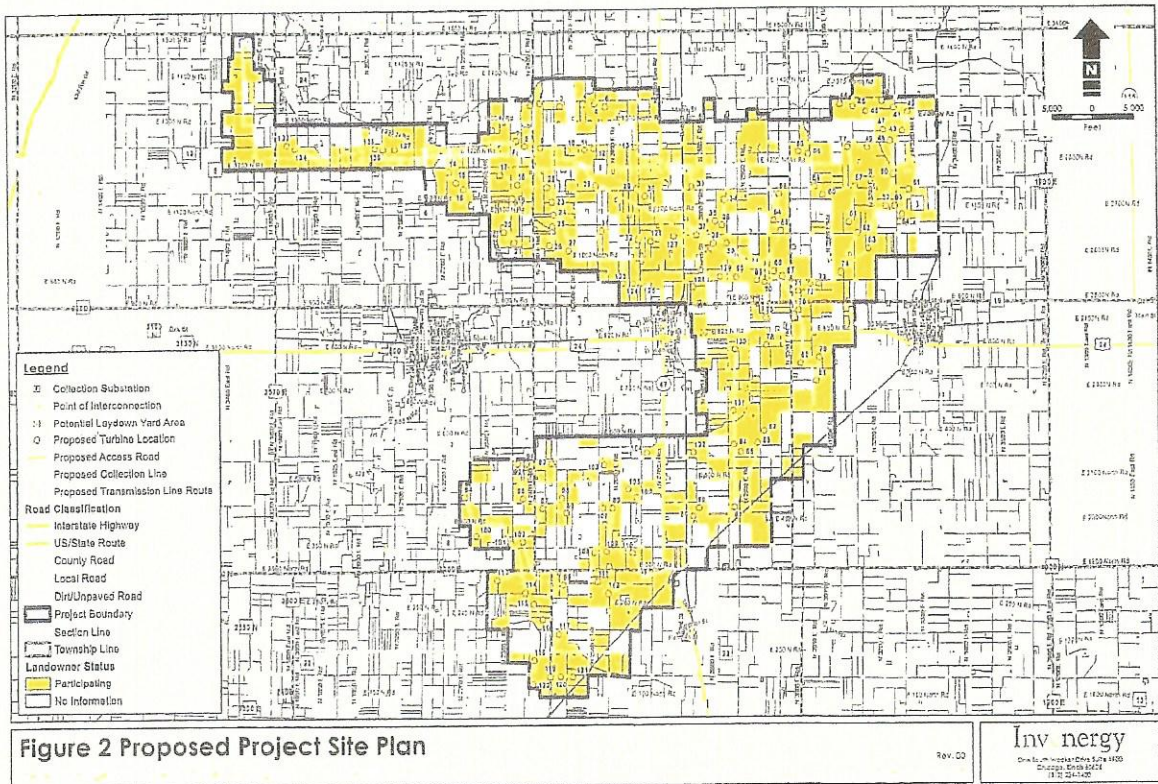
- Consider the 1640' (500M) Debris Evacuation Zone Setback recommended by turbine manufacturers = significant area
- Who takes responsibility for noise complaints and property devaluation if and when they occur
- Effects of Infrasound Low Frequency Noise (ILFN)
Non-participating homeowner with (9) turbines within 1 mi.

D) Participation Review of PRWF

- Quantify Participation By Number of Acres and Property Owners With In The Project Area
- Review Of Different “Project Areas”; Original vs. Application
- Both Developer Maps: 6/5/2014 - 8/20/2014



- Smooth Boundary Represents General Inclusion of Affected Properties: Properties are included that are at least within a $\frac{1}{2}$ mi. of participating properties or turbines (properties offered easements and/or neighbor agreements)



- Notched Project Boundary Identifies Specific inclusion of participating property
- Properties excluded that may be within 500' of a Turbine
- For this participation summary I used the June map for project area (boundaries)
- Participation acreages / property owners are accurate to August map – adjustments for additional participants and corrections
- No adjustments for executed neighbor agreements in property owner summary

PRWF ACREAGE PARTICIPATION SUMMARY

TOWNSHIP	Acres In PRWF Project Area	Acres Participating	Acres Non-Participating	%
1) AVOCA	10260	4660	5600	45.4%
2) BELLE PRAIRIE	2560	1270	1290	49.6%
3) CHARLOTTE	9600	5840	3760	60.8%
4) CHATSWORTH	2800	2000	800	71.4%
5) EPPARDS POINT	2400	1120	1280	46.7%
6) FAYETTE	3390	1990	1400	58.7%
7) FORREST	13370	6490	6880	48.5%
8) INDIAN GROVE	3840	1220	2620	31.8%
9) PLEASANT RIDGE	18260	10900	7360	59.7%
TOTAL	66480	35490	30990	53.4%

PRWF PROPERTY OWNER PARTICIPATION SUMMARY

TOWNSHIP	Property Owners In PRWF Project Area *	Property Owners Participating	Property Owners Non-Participating	%
TOTAL	741	289	452	39.0%

* Property owners include farmland owners and home site owners.

Participating Property Owners	289	
Participating Property Owners With Turbines	99	13.4%
Participating Property Owners With Turbines:	Property Owners	Turbines
In Livingston Co. - Living In Project Area	37	45
In Livingston Co. - Living Out of Project Area	31	49
Out of Livingston Co.- Living In Illinois	20	26
Out of Livingston Co.- Living Out of State	11	16
	99	136
Sub-Total Living Out of Project Area	62	91

Adjustments to Participation Data

- Participating property owners who are favoring non-participation (non-solicited group)
 - Property Owners represented – (30)
 - Acreage represented – 4010 ac.
 - Turbines represented – (17)
 - Some of these have approached developer of their desires
- Participating property owners who want to be “neutral” but often make the statement: “It wouldn’t hurt my feelings if the project were voted down.” (Payments don’t seem to be enough for the risks associated with the project and neighbor issues.)
 - No figures to quantify - ???

Conclusions:

- Participation summaries are an attempt to show property owner support – a public referendum vote, township-by-township would be a better avenue to establish community support or opposition.
- The summary presented does not show the support needed to justify the affects that could result from this development:
Land (property) – Businesses – Infrastructure –View-scape
- Petition drive underway to establish project opposition in the community.
- If project is approved the livestock industry in our townships could struggle with building siting issues and expansion plans.
- If our community, county, and schools need financial support we feel more comfortable with a tax referendum, revenue for established need, rather than wind farm funding. Avoids issues that cannot be measured in dollars.
- When people visit our community, we want them to leave and remember us for our agriculture, our legacy and our heritage, and not as an electrical power plant.

WHEN DO WE SELL OUR HERITAGE?

Our Zehr family land holdings began in 1887 when my great-great grandfather purchased the land from Colonel Woods, who was given the land from the government as compensation for his service during the Civil War. This beginning is typical of many of our neighbors and other area farmers. Over time, this land has continued to provide for our family which is now coming into the 6th generation.

During these many years, miles of roads were paved and miles of drainage tile were installed. A sincere community effort was made to improve our infrastructure, and I think we would all agree, we have one of the best to be found anywhere.

Five years ago, area farmers were contacted by InvEnergy and offered \$\$ for the right to establish the Pleasant Ridge Wind Farm. According to company policy, the contents of the contract were not given unless one signed. We have been able to establish, however, that the long-lasting effects of this project would not only uproot our infrastructure but would also completely change the landscape and view of the countryside. Other main points of concern would include: Public health and safety issues, Economic issues, National energy policy, and the Future of wind energy. (These points of concern are addressed in additional articles)

In 1969, there was a strong move in our area to lease our land for deep shaft coal. Through a strong neighborhood and community effort, this move was prevented and the gas companies finally left the area. During one of these meetings, I vividly remember that Glenn Winterland, an area farmer, reminded us that our land would someday be worth \$4000 an acre. How right he was, as land values have now far exceeded this amount. At the same time, Dr. Lee Garber, a retired authority on school law reminded us that we were stewards of the land for one generation, then it was up to us to pass our heritage on, 'in-tact' to the next generation.

No, the time is not here to sell our heritage. Our land, our infrastructure, and our view-scape are commodities beyond \$\$ value. We want to keep them 'in-tact', and they are not up for sale.

May God continue to bless us, each one and God bless America.

Warren L. Zehr

Rural Fairbury, IL

Do We Value “Fee Simple Ownership”?

The privilege and right to own property is a major part of the American way of life and should never be taken for granted. Today we are seeing the very right of “fee simple ownership” of approximately 36,400 acres of prime farmland in Livingston County being threatened. The term “fee simple ownership” identifies the greatest possible interest that can be held in real property. It reserves all rights of usage, mortgage rights, and possession of the property exclusively to the title owner. When a landowner makes the decision to sign an easement agreement with a wind farm developer, he is granting the developer the right to obtain policies of title insurance ensuring the wind developer’s respective interests in the subject’s property. The control of mortgage rights is no longer exclusively in the landowner’s control. According to the application to the Livingston County Board, Invenergy is requesting approval of a list of easements on 36,400 acres of farmland in nine different Livingston County townships. The total area of properties listed in the application, encompassed by the project footprint, is 58,300 acres. Questions arise as to what mortgage rights are transferred to the developer and to what extent a lien on the property can be taken by permission of these easements.

It is often emphasized that the only farmland involved in wind projects is the one acre under each turbine, along with the access roads. In reality, all 36,400 acres are included in the easement agreements. The value and significant mortgage control of our greatest asset, our farmland, could be in jeopardy. If the financial stability of Invenergy comes into question, or if Invenergy decides to sell the project to some other investor or energy developer of their choosing, landowners could face additional risk. Do we want someone totally out of our control, perhaps even a foreign investor, owning undefined mortgage title rights to 36,400 acres of prime Livingston County farmland?

For the land owners of Livingston County and for future generations to continue in the true American way, we must keep the title of our land in “fee simple ownership”.

We will continue to ask for God’s guidance as we consider making serious decisions that will have consequences in our community for generations to come. We trust the Livingston County Board will act with integrity and respond to the concerns of its citizens and make the right choice for our County.

Warren, Quinn, and Nelson Zehr, Fairbury, IL