



### Online Auction

**Nov. 15, 2024 @ 9am.**

**Tract 1: Bureau County; 77.8 Acres**

**Tract 2&3: Peoria County; 209 Acres**

**Virtual Online Only: Register at [www.leezerfarmland.com](http://www.leezerfarmland.com)**

### Online Auction

**November 15, 2024 at  
9:00am**

### **Tract 1**

**77.8 M/L Acre Bureau County  
Pattern Tiled Farm**

**Location**: Approx. 7 miles east of Kewanee, IL on the South side of Kentville Rd or approx. 9 miles Northwest of Bradford, IL.

**Notes**: Tract 1 will sell first, then Tract 2: North, and 3: South will be sold as Bidder's Choice.

<u>Acreage Info.</u>		<u>Real Estate Tax Info.</u>	
Total Acres	77.8	Parcel ID	19-25-400-003 and 19-25-400-007
FSA Tillable	72.52	Acres	77.8 Acres
PI	136	2023 Taxes	\$5,178.96
PT N 1/2 of SE 1/4, Sect. 25, 15N 6E Neponset Twp, Bureau County, IL		Taxes/Acre	\$66.57/Acre

**John A Leezer, Designated Managing Broker;**

**Ben Leezer, Broker;**

**John@LeezerAgency.com**

**(309)-286-2221**

**Ben@LeezerAgency.com**

**(309)-338-1270**

**127 W. Main St. Toulon, IL**

Disclaimer: The information provided is taken from sources believed to be accurate and reliable. However, no liability is assumed for errors or omissions. There are no warranties, expressed or implied. Buyers are advised to conduct their own inspection. The attorney and broker conducting the are exclusively representing the seller.



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**Tract 1 Bureau County:**

**Survey:** No survey will be provided. Land will be sold as 77.8 acres based on tax assessor records.

**Lease:** The lease is open for the 2025 crop year.

**Improvements:** Pattern Tiled in 2012(See Map)

**Buildings:** There is an old uninhabited house along with several old grain bins and farm buildings. The pole machine shed is 88x 58 and is in average condition. The well is an old dug well and has not been in use. The building site is a very pleasant setting with a several shade trees; it makes up approx. 4.5 acres. This would be a great place to build a new home, or it could be converted back to tillable land.

**Bureau County: Possible  
Wind Contract**

Bureau County Tract has an opportunity to sign up for the RWE Wind Project. For details, contact Jim Eichler.  
(660)-287-1639

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### Online Auction

November 15, 2024 at  
9:00am

Tract 2 & 3

209.66 M/L Acre Peoria County

**Location:** Peoria County, 1/2 a mile North of Princeville, then East on Streitmatter Rd, located on the North side of the road.

**Survey:** Seller will provide a survey. Acres shown on Flyer are approx. at this time and will be updated when survey is complete.

**Lease:** The lease is open for the 2025 crop year.

#### Notes:

FSA Tillable includes water ways.

#### Peoria County: Possible Wind

##### Contract

The farm is in the Gold Rush Apple wind project area and should be eligible to be signed up. See separate information in this packet for details, or contact Gold Rush Apple representative.

**Rich Moulton**

**402.939.9349**

**rich@greenpawconsulting.com**

Acreage Info.			Real Estate Tax Info.	
	North	South	Acres	209.66
Total Acres updated 11-12-24	<del>104</del> 102.4	<del>105</del> 106.63	Parcel ID	03-06-400-002, 03-06-3000-004, 03-06-300-008, 03-06-400-001
FSA Tillable(appr.)	98.05	99.77	2023 Taxes	\$5,628.08
PI	107.4	111.3	Taxes/Acre	\$26.84/Acre
PT S 1/2 of Sect. 6, 11N 7E Akron Twp, Peoria County, IL				

**Seller: CKA Simons Legacy, LLC**

**Attorney: Mike Massie; Galva, IL**

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Ben Leezer, *Broker;*

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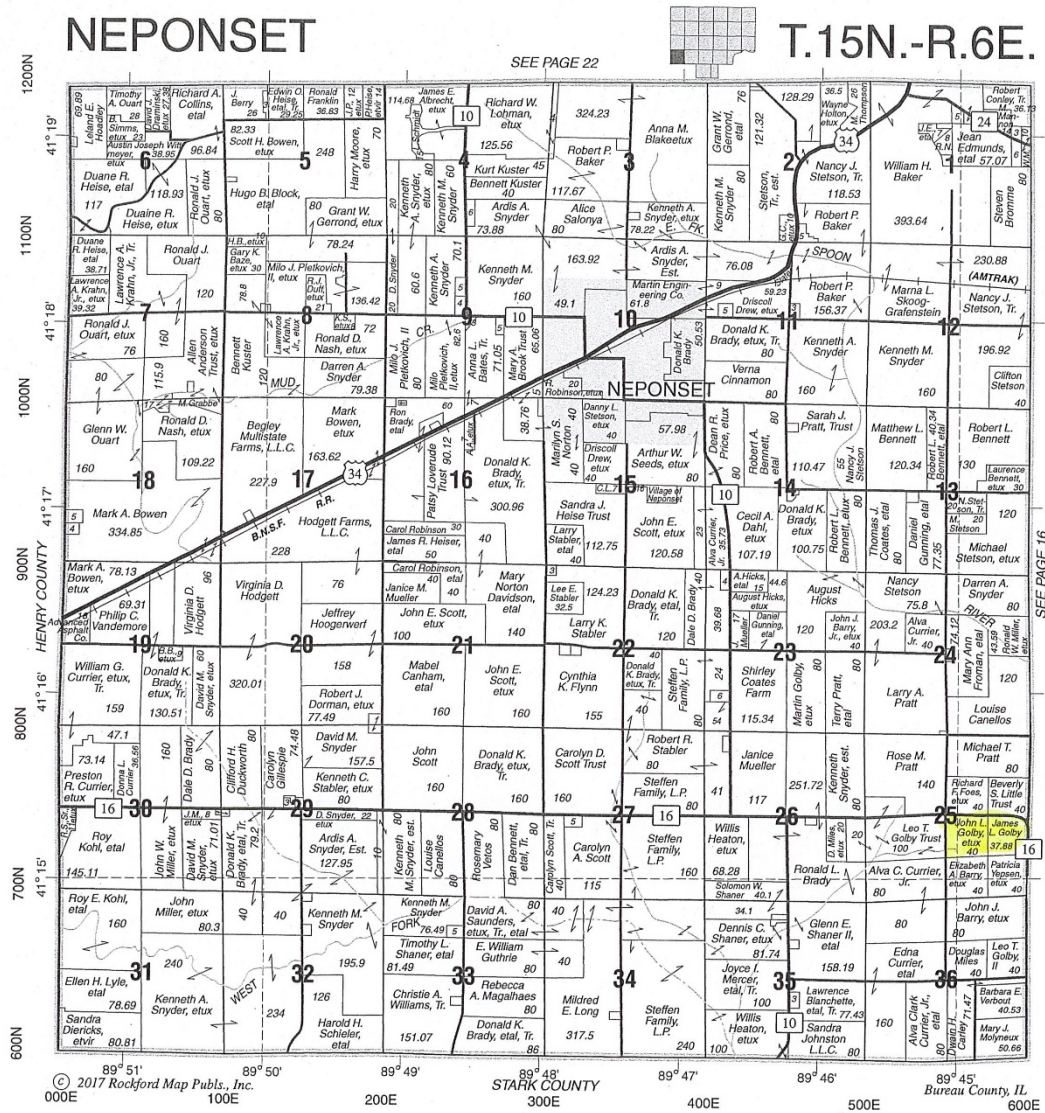
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## Bureau County



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**Bureau County**



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**Bureau County**



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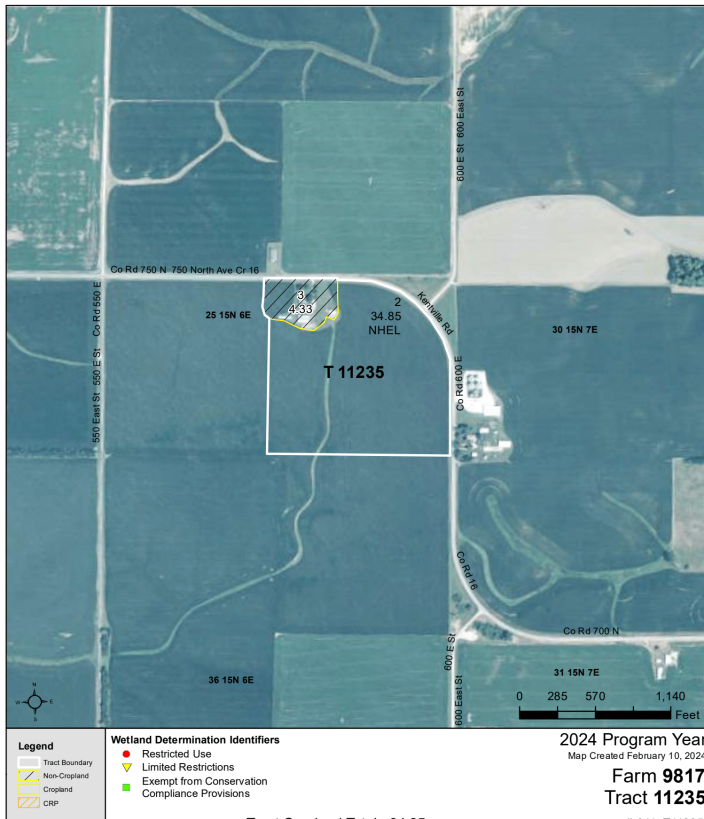
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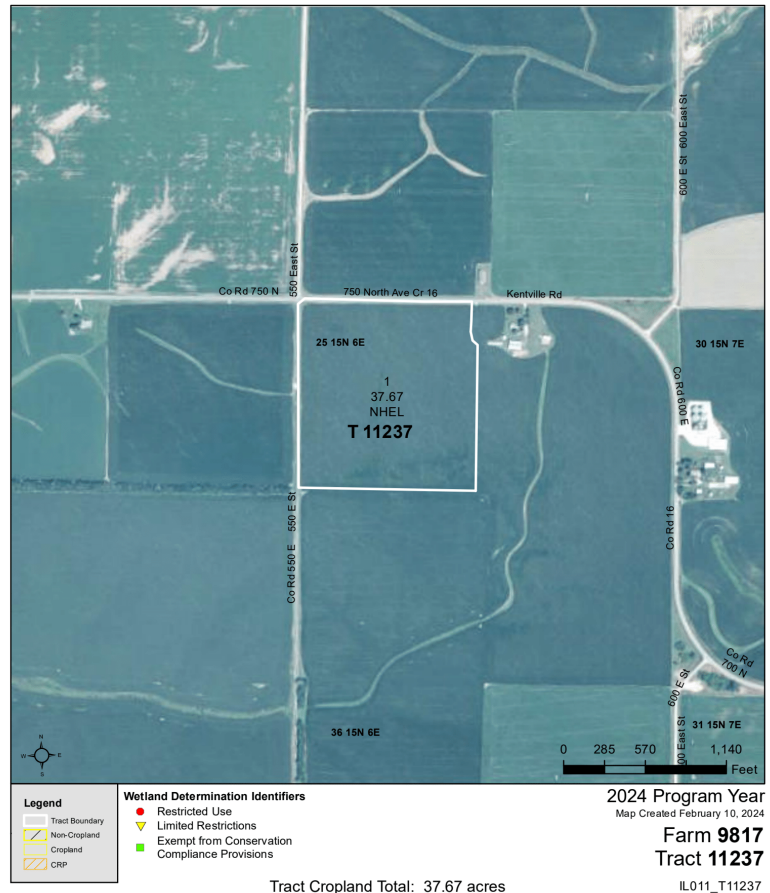
## Bureau County



Bureau County, Illinois



Bureau County, Illinois



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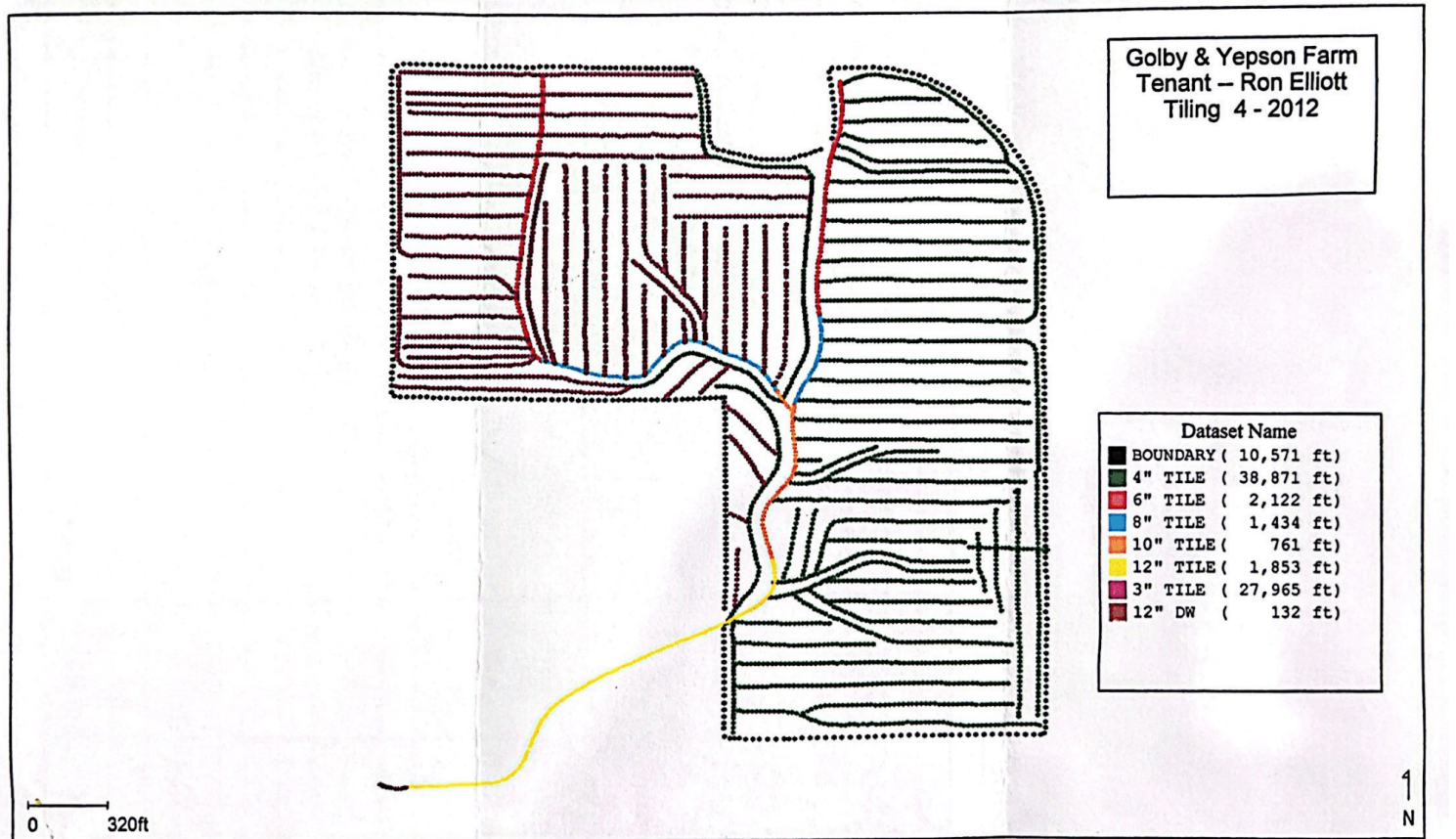
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**Online Auction- November 15, 2024 @ 9am**

**Bureau County**

**ELLIOTT FARM DRAINAGE**  
**Bradford, IL**



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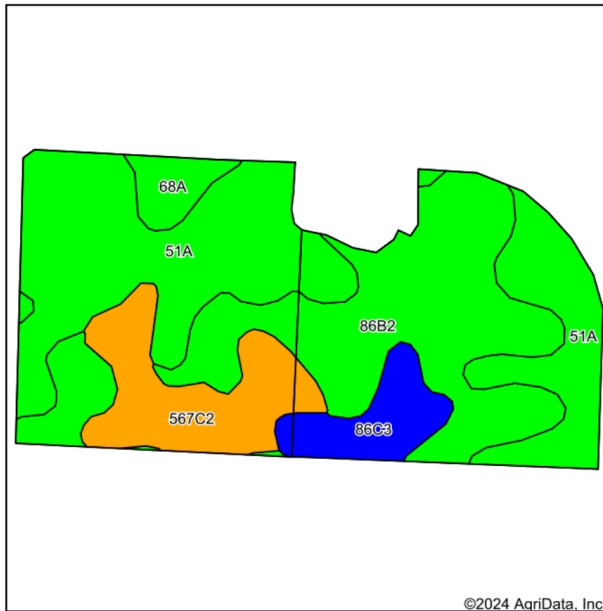
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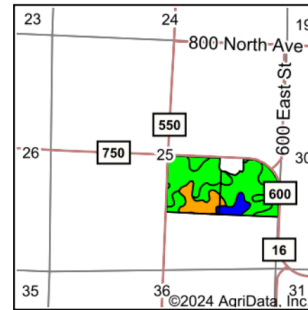
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## Bureau County

**Soils Map**



Soils data provided by USDA and NRCS.



State: **Illinois**  
 County: **Bureau**  
 Location: **25-15N-6E**  
 Township: **Neponset**  
 Acres: **72.52**  
 Date: **9/4/2024**



Area Symbol: IL011, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management	*n NCCPI Soybeans
51A	Muscataine silt loam, 0 to 2 percent slopes	29.95	41.3%		200	64	147	84
**86B2	Osco silt loam, 2 to 5 percent slopes, eroded	25.85	35.6%		**180	**56	**133	65
**567C2	Elkhart silt loam, 5 to 10 percent slopes, eroded	9.69	13.4%		**159	**50	**116	71
**86C3	Osco silty clay loam, 5 to 10 percent slopes, severely eroded	4.71	6.5%		**163	**51	**120	64
**68A	Sable silty clay loam, 0 to 2 percent slopes	2.32	3.2%		**192	**63	**143	75
Weighted Average					184.7	58.4	136	*n 73.9

**Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023**

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

\*\* Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

\*n: The aggregation method is "Weighted Average using all components"

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**Peoria County**



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**Peoria County**



**Disclaimer:** The Boundary lines shown are approximate.



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Ben Leezer, *Broker*; Jim Maloof/ REALTOR®

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**Peoria County**

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## Peoria County



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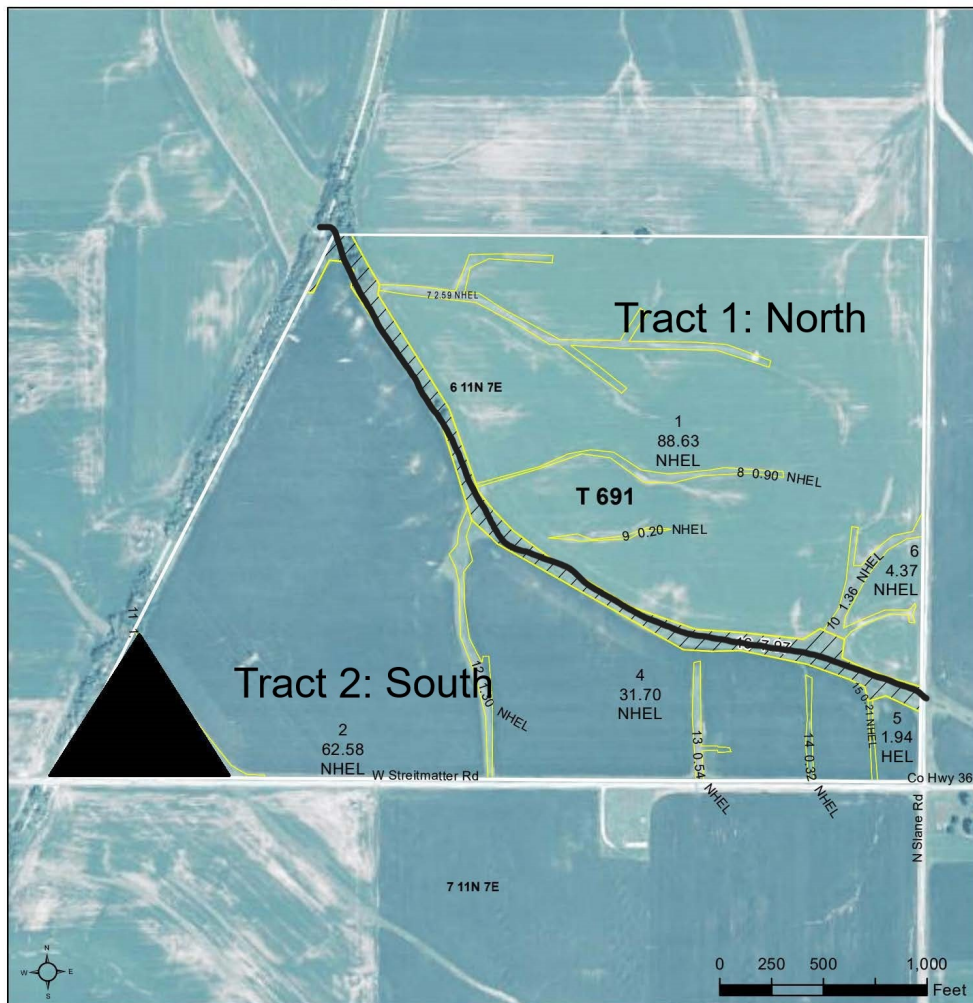
## Peoria County

### **Disclaimer:**

The Black line is an approx. division of Tract 2: North and Tract 3: South



Peoria County, Illinois



#### Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

#### Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

2024 Program Year

Map Created January 30, 2024

**Farm 5495**

**Tract 691**

Tract Cropland Total: 201.71 acres

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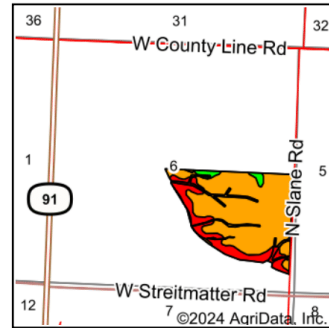
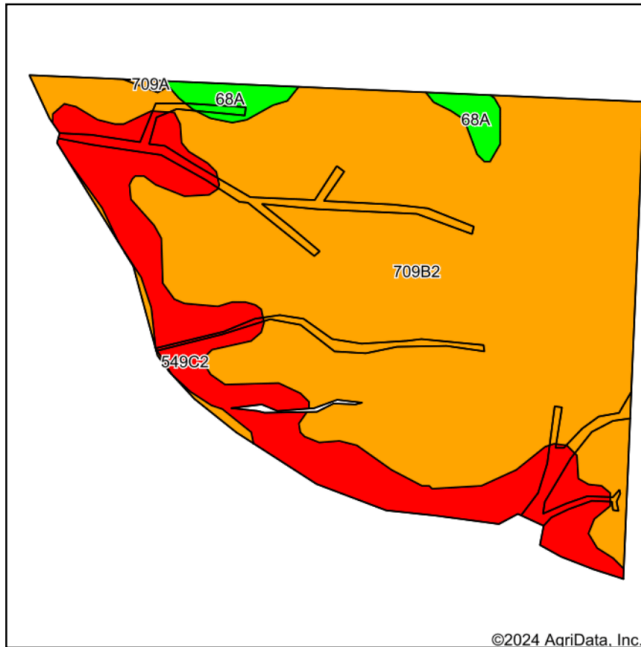
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## Peoria County-Tract 2: North

**Soils Map**



State: **Illinois**  
 County: **Peoria**  
 Location: **6-11N-7E**  
 Township: **Akron**  
 Acres: **97.85**  
 Date: **9/4/2024**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.  
 Area Symbol: IL143, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management	*n NCCPI Soybeans
**709B2	Osceola silt loam, 2 to 5 percent slopes, eroded	75.53	77.2%		**149	**48	**109	56
**549C2	Marseilles silt loam, 5 to 10 percent slopes, eroded	19.43	19.9%		**130	**42	**96	32
**68A	Sable silty clay loam, 0 to 2 percent slopes	2.76	2.8%		**192	**63	**143	75
709A	Osceola silt loam, 0 to 2 percent slopes	0.13	0.1%		157	50	115	75
Weighted Average					146.5	47.2	107.4	*n 51.8

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

\*\* Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the II. Soils EFOTG

\*n: The aggregation method is "Weighted Average using all components"

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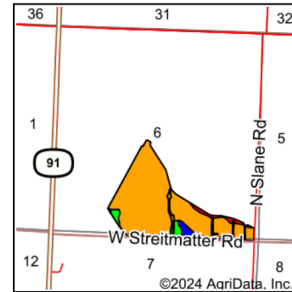
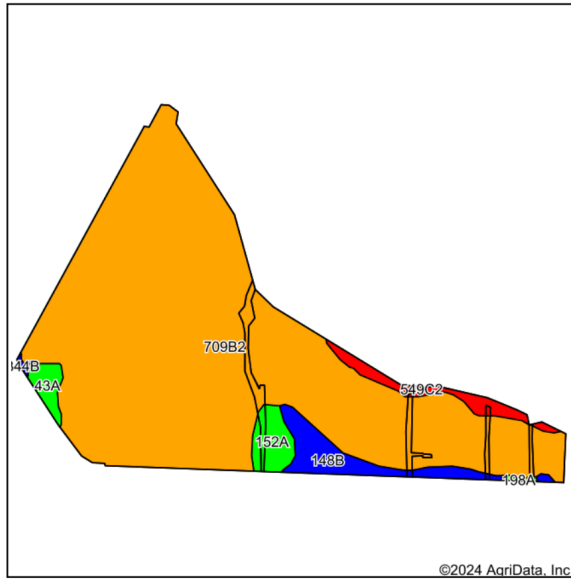
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## Peoria County-Tract 3: South

Soils Map



State: **Illinois**  
 County: **Peoria**  
 Location: **6-11N-7E**  
 Township: **Akron**  
 Acres: **98.59**  
 Date: **9/4/2024**



Maps Provided By: **surety**  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: IL143, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management	*n NCCPI Soybeans
**709B2	Osceola silt loam, 2 to 5 percent slopes, eroded	87.25	88.6%		**149	**48	**109	56
**148B	Proctor silt loam, 2 to 5 percent slopes	4.56	4.6%		**181	**57	**132	78
**549C2	Marseilles silt loam, 5 to 10 percent slopes, eroded	2.60	2.6%		**130	**42	**96	32
**152A	Drummer silty clay loam, 0 to 2 percent slopes	2.51	2.5%		**195	**63	**144	74
43A	Ipava silt loam, 0 to 2 percent slopes	1.41	1.4%		191	62	142	77
198A	Elburn silt loam, 0 to 2 percent slopes	0.15	0.2%		197	61	143	78
**344B	Harvard silt loam, 2 to 5 percent slopes	0.11	0.1%		**169	**53	**124	74
Weighted Average					151.8	48.9	111.2	*n 57.2

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

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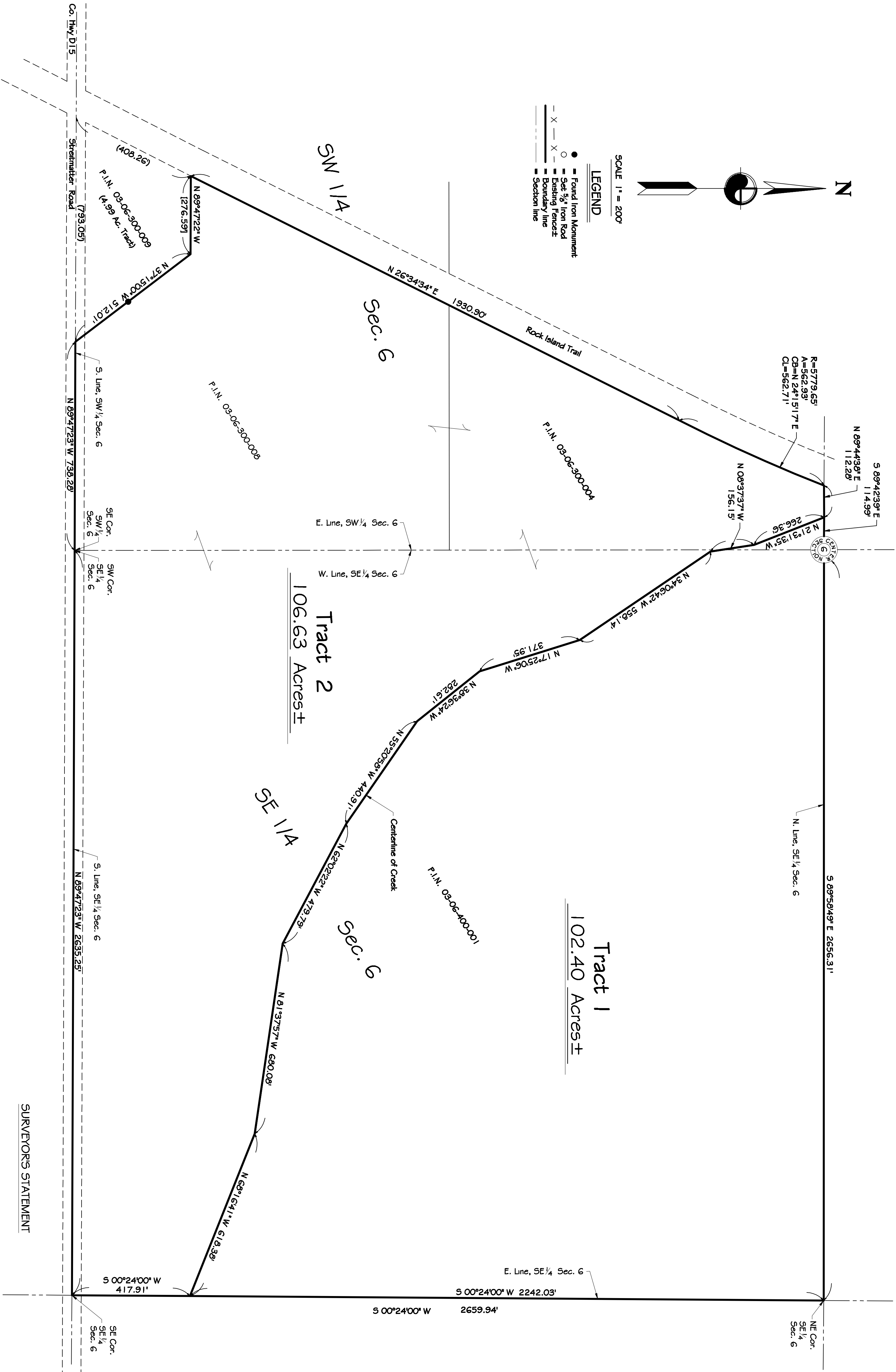
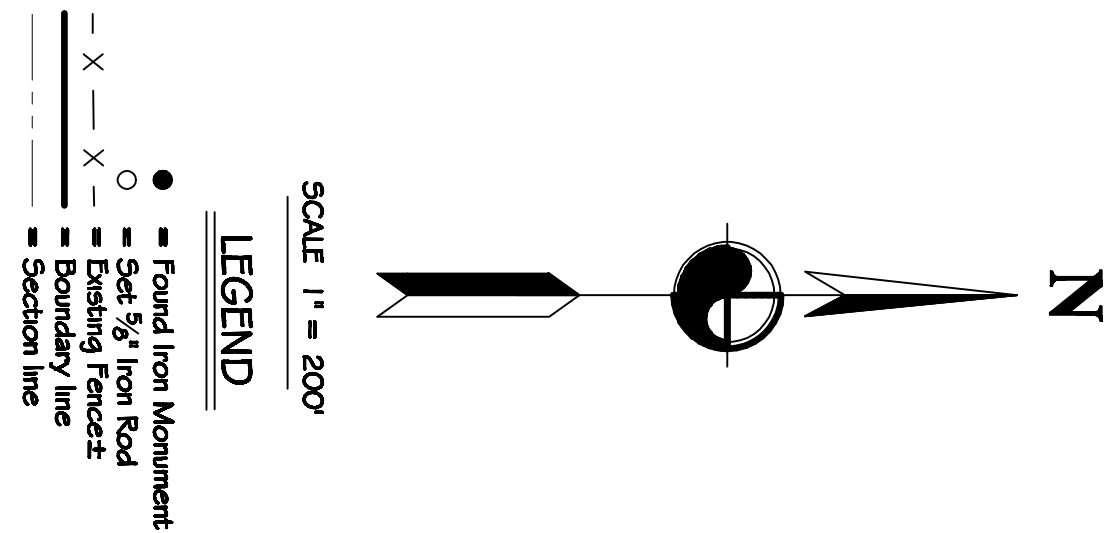
(309)-286-2221

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127 W. Main St. Toulon, IL





We, the Wallace Land Surveying Co., Ltd do hereby state that we have surveyed a part of the SW 1/4, and a part of the SE 1/4, of Section 6, T.11N, R.7E of the 4th P.M., Peoria County, Illinois. We further state that the accompanying Plat is a true and correct representation of said Survey as made by us and that this professional service conforms to the current Illinois minimum standards for a boundary survey. All distances are given in feet and decimals of foot and bearings are for the purpose of description only. Distances shown in parentheses are of record. Clear title to any land lying between the surveyed lines and the line of record is hereby acknowledged. Compliance with 765ILCS-205/1b of the Illinois compiled statutes.

All buildings, surface and subsurface improvements, on and adjacent to the site are not necessarily shown. No attempt has been made, as a part of the boundary survey, to obtain or show data concerning the existence, size, depth, condition, capacity or location of any utilities or municipal services facilities. It is not warranted that this plat contains complete information regarding easements, reservations, restrictions, rights-of-ways, building lines and other encumbrances for complete information. An updated title commitment for title insurance should be obtained.

Unless otherwise noted, the boundary for this Survey was based on title information or a title policy provided to us by the client, or their agent, and no title research was done by us for this Survey. No search for neighboring deeds was done unless ordered by the client.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

SURVEYORS STATEMENT

STATE OF ILLINOIS 95  
COUNTY OF STARK

WALLACE LAND SURVEYING CO., LTD  
Professional Design Firm - # 04-005454-0008  
Tollon - Illinois

By: Kevin Wallace #2814  
Illinois Professional Land Surveyor  
Expires: 11/30/26

Wallace Land Surveying Co., Ltd  
PO Box 419  
Tollon, Illinois 61483  
Illinois Design Firm # 04-005454-0008  
Office: 309-286-7333  
E-mail: survey@glm.com

CLIENT: Leazer  
DATE: 11-11-2024  
JOB: 24168

Prepared for:



## Online Auction- November 15, 2024 @ 9am

### Leezer Farmland Sales

TERMS OF SALE FOR: CKA Simons Legacy Farm Bureau and Peoria County

AS IS	Property is being sold in AS-IS Condition with no warranties expressed or implied. Buyer is advised to make a thorough inspection.
DEPOSIT	Buyer is required to pay an earnest money deposit of <u>10%</u> on day of sale. This deposit is <u>NON REFUNDABLE</u> and will be applied to the purchase price at closing.
CLOSING	Within 30 days of auction day.
POSSESSION	Possession will be delivered at closing.
LEASE	Leases have been terminated for 2025.
CONTINGENCY	There are no contingencies including those for inspections or financing.
CONTRACT	Successful bidder will be required to enter into a written real estate purchase agreement. The proposed agreement is available for buyers to review prior to the start of the auction.
AGENT	Agents/Brokers/Auctioneers/Maloof Farm & Land are acting as agent for the seller only and there is no agency relationship with the buyer.
ANNOUNCEMENTS	All announcements made on day of sale supercede all other prior written or verbal announcements.
RESERVE	Seller reserves the right to reject all bids. This is not an absolute auction.
EVIDENCE OF TITLE	Seller will provide merchantable title in the form of a title insurance commitment and a warranty deed (or equivalent).
REAL ESTATE TAXES	Seller will pay 100% of the 2024 real estate taxes payable in 2025 by giving the buyer a credit at closing.
ORDER OF SALE	Bureau County will sell first and then Peoria County will be offered by the <b>Buyer's Choice and Privilege Method</b> with Choice to the high bidder to take one or both of tracts. Should the high bidder not select both tracts, the contending bidder will have the privilege to select the remaining tract at the high bid. If the remaining tract is not accepted by second highest bidder, the remaining tract will be offered with another round of bidding. <b>Sellers reserve the right to reject any and all bids.</b>
SURVEY	Bureau County has not been surveyed and will be sold as 77.8 acres m/l based on tax assessor records. Seller will provide a survey for Peoria County; acres shown in this matter are approximate and will be updated when the survey is complete.
MINERAL RIGHTS	All mineral rights owned by SELLER, if any, will be transferred to BUYER.
BUYER'S PREMIUM	There is No buyers' premium on this sale.

Disclaimer: All information contained herein is taken from sources believed to be accurate. However, BROKER and SELLER make no warranties as to the accuracy. BUYERS are advised to make a thorough inspection.

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# Goldrush Apple Wind

## PROJECT PROFILE



ILLINOIS  
PEORIA AND STARK  
COUNTIES



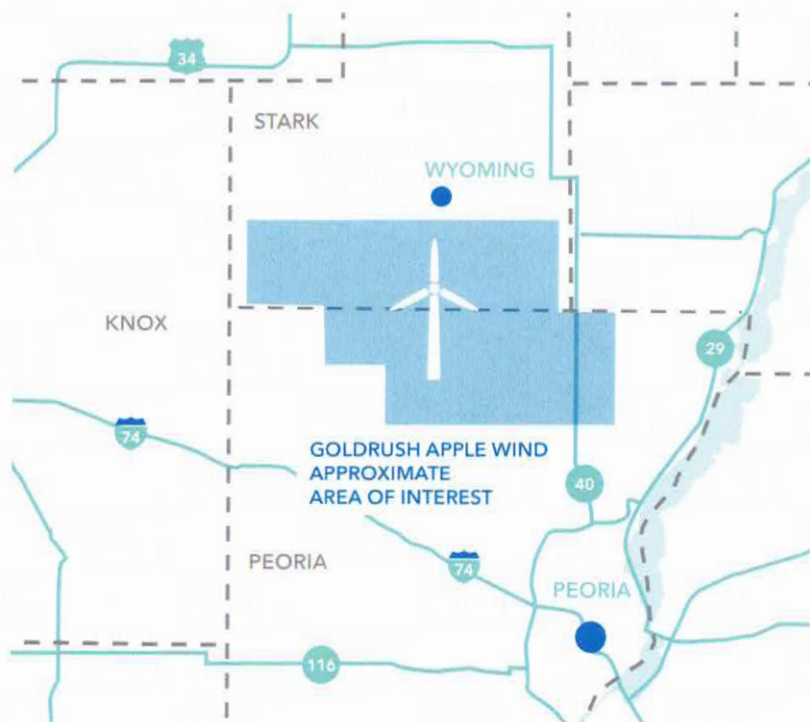
UP TO  
500 MW



STORAGE  
50-100 MW



PLANNED OPERATION  
2028



## PROJECT SITE KEY ATTRIBUTES



Verified  
wind  
resource



Interested  
private  
landowners



Minimized  
environmental  
impacts

## LOCAL ECONOMIC BENEFITS



30 years of annual revenue for county, local landowners, and local schools, totaling millions of dollars



Enough power for over 109,600 U.S. homes



Hundreds of jobs and significant local spending during construction



Upon completion of the project, a donation of \$1,000 per MW through the Apex Conservation Grant Program



Taxpayers protected against decommissioning costs



Existing high-voltage power lines and highways will limit the need for new infrastructure



Design of the project complements the agricultural heritage of the area





## Goldrush Apple Energy, LLC

### Peoria and Stark Counties, Illinois

#### Goldrush Apple Energy Project – Term Sheet

##### Term

- The lease has a 7-year development period. Feasibility studies completed during this period will include wind resource studies, environmental and geotechnical studies, engineering plans, etc.
- The lease has a 30-year operation term beginning at the start of commercial operations, with an option to extend for two additional 10-year terms.

##### Payments

###### Development Period Payments

Years 1-5: The greater of (i) \$20.00 per acre per year or (ii) \$1,000 per year.

Years 6-7: The greater of (i) \$22.00 per acre per year or (ii) \$1,000 per year.

###### Installation Payments

- If turbines are installed on the property, a one-time lump sum payment of:
  - \$2,000/turbine
- For all participating landowners that receive any of the facilities described below, a one-time lump sum payment of:
  - \$2/linear foot of overhead transmission lines
  - \$5/linear foot of permanent access roads
  - \$5/linear foot of underground collection lines

###### Annual Operation Payments

After the start of commercial operations, the following annual payments will be made:

<b>Operations Payment (for all landowners regardless of whether a wind turbine is installed on the Property):</b>	\$75.00/acre + 2% or CPI (whichever is greater) annual escalation for inflation, subject to 5% cap on annual increase
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###### Annual Turbine Host Payment:

For landowners receiving one or more wind turbines on their property, an annual payment of \$6,500 per megawatt of rated nameplate capacity of the wind turbines installed on the landowner's property, plus a 2% or CPI (whichever is greater) annual escalation for inflation, subject to 5% cap on annual increase.

###### Annual Facilities Host Payment (for all landowners receiving these types of facilities):

- \$1/linear foot of overhead transmission lines
- \$1/linear foot of permanent access roads

### **Additional Payments, if applicable**

- Facilities Tract Fee: If a substation, switchyard or O&M are constructed on the property under the lease, tenant shall pay the landowner \$500/acre per year for the portion of the property used for the substation, switchyard or O&M. Alternatively, tenant will have the right to purchase a portion of the property for a substation, switchyard or O&M at fair market value.
- Met Tower/LIDAR Fee: \$4,000 annually for each meteorological tower installed on the property for the length of time installed. \$500 every 6 months for each SODAR and/or LIDAR unit installed on the property for the length of time installed.
- ADLS Fee: An annual payment of \$5,000.00, the first payment due and payable within 45 days after the date of installation of the tower and subsequent payments paid within 30 days after the anniversary of the date of installation.
- Legal Fee Reimbursement: A rider will be added to the leases until the project reaches approximately 15,000 acres to provide that Tenant will reimburse up to \$1,500 per lease for legal fees incurred in connection with the negotiation of the lease. To be eligible for this reimbursement, the landowner must: (i) provide written evidence of the incurred legal fees within 60 days of signing the lease; and (ii) **upon request from developers/land agents**, the legal fee reimbursement would be contingent upon the landowner executing the agreement within 90 days from the Delivery Date of the lease.
- Terms to be added via riders to the lease on a case-by-case basis:
  - Signing bonus
  - Legal fee reimbursement
  - Legal fee reimbursement (90-day deadline)

### **Additional Terms**

- A most favored nations clause will be incorporated into the base lease template and will only apply to the Annual Turbine Host Payment and the Operations Payment.
- Prior to construction, consult about the proposed location of wind facilities
- Compensation for crop damage and soil compaction
- Repair broken drain tiles
- Reclamation and restoration of soil surface after construction
- Pay property taxes for wind power facilities
- Commercial general liability insurance policy in the minimum amount of \$1,000,000 per event during the Development Period, and increase to a minimum amount of \$5,000,000 per event upon the Commencement of Construction
- Upon decommissioning/termination, wind facilities must be removed from the property, except that wind facilities buried more than five (5) feet below the surface may be left in place and foundations shall only be removed to a depth of five (5) feet.

\* \* \*

**DISCLAIMER:** This Lease Term Sheet is intended solely for discussion purposes and is not intended to be legally binding and does not represent or constitute an offer or commitment by Apex Clean Energy or any of its affiliates or any other person to consummate any transaction contemplated by this Lease Term Sheet. No definitive agreement between Apex Clean Energy or any of its affiliates will be created, implied or inferred until a definitive written wind lease agreement is fully executed by all of the parties. Without limiting the foregoing, until such time as a fully executed wind lease agreement is signed by a particular landowner and a special purpose entity formed by Apex Clean Energy, no agreement shall exist among such parties. Furthermore, Apex Clean Energy and its affiliates shall be under no obligation to execute a wind lease agreement with any landowner who is a party to or subject to a competing wind lease.

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