

T1, SOLAR SITE PLAN, Lease Option, Phase 2

**T1 Payment Summary, site 1 and site 2  
Using \$30,000.00 per year minimum payment**

Payment Schedule				First, 5 year extension option			
Period	Payment	Year	2% Annual Increase / yr.	Period	Payment	Year	2% Annual Increase / yr.
				21	\$ 44,578.42	2044	\$ 874.09
1	\$ 30,000.00	2024	\$ -	22	\$ 45,469.99	2045	\$ 891.57
2	\$ 30,600.00	2025	\$ 600.00	23	\$ 46,379.39	2046	\$ 909.40
3	\$ 31,212.00	2026	\$ 612.00	24	\$ 47,306.98	2047	\$ 927.59
4	\$ 31,836.24	2027	\$ 624.24	25	\$ 48,253.12	2048	\$ 946.14
5	\$ 32,472.96	2028	\$ 636.72	<b>Total</b>	<b>\$ 231,987.90</b>		
6	\$ 33,122.42	2029	\$ 649.46				
7	\$ 33,784.87	2030	\$ 662.45				
8	\$ 34,460.57	2031	\$ 675.70				
9	\$ 35,149.78	2032	\$ 689.21				
10	\$ 35,852.78	2033	\$ 703.00				
11	\$ 36,569.83	2034	\$ 717.06				
12	\$ 37,301.23	2035	\$ 731.40				
13	\$ 38,047.25	2036	\$ 746.02				
14	\$ 38,808.20	2037	\$ 760.95				
15	\$ 39,584.36	2038	\$ 776.16				
16	\$ 40,376.05	2039	\$ 791.69				
17	\$ 41,183.57	2040	\$ 807.52				
18	\$ 42,007.24	2041	\$ 823.67				
19	\$ 42,847.39	2042	\$ 840.14				
20	\$ 43,704.34	2043	\$ 856.95				
<b>Total</b>	<b>\$ 637,109.09</b>			<b>Total</b>	<b>\$ 256,133.38</b>		

Second, 5 year extension option			
Period	Payment	Year	2% Annual Increase / yr.
26	\$ 49,218.18	2049	\$ 965.06
27	\$ 50,202.54	2050	\$ 984.36
28	\$ 51,206.59	2051	\$ 1,004.05
29	\$ 52,230.73	2052	\$ 1,024.13
30	\$ 53,275.34	2053	\$ 1,044.61
<b>Total</b>	<b>\$ 256,133.38</b>		

Payment Summary: Site 1	
Amount	Description
\$ 637,109.09	2024 to 2043 Payout Total
\$ 231,987.90	First, 5 year extension Total
\$ 256,133.38	Second, 5 year extension Total
<b>\$ 1,125,230.38</b>	<b>Grand Total</b>

Payment Summary: Site 2	
Amount	Description
\$ 637,109.09	2024 to 2043 Payout Total
\$ 231,987.90	First, 5 year extension Total
\$ 256,133.38	Second, 5 year extension Total
<b>\$ 1,125,230.38</b>	<b>Grand Total</b>

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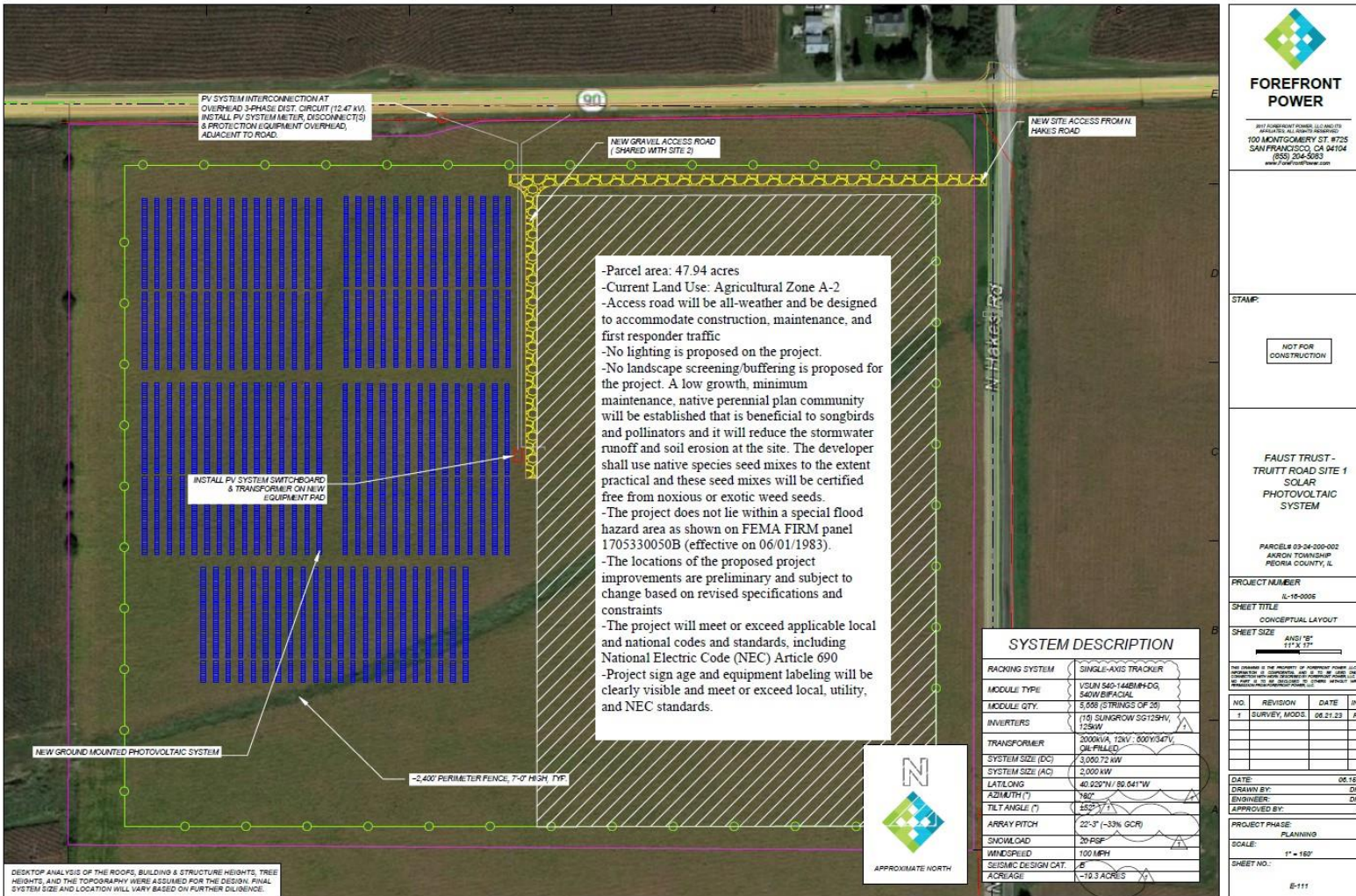
The property includes an Option to Lease for a solar project in late-stage development. All zoning and special use permits for the solar project have been completed, and the developer has started the building permit plan set. The solar developer expects to exercise the Option and commence the Lease in Spring 2024, at which point construction of the solar project would commence and regular rent payments pursuant to the lease will be payable to the property owner.

**T1: +/- 49.68 Acres, 140.0 PI. 20-year Solar Lease Option – Discretionary Permitting in place - Phase 2.**

**Site 1 of T1: 20-year Solar Lease Option with two 5-year renewal options – Discretionary Permitting in place - Phase 2.**

Minimum payment once final construction is completed will be \$30,000 per year with a 2% annual increase.

Lease option contracts available upon request.





## T1, SOLAR SITE PLAN, Lease Option, Phase 2

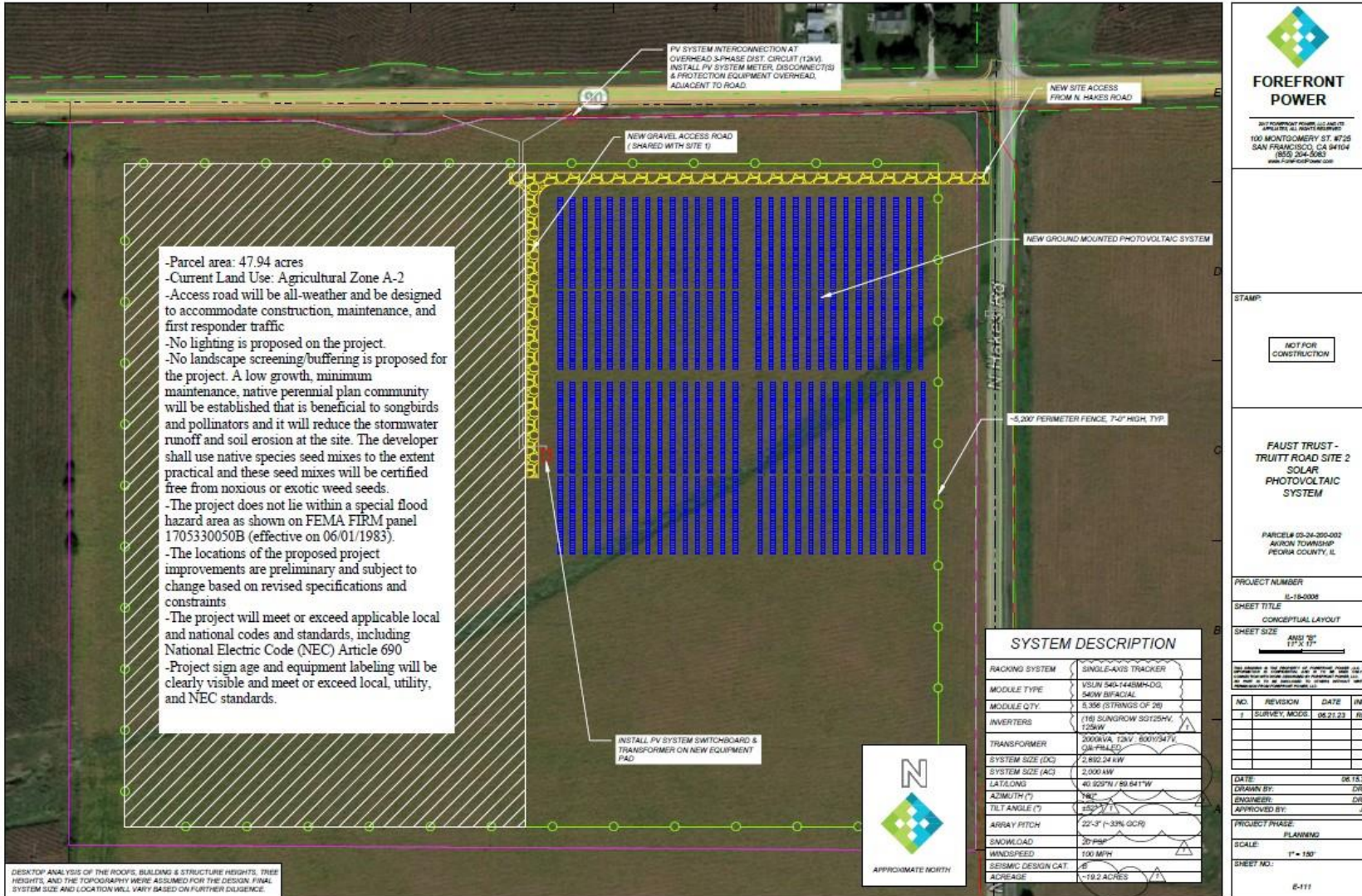
The property includes an Option to Lease for a solar project in late-stage development. All zoning and special use permits for the solar project have been completed, and the developer has started the building permit plan set. The solar developer expects to exercise the Option and commence the Lease in Spring 2024, at which point construction of the solar project would commence and regular rent payments pursuant to the lease will be payable to the property owner.

### Site 2, of T1:

20-year Solar Lease Option with two 5-year renewal options – Discretionary Permitting in place - Phase 2.

Minimum payment once final construction is completed will be \$30,000 per year with a 2% annual increase.

Lease option contracts available upon request.





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**General Notes:**

- Project size: 2MW-AC, 2.884MW-DC for each site. 4MW-AC total.
- Project location: The subject parcel PIN is 0324200002. The project is located in the northwest quarter of T11N R7E S24.
- Parcel address: 3101-4125 IL-90, Edelstein, Peoria County, Illinois 61526
- Parcel owner: Dorothea M. Faust Trust
- Parcel area: 48.56 Acres
- Project area: 39.17 Acres
- Current land use and zone: Agricultural District, Zone A2
- PV Array consists of solar PV modules mounted on a single-axis tracker, with a row spacing of 19.44ft.
- Access road will be all-weather, and be designed to accommodate construction, maintenance, and first responder traffic.
- No lighting is proposed for the project.
- No landscape screening/buffering is proposed for the project. A low growth, minimum maintenance, native perennial plant community will be established that is beneficial to songbirds and pollinators and it will reduce stormwater runoff and soil erosion at the site. The developer shall use native species seed mixes to the extent practical and these seed mixes will be certified free from noxious or exotic weed seeds.
- The project does not lie within a special flood hazard area as shown on FEMA FIRM panel 1705330050B (effective on 06/01/1983).
- The locations of the proposed project improvements are preliminary and subject to change based on revised specifications and constraints.
- The project will meet or exceed applicable local and national codes and standards, including National Electric Code (NEC) Article 690.
- Project signage and equipment labeling will be clearly visible and meet or exceed local, utility, and NEC standards.

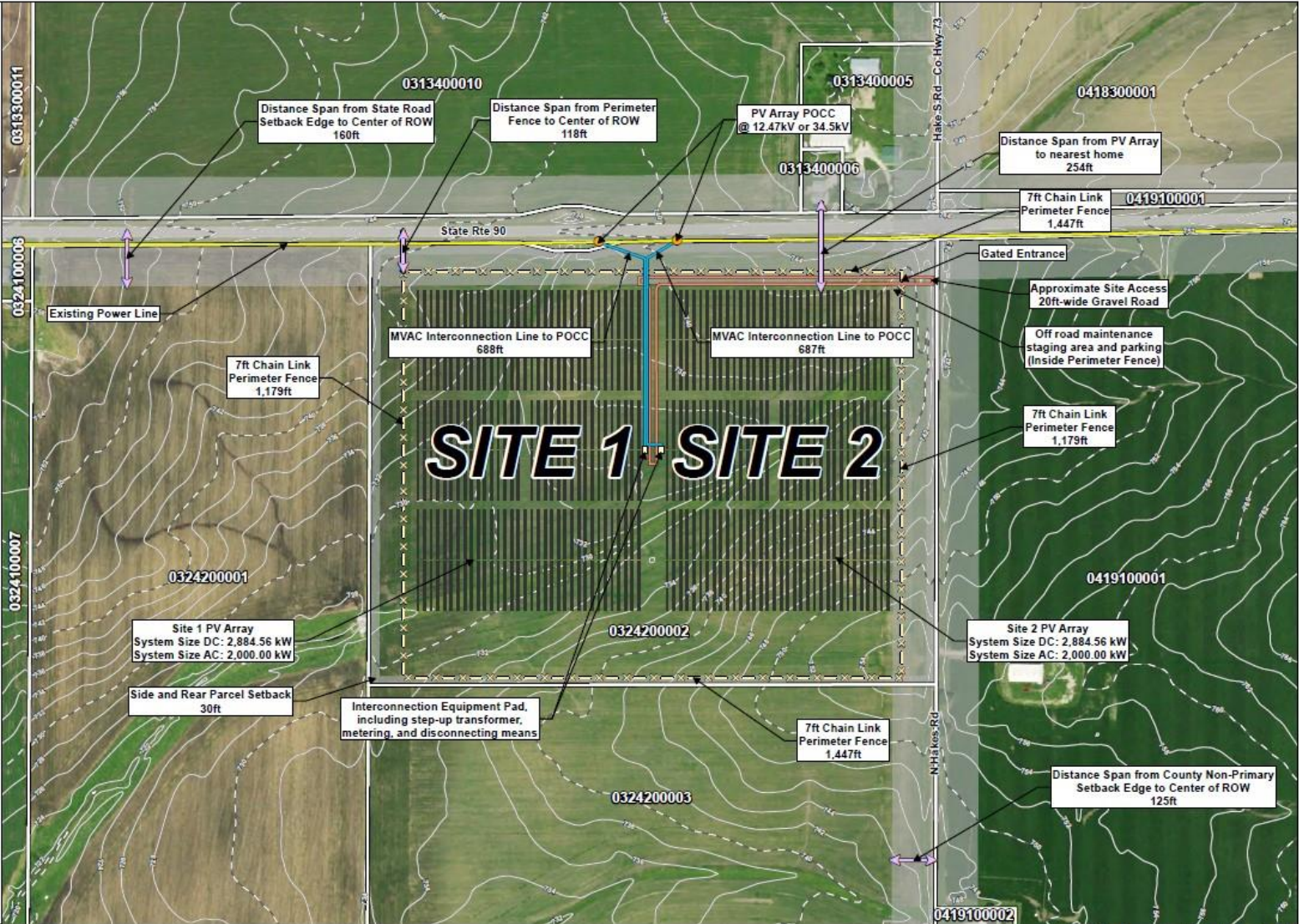
**Acronyms**

- AC: Alternating Current
- DC: Direct Current
- MVAC: Medium Voltage Alternating Current
- POCC: Point Of Common Coupling
- PV: Photovoltaic
- ROW: Right-Of-Way



Data Sources: Westwood (2018), Bing® Map Imagery (Accessed 2018), Census Bureau (2017), Peoria County Information Technology Services -GIS Division (2018).

**Westwood**  
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 Westwood Professional Services, Inc.



**Legend**

- Perimeter Fence
- PV Array Solar Panels
- Road or Parcel Setback Area
- PV Array POCC
- MVAC Interconnection Line to POCC
- Interconnection Equipment Pad
- Existing Power Line
- Site Access Gravel Road
- Parcel Boundary
- Distance Span
- 10ft Contour
- 2ft Contour

**Faust Trust - Truitt Road  
 Site 1 & Site 2 Solar Projects**  
 Akron Township, Peoria County, Illinois

**Proposed Site Plan**

EXHIBIT 2