

T7 Payment Summary

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	Total	\$ 231,987.90		
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				
Total	\$ 637,109.09						

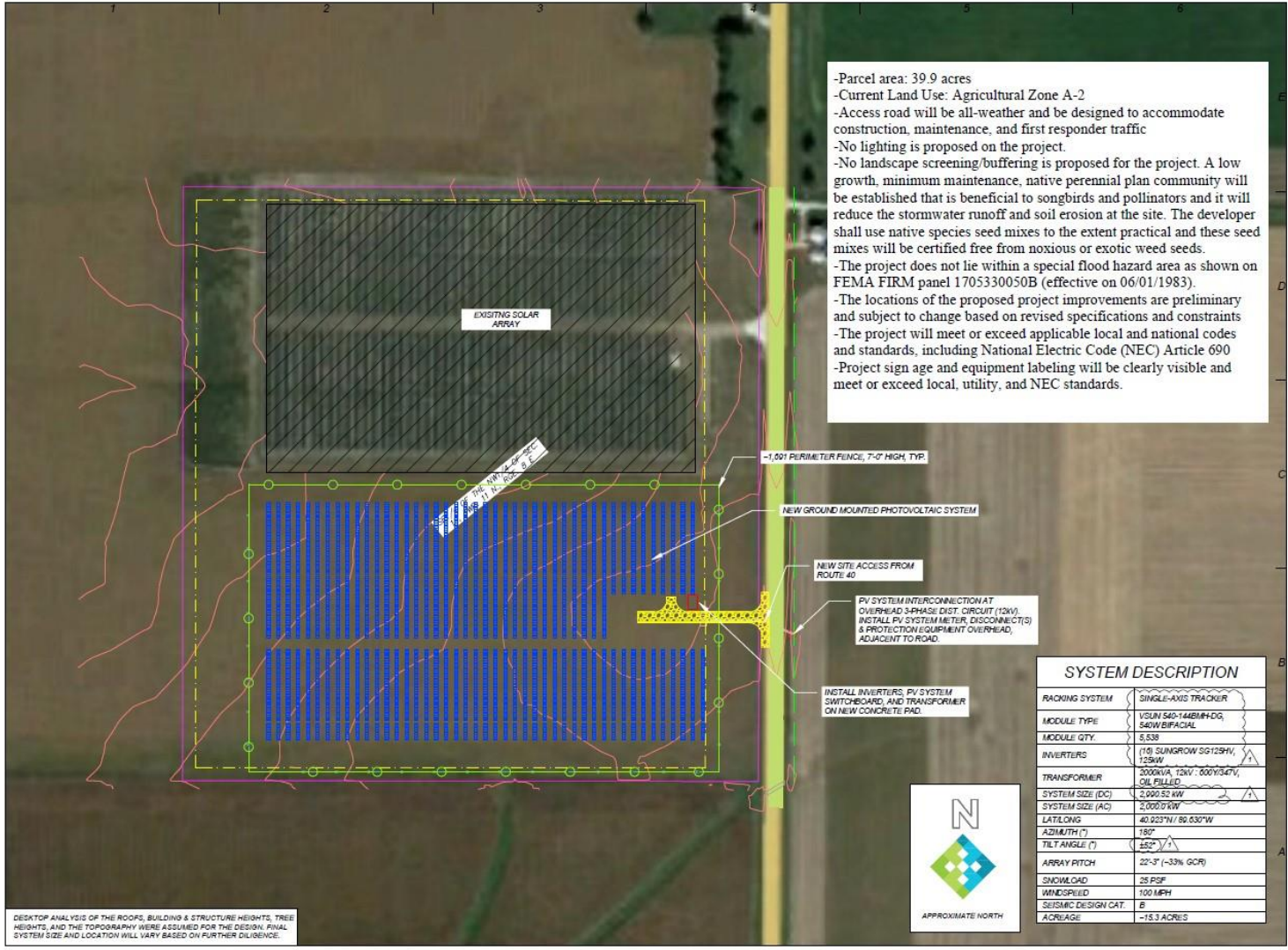
Second, 5 year extension option			
Period	Payment	Year	2% Annual Increase / yr.
26	\$ 49,218.18	2049	\$ 965.06
27	\$ 50,202.54	2050	\$ 984.36
28	\$ 51,206.59	2051	\$ 1,004.05
29	\$ 52,230.73	2052	\$ 1,024.13
30	\$ 53,275.34	2053	\$ 1,044.61
Total	\$ 256,133.38		

Payment Summary	
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
\$ 1,125,230.38	Grand Total

T7, Solar Site Plan

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.

T7: +/- 20.17 Acres, 133.7 PI. 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 yr with a 2% annual increase.
 Lease option contracts available upon request.
Part of section 19, T11N – R8E Hallock TWP. Parcel ID: 0419100012; Estimated Real Estate Tax: \$ 930.92.



- Parcel area: 39.9 acres
- Current Land Use: Agricultural Zone A-2
- Access road will be all-weather and be designed to accommodate construction, maintenance, and first responder traffic
- No lighting is proposed on 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 the 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 sign age and equipment labeling will be clearly visible and meet or exceed local, utility, and NEC standards.



FOREFRONT POWER

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 AFFILIATES, ALL RIGHTS RESERVED
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 SAN FRANCISCO, CA 94104
 (855) 304-5083
 www.ForefrontPower.com

STAMP:

NOT FOR CONSTRUCTION

ILLINOIS COMMUNITY SOLAR
 FAUST TRUST - ROUTE 40
 SITE 2
 SOLAR PHOTOVOLTAIC SYSTEM

PARCELS 0419100012
 PEORIA COUNTY, IL

PROJECT NUMBER
 IL-19-0004

SHEET TITLE
 CONCEPTUAL LAYOUT

SHEET SIZE
 ANSI "B"
 11" x 17"

THE DRAWING IS THE PROPERTY OF FOREFRONT POWER, LLC. THE INFORMATION IS UNWARRANTED AS TO ACCURACY AND IS NOT TO BE USED AS A BASIS FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF FOREFRONT POWER, LLC.

NO.	REVISION	DATE	INIT.
1	SURVEY, MODS.	06.21.23	RH

DATE: 06.30.23
 DRAWN BY: DRM
 ENGINEER: DRM
 APPROVED BY: JG

PROJECT PHASE:
 PLANNING

SCALE: 1" = 250'

SHEET NO.: E-111

SYSTEM DESCRIPTION	
RACKING SYSTEM	SINGLE-AXIS TRACKER
MODULE TYPE	VSUN 540-144BIM4-DG, 540W BIFACIAL
MODULE QTY.	5,538
INVERTERS	(16) SUNGROW SG129HV, 125kW
TRANSFORMER	3000kVA, 12kV, 600Y/347V, OIL FILLED
SYSTEM SIZE (DC)	2,000.92 kW
SYSTEM SIZE (AC)	2,000.07 kW
LATITUDE	40.923°N / 80.630°W
AZIMUTH (°)	180°
TILT ANGLE (°)	15.2°
ARRAY PITCH	22-3" (-3.9% GCR)
SNOWLOAD	25 PSF
WINDSPEED	100 MPH
SEISMIC DESIGN CAT.	B
ACREAGE	-15.3 ACRES

DESKTOP ANALYSIS OF THE ROOFS, BUILDING & STRUCTURE HEIGHTS, TREE HEIGHTS, AND THE TOPOGRAPHY WERE ASSUMED FOR THE DESIGN. FINAL SYSTEM SIZE AND LOCATION WILL VARY BASED ON FURTHER DILIGENCE.

T7, Solar Site Plan

SITE 2: 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 yr with a 2% annual increase.
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