

August 2022



Dear Landowner,

I am reaching out from Steelhead Wind, the development arm of Vestas, which is the largest wind turbine manufacturer in the world. We are currently developing a wind project in Franklin County, IA, and are interested in discussing the opportunity with you.

As a landowner, you would benefit from an additional revenue stream in the form of long-term lease payments during both the development and operations of the project. At the same time, you can continue to use the land as usual, whether it's growing crops, grazing, ranching, etc. The permanent impacts from a wind farm are minimal and once operational, our footprint is only of your leased acreage.

Steelhead has multiple land agents that are representing the company on site, and they are hoping to set up a time to chat with you about the Project at a safe and convenient location of your choice. You can reach Shauna Clark at 641-215-6490.

Thank you!

Aaron Chin
Wild Rose
Project Developer

Providing Affordable, Clean & Safe Power



Technology

Owned by Vestas, Steelhead has the unique ability to take advantage of new technology, specifically designed with WA wind speeds in mind.



Conservation

In coordination with the County, USFWS and WA Dept. of Fish & Wildlife, Steelhead will complete all required environmental surveys to ensure minimal impact to natural resources.



Land Use

The impacts from a wind farm are minimal and you can continue with the usual use of your land. Once operational, our footprint is only 1-3% of your acreage.

Community Benefits

- Development and operational payments to landowners
- Millions of dollars in property tax payments to the County, which can be allocated to local schools, hospitals, libraries, etc.
- Long term and well-paying jobs

Wild Rose Wind Project Lease Payment Summary: Franklin County, IA

DEVELOPMENT PERIOD			
Activity	Payment		
Year 1-3	\$5/acre	or	\$1,000 min
Year 4-6	\$8/acre	or	\$1,000 min
Year 7-9	\$11/acre	or	\$1,000 min
Signing bonus	\$5/acre		
MET Mast	\$5,000/year		

OPERATIONAL TERM PAYMENTS					
Activity	Annual Payment	With Turbine		Without Turbine	
		<u>\$/MW</u>	<u>\$</u>	<u>\$/acre</u>	<u>% Gross Revenue of landowners w/o turbines</u>
Year 1-5 w/ turbine	Greater of	\$4,000	3.00%	\$10	1.00%
Year 6-10 w/ turbine	Greater of	\$4,250	3.25%	\$12.50	1.25%
Year 11-15 w/ turbine	Greater of	\$4,500	3.50%	\$15	1.50%
Year 16-20 w/ turbine	Greater of	\$4,750	3.75%	\$17.50	1.75%
Year 21-25 w/ turbine	Greater of	\$5,000	4.00%	\$20.00	2.00%
Year 26-30 w/ turbine	Greater of	\$5,250	4.25%	\$22.50	2.25%
Year 31-35 w/ turbine	Greater of	\$5,500	4.50%	\$25.00	2.50%
Year 36-40 w/ turbine	Greater of	\$5,750	5.00%	\$27.50	2.75%

OTHER	
Compensation for Crop Damages	Fairly compensated for any damages (per acre)

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