

SOLAR GENERATING FACILITY DEVELOPER AGREEMENT

Between the Town of Saratoga and Saratoga Solar Project, LLC

- A. This Solar Generating Facility Developer Agreement ("**Agreement**") is by and between the Town of Saratoga in Wood County, Wisconsin (the "**Town**") and Saratoga Solar Project, LLC, a Delaware Limited Liability Company ("**Developer**"), executed on 11/13/2023 (the "**Effective Date**"). The Town and Developer are sometimes referred to herein as a "**Party**" and collectively as the "**Parties**" to this Agreement.
- B. As used herein, the term "**Property**" or "**Site**" refers to those certain portions of specified parcels of land located in the Town and described in **Exhibit A**, as may be modified as provided in this Agreement.
- C. As used herein, the term "**Solar Energy System**" or "**System**" has the meaning provided in § 1.03(2) of the Town's Solar Energy System License Ordinance (Ordinance 2019-9- 18) (the "**Ordinance**").
- D. The Ordinance provides that a prospective operator of a proposed System to be located in the Town of Saratoga must obtain a license from the Town or enter into a developer agreement with the Town prior to beginning construction activities, in order to protect public health and safety, to minimize or prevent potential adverse off-site impacts from on-site and off-site operations, and to promote the general welfare of the people and communities within the Town of Saratoga.
- E. Developer and the Town agree that if the Ordinance is subsequently invalidated in whole or in part by action of a court of competent jurisdiction, this Agreement and all of the obligations of the Town and Developer herein will remain in full force and effect, other than specific portions thereof that have been superseded.
- F. Developer represents that it owns, leases, has options to purchase, or has other contractual rights over all of the land comprising the Property, and is authorized to engage in this Agreement and incur the obligations in this Agreement with respect to the Project (defined below) that Developer intends to construct and operate on the Property.
- G. Developer desires to construct and operate up to a 150.5 megawatt (MW) solar photovoltaic electrical generating facility and associated facilities such as energy storage, underground power collection lines, access roads, an operating and maintenance facility, an electrical substation, and an overhead transmission line connection (the "**Project**").
- H. Developer and the Town desire to enter into this Agreement to govern the rights and obligations of each with respect to the Project and intend that this Agreement

supersedes specific provisions of the Ordinance as authorized under § 1.06(2) of the Ordinance.

- I. The Town has reviewed initial plans for the Project and The Town finds that the standards, requirements, levels of review, monitoring, and compliance mechanisms and measures to mitigate or compensate for potential impacts set forth in this Agreement are consistent with the standards and the purposes of the Ordinance and that the issuance of this Approval will provide adequate protections for the public health, safety, and welfare.
- J. By execution of this Agreement, the Town provides Developer with approval to construct, operate and maintain the Project under the terms set forth herein (the "Approval").
- K. Pursuant to § 1.06(2) of the Ordinance, this Agreement supersedes specific provisions of the Ordinance only to the extent expressly provided below.
 - 1. A license for the Project is not required under Section 1.04(1). The term of this Agreement is as provided in Section M of this Agreement. The remainder of § 1.04 applies to this Agreement as if this Agreement were a license issued under that section. A transfer of Developer's rights and obligations under this Agreement pursuant to Section 1.04(4) must include financial assurance for completion of the decommissioning plan under Section 3 of this Agreement.
 - 2. The application requirements under Section 1.05 are superseded by this Agreement.
 - 3. The requirements under Section 1.06(1) are hereby determined to be completed and to the extent they have not been completed, are superseded by this Agreement.
 - 4. The minimum standards under Section 1.07 are satisfied by this Agreement and to the extent that they are not satisfied herein, are superseded by this Agreement.
 - 5. Section 1.08 of the Ordinance is superseded in part as provided in Section 24 of this Agreement.
- L. This Agreement is conditioned on Developer's initial and maintained compliance with all applicable state and federal and local laws and permit or approval requirements, including any requirements associated with a Certificate of Public Convenience and Necessity ("CPCN") issued by the Wisconsin Public Service Commission ("PSC") and any requirements in permits issued by the Wisconsin Department of Natural Resources ("DNR") for the proposed Project.

- M. The Approval granted under this Agreement shall be concurrent with the Project's CPCN, subject to the rights and remedies of the Town expressly provided in this Agreement with respect to Developer's breach of the terms of this Agreement.
- N. The terms of this Agreement were designed by mutual efforts of the Parties and are mutually agreed upon by the Parties. The rights and obligations of Developer and the Town under this Agreement shall survive termination of the Agreement.
- O. Terms used in this Agreement shall first be interpreted based on any definition contained in this Agreement. Terms not defined in this Agreement shall be interpreted using their common meaning as appropriate for the context in which they are used.

Agreement

Therefore, Developer and the Town agree to the following terms and conditions in consideration of the mutual promises, covenants, obligations, and agreements contained herein.

1. **Background Information.** Prior to commencement of construction or operation of the Project, Developer shall submit a detailed site plan and map; information about the owner of any lands upon which any part of the Project will be located; the name, address, phone number, and email address of the operator; and an operation plan detailing the construction, operations, and decommissioning phases over the life of the Project, including estimated timelines for each. The Parties understand and recognize that approval of the Project is under the jurisdiction of the PSC and that the Project must seek concurrence and approval from the PSC for substantive site design changes. If at any time during the operation of the Project, Developer proposes modifications to the Project in a manner that requires additional permitting review from the PSC or the DNR, Developer shall provide the Town any updated site plans or other material Project details.

2. **Highway Maintenance and Use Agreement.** Prior to commencement of construction or operation of the System, Developer and the Town shall enter into a Highway Maintenance and Use Agreement, substantially in the form attached hereto as **Exhibit B** (the "**Road Agreement**").

3. **Decommissioning Plan.** Prior to commencement of construction or operation of the Project, Developer will provide the Town with a detailed decommissioning plan, which shall include, within two (2) years after the beginning of commercial operation of the Project, an obligation for Developer to provide a commercially reasonable financial assurance, which may be in the form of a surety bond (issued by an insurance company), letter of credit (issued by a financial institution), escrow fund, parent guaranty, or other reasonable means of security reasonably acceptable to Developer and the Town, in an amount to be determined by an

independent engineer, to the extent the reasonably estimated costs to complete the decommissioning exceed the reasonably estimated salvage value of the Project improvements. Costs of this determination are to be paid by Developer. Developer and the Town shall agree on the choice of an independent engineer to perform this analysis. The independent engineer shall be retained by and professionally obligated to serve both the Developer and the Town. The Town shall not unreasonably withhold acceptance of an engineer suggested by the Developer. The need for and amount of the financial assurance shall be reviewed by the independent engineer, and if applicable, updated approximately every 5 years. With respect to the Town's ability to realize salvage value of the Project improvements, Developer shall provide evidence of casualty insurance covering the full replacement value thereof after completion of construction. Upon the occurrence of a casualty event materially damaging or destroying the Project improvements, Developer shall, at Developer's sole election, either (i) apply casualty insurance proceeds received by Developer to repair or replace the damaged or destroyed Project improvements, or (ii) increase the amount of decommissioning financial assurance to cover the decreased salvage value attributable to damage or destruction to Project improvements caused by such casualty event.

The decommissioning plan shall require at least the following to be completed within 12 months after permanent cessation of operation of the Project (for purposes of this Agreement, "permanent cessation of operation" shall mean that the entire Project has ceased operations for a consecutive period of twelve (12) months for reasons other than a force majeure event, and the Project shall be deemed to be operating for purposes of this Section 3 if the Project is under active construction activities, including without limitation, construction activities in connection with a Project-wide replacement or upgrade of the Solar Energy System):

- a) Removal of all above-ground Project components, including proper dismantling thereof.
- b) Restoration of the property to a reasonably similar condition as prior to construction, including efforts to (i) de-compact any substantially compacted soil, and (ii) reseed disturbed areas of the Site to control soil erosion.

4. **Post-Project Use of Property.** Prior to commencement of construction or operation of the System, Developer shall record with the Register of Deeds for Wood County a covenant applicable to the Site (excepting any portion of the Site constituting the transmission line route) that prohibits: 1) agricultural business uses of the Site that generate or store material amounts of animal waste on site, 2) the housing of livestock on the Site for agricultural business purposes, and 3) the land-spreading of animal or human waste on the Site. Such covenant shall run with the land in perpetuity and shall list the Town as the beneficiary of the rights and obligations of the Developer and subsequent owners of the Site under said covenant.; provided, however, the foregoing covenants (i) shall not be deemed to prohibit or prevent Developer from establishing animal grazing practices to accomplish weed control measures during the operation of the Project, including housing such grazing animals on the Site; and (ii) may be waived or released, in whole or in part, at any time by the Town, in its discretion.

5. **Public Impacts Studies.** Developer has completed and the Town acknowledges receipt of and satisfaction with the following studies:

- a) Phase I Environmental Site Assessment
- b) Karner Blue Butterfly Survey
- c) Wetland Delineation
- d) Geotechnical Investigations
- e) Cultural Resource Surveys
- f) Floodplain Study
- g) Road / Traffic Analysis
- h) Visual Simulations
- i) Erosion Control Plan
- j) EMF Study
- k) Noise Study
- l) Glare/Glint Study

6. **Groundwater Monitoring Plan.** Developer will perform or cause to be performed groundwater monitoring per the groundwater monitoring plan prepared for the Project, attached hereto as **Exhibit C**. Groundwater monitoring will begin prior to construction and continue through year five of operations. If groundwater monitoring yields elevated levels of contaminants, above applicable regulatory standards, then Developer agrees to investigate the source of contamination and continue groundwater monitoring as necessary and to the extent such contamination or material increase in such contamination is reasonably believed to have occurred due to the construction or operation of the Project. Developer will coordinate the groundwater monitoring events with the Town and will submit any results of such testing to the Town in writing; and the Town, at its expense, shall maintain the existing groundwater monitoring wells included in the groundwater monitoring plan. The Town shall be permitted access to keys or combinations to any locking well plugs to enable the Town to perform its own monitoring, at the Town's expense, but subject to a representative of Developer having prior notice of, and opportunity to be present during, any such access and monitoring performed by the Town.

7. **Battery Storage.** In the event Developer decides to install a battery energy storage system (BESS) on the Property, such BESS must be compliant with applicable laws and prudent industry standards and will include electrolyte containment to allow timely remediation and prevention of ground contamination in the event of an accident and sufficient containment of the BESS for security and accidental contact. The selected technology and design will be coordinated with the Town prior to commencing construction, and Developer shall in good faith consider and use commercially reasonable efforts to incorporate any reasonable comments and recommendations provided by the Town to the extent not inconsistent with prudent industry standards relating to containment design. In addition, Developer will provide Project specific

BESS training to emergency responders prior to installation and prior to commencement of commercial operation of the BESS.

8. **Petroleum Based Solvents.** Due to the high groundwater table in the area, Developer will not use any petroleum-based solvents to clean solar panels or other components of the solar array within the Project.

9. **Revenue Guarantee.** Under Wisconsin law applicable on the Effective Date of this Agreement, the State of Wisconsin is required to make utility aid payments to the Town if a solar generating system like the Project is located in the Town. If applicable laws should change during the life of the Project reducing the amount of these state payments, Developer shall compensate the Town in an amount to equal the amount of annual utility aid payments required under laws applicable on the effective date of this Agreement less any annual property taxes paid by the Developer to the Town for the Site and less any other annual payments to the Town that are adopted to replace the utility aid payments. Such payments shall be made annually by the Developer to the Town no later than January 31 of the year following the year for which payment is made.

10. **Fencing.** Developer shall use non-barb smooth wire mesh fencing around the perimeter of the solar array, constructed with wood posts. The height of the perimeter fencing shall be the minimum allowable under state and federal law and applicable building and electric codes.

11. **Buffer from Project Fence to Existing Residences.** Developer shall not remove any existing, live trees that are within 50 feet of the Project property line boundary (excepting any portion of the Project constituting the transmission line route). If existing trees that are within such 50-foot strip in a particular area die or are destroyed during the life of the Project as part of a pervasive event (i.e., fire, flood, tornado, etc.) that destroys a material number or grouping of such trees such that the overall impact is to materially diminish the viewshed buffer effect achieved by the existing trees, the Developer agrees to work with the Town in good faith to establish a plan to replant trees in such areas at the Developer's expense. In addition to and without limiting the Developer's obligation to maintain the aforementioned 50-foot strip, Developer, at Developer's expense, shall also work with any owner of any residence existing as of the Effective Date of this Agreement that is within 500 feet of the Project perimeter fence, to design a plan to retain the existing vegetative buffer and review and discuss other cost-effective supplemental view shed buffering options, if necessary. Further, Developer shall include a buffer at a minimum of 300 feet from the portion of the north property line that extends east of Highway 13, as depicted in **Exhibit A-1**.

12. **Construction Operations.** Construction activities that include significant noise generating activities will generally occur between the hours of 7:00 a.m. and 7:00 p.m., unless dusk occurs later. While not anticipated, in the event construction needs to occur outside of these hours or after dusk, **residences** within ¼ mile of where such activities are actually

occurring within the Site will be notified. Developer shall not deploy significant noise generating mechanisms to protect the solar array from damage during hailstorms, such as the use of so called "cranberry cannons" or similar devices.

13. **Lighting.** Lighting on the Site, during both construction and operations phases, shall be limited to the minimal lighting necessary for safety and security, and the Developer shall take all reasonable measures through light shrouding and other methods to reasonably mitigate light leaving the Property at night.

14. **Visitor Area and Tours.** The Developer will fund and construct a pull-off area with an elevated platform for viewing at least a portion of the Project area and a kiosk with Project information. The Project will allow limited public parking spaces to be located in the pull-off area. Additionally, once the Project is commercially operating, the Project will collaborate with the community to arrange occasional tours of the facility, subject to reasonable notice and safety and security measures. At Developer's discretion, the pull-off area may be closed at times for safety and security purposes and during inclement weather, including for the duration of the winter, and, at Developer's discretion, may include signage indicating that use of such pull-off area is only for observation purposes, constitutes "recreational activity" with immunity under Wis. Stats. §895.52, et. Seq., and all activities are at the sole risk of the undertaker.

15. **Vegetation.** Prior to commencement of construction or operation of the Project, Developer shall prepare and provide the Town with a copy of a vegetation management plan for the Project. The vegetation management plan shall outline plans for site vegetation management during construction and operations. After construction, the site shall be seeded with a low- growth grass seed mix under the solar panels. A pollinator seed mix shall be planted in select open areas outside of the array and inside the perimeter fence. Noxious weed and invasive species shall be managed through mowing and targeted applications of commercially available herbicides; however, no herbicides shall be stored on the site. After site vegetation is established, the Project shall not use broad applications of herbicides. No burning is allowed for disposal of cleared vegetation or trees, including tree stumps.

The Developer shall maintain a live snow fence along the west side of Highway 13 adjacent to the 50-foot buffer described in Paragraph 11. The live snow fence shall be constructed in accordance with Wisconsin Department of Transportation guidelines for snow drift prevention and consist of a minimum of one row where existing trees are present in the 50-foot buffer and 2 rows where trees are not present or sparse within the 50-foot buffer. Vegetative buffer plant material shall be initially installed between March 15 and November 15 and no later than 1 year after commencement of construction of the facility. All unhealthy and dead plants (60% or more dead plant material) shall be replaced by the Project owner or operator within one (1) year, or the next appropriate planting period, whichever occurs first.

16. **Stormwater.** Developer will prepare and comply with an Erosion Control and Stormwater Management Plan (ESCWMP) in accordance with the Wisconsin General Permit to discharge under the Wisconsin Pollutant Discharge Elimination System (WPDES) regulations established by the Clean Water Act and guided by the State of Wisconsin Department of Natural Resources.

17. **Water Wells.** During construction, in addition to water extracted from any well on the Property as contemplated below, Developer intends to use water trucks in connection with dust control and road construction. During operations, in the event adequate rainfall does not occur, Developer may use water trucks to wash solar panels, but such use is not anticipated to occur frequently. Developer will not install more than 1 water well on the Site that has a well capacity of greater than 50 gal/min, and in no event will Developer install any single water well on the Site that has a well capacity of greater than 100 gal/min; provided, however, during construction of the Project, Developer may install one well of up to 350 gal/min, so long as such well is properly capped, disposed, and abandoned pursuant to state regulations within ninety (90) days after the completion of construction of the Project. Developer will appropriately cap, dispose, and abandon existing wells on the Property pursuant to state regulations for well abandonment except that if Developer does not install a new well with the capacity of greater than 50 gal/min on the Property it may retain and use one of the existing wells on the Property.

If Developer installs a new well on the Property with capacity of greater than 50 gal/min it shall coordinate with the Town regarding the location of such installation.

18. **Emergency Response Plan.** Prior to commencement of construction or operation of the Project, Developer shall prepare and provide to the Town a copy of a site-specific Emergency Response Plan (ERP). A copy of the ERP shall be kept on Site during construction and operation of the Project.

19. **Site Maintenance; Reduction of Surplus Property.** Developer shall at all times maintain the Site in good condition and repair. In the event Developer determines, in Developer's sole and absolute discretion, that certain portions of the Property are not needed for the siting of the Solar Energy System, Developer may reduce the size of the Site accordingly and unilaterally upon providing written notice of the same to Town, along with a revised **Exhibit A** describing and depicting the revised Site. Any such change in the size of the Site may not result in the violation of any other requirements in this Agreement, including, without limitation, buffer and setback requirements in Paragraph 11 of this Agreement.

20. **Local Employment and Training.** Developer shall work with the local community to provide notice of employment opportunities and training programs.

21. **Cooperation.** Developer and the Town agree to communicate and cooperate in good faith concerning the safe construction, operation, and decommissioning of the Project.

22. **Public Safety and Emergency Medical Services.** Construction and operation of a solar photovoltaic electrical generating facility does not create any unique or especially dangerous environments or situations for emergency responders. Developer will require that all contractors on the Site during construction meet all state and federal laws for employee and public safety. Developer intends to request meetings with area emergency response agencies to provide project and facility familiarization and establish communication protocols. Developer will work with the Town to establish communication protocol and arrange for any necessary site-specific training for area emergency response personnel.

23. **Snowmobile Route.** Developer will use commercially reasonable efforts to provide access to snowmobilers via a designated snowmobile route by relocating an existing snowmobile route to a relocated route along the west perimeter boundary of the Property. The location of the snowmobile route will be determined and coordinated with the Town and the Rome Snowmobile Club (the "Club") prior to commencing construction. At Developer's election, Developer may satisfy its obligations under this Paragraph 23 by either (i) entering into a private agreement with the Club on terms mutually acceptable to Developer and the Club, or (ii) transferring by way of deed or dedication to the Town of sufficient real property for such snowmobile route, at no additional cost to the Town for such transfer, and subject to the Town's prior consent and approval of such deed or dedication if and to the extent Developer elects clause (ii) above. The snowmobile club or Town (as the case may be) will be responsible for maintaining any such dedicated snowmobile route and if maintenance activities require tree clearing within 50 feet of the Project property line boundary, Developer will not be responsible for preserving additional trees to comply with requirements in Paragraph 11. Notwithstanding the foregoing, snowmobile access may be restricted at Developer's discretion during Project construction.

24. **Indemnification.** Developer agrees to defend, pay on behalf of, and hold harmless the Town and their supervisors, trustees, administrators, employees, and representatives (collectively the "Indemnified Parties") against any and all losses, damages, claims, expenses, including reasonable attorneys' fees, and liabilities for physical damage to the property of the Town and for physical injury to any person, to the extent the same is proximately caused as a result of any activities or operations of Developer, its agents and employees, and arising out of the performance or non-performance of its duties pursuant to this Agreement or the construction, maintenance, or operation of the Project, except to the extent caused by the negligence or intentional misconduct of the Town or any other Indemnified Parties. Furthermore. Developer agrees to defend, pay on behalf of: and hold harmless the Town from any third party claims proximately caused as a result of any activities or operations of Developer, its agents and employees, and arising out of the performance or non-performance of its duties pursuant to this Agreement or the construction, maintenance, or operation of the Project, except to the extent that such claims are caused by the negligence or intentional misconduct of the Town or any other Indemnified Parties. This Indemnification obligation shall survive the termination of this Agreement. Nothing in this Section extends any statutes of limitation applicable to any claims that may be brought against the Town or the Developer.

25. **Insurance.** Developer shall at all times during construction and operation of the project carry Commercial General Liability Insurance with a minimum liability of \$5,000,000 per occurrence, and in the general aggregate (limits may be satisfied with a combination of General Liability and Umbrella/Excess policies) Automobile Liability insurance with a minimum liability limit of \$1,000,000 per accident, and the developer shall carry a workers compensation policy, with Employer's Liability limits no less than \$500,000, or, if the Developer is qualified self-insured in the State of Wisconsin, shall maintain not less than \$5,000,000 Umbrella/Excess insurance on an occurrence basis over its self-insured retention that may change from time to time. Such Umbrella/Excess insurance shall include automobile liability. The commercial general liability, automobile liability and umbrella/excess liability policies shall provide the Town of Saratoga with additional insured status on a primary and non-contributory basis (Umbrella/excess is non-contributory only) with a waiver of subrogation in favor of the Town of Saratoga. The workers' compensation/employer's liability policy shall include a waiver of subrogation in favor of the Town of Saratoga. All policies of insurance shall provide no less than 30 days written notice to the Town of Saratoga of the intent to cancel or non-renew except for ten days for non-payment of premium. Certificates of insurance will be provided to the Town on or before each policy renewal date.

26. **Relevant Law.** Any and all disputes arising under this Agreement and/or relating to the development and/or construction of the Project shall be resolved pursuant to the laws of the State of Wisconsin.

27. **Ordinance Superseded.** Section 1.08 of the Ordinance is hereby superseded as and to the extent provided below:

(i) Subsection 1.08(1) remains in effect; provided, however, any such inspections shall be conducted in accordance with operational and safety protocols established by the Project owner and operator;

(ii) Subsections 1.08(2)(a) and 1.08(2)(b) are hereby deemed satisfied, waived and superseded by this Agreement;

(iii) Subsection 1.08(2)(c) is satisfied, waived, and superseded by this Agreement except with respect to intentional and material false statements;

(iv) Subsections 1.08(4)(a), 1.08(4)(e), and 1.08(5) remain in effect only with respect to Sections 2, 3, 4, 6, 7, and 22 of this Agreement (but only after prior written notice from Town to Developer and ninety (90) days to cure) and all of such subsections are superseded with respect to all other Sections of this Agreement;

(v) Subsection 1.08(6) remains in effect; provided however, any fines or penalties thereunder shall not exceed \$150 per day and shall not commence unless and until written notice of such violation from the Town to Developer and thirty (30) days to cure.

28. **Withdrawal of Building Permit.** By entering into this Agreement, Developer hereby agrees that upon acquiring ownership of the Property any preexisting building permit or other use authorization for which application was made by any of its predecessors in interest in the Property are withdrawn and rescinded and have no further legal effect.

29. **Notices.** Notices, requests, demands, and other communications shall be sent to the following addresses:

If to Developer:

Saratoga Solar Project, LLC
8841 Hwy 13 South
Wisconsin Rapids, WI 54494

If to the Town:

Town of Saratoga
1120 State Hwy 73 South
Wisconsin Rapids WI
54494 Attn: Town Clerk

All notices shall be in writing. Any notice shall be deemed to be sufficiently given (i) on the date, if delivered in person; (ii) five (5) days after being sent by United States registered or certified mail, postage prepaid, return receipt requested; or (iii) on the next Business Day if sent by overnight delivery service (*e.g.* Federal Express) to the notified Party at its address set forth above. These addresses shall remain in effect unless another address is substituted by written notice. Notices may be sent via email transmission to the email addresses provided, however, notice sent via email shall be followed by notice delivered by personal service or by registered or certified mail, return receipt requested, or by overnight delivery.

30. **Anti-Corruption.** For the purposes of this Paragraph 30 only, “Anti-Corruption Laws” shall mean, only to the extent applicable to state and local governmental entities and political subdivisions thereof, (a) the United States Foreign Corrupt Practices Act of 1977; and (b) all applicable national, regional, provincial, state, municipal or local laws that prohibit tax evasion, money laundering or otherwise dealing in the proceeds of crime or the bribery of, or the providing of unlawful gratuities, facilitation payments, or other benefits to, any government official or any other person. The Town hereby represents, warrants, and covenants that in connection with this Agreement and the business resulting therefrom: (i) it will comply with all applicable Anti-Corruption Laws; (ii) whether directly or indirectly, it has not accepted and will not accept any payment, gift, promise, or other advantage, to or for the use or benefit of any government official or any other person where that payment, gift, promise, or other advantage would comprise an impermissible facilitation payment or otherwise violate the Anti-Corruption Laws; (iii) it will retain its books and records for the period required by applicable law or the Town’s own retention policies, whichever is longer; and (iv) in the event the Town becomes aware it has breached an obligation in this paragraph, it will promptly notify the Developer,

subject to the preservation of legal privilege. Subject to the preservation of legal privilege, for so long as such books and records are actually retained by the other Party, each Party shall have a right, at its expense, and the other Party shall take reasonable steps to enable this right, to audit the other Party's relevant books and records with respect to compliance with this paragraph. Nothing in this Agreement shall require a Party to perform any part of this Agreement or take any actions if, by doing so, the Party would not comply with applicable law, including the Anti-Corruption Laws. The obligations in this Paragraph 30 shall survive the termination as described above.

[Signature Page Follows]

IN WITNESS WHEREOF, the parties have entered into this Solar Generating Facility Developer Agreement.

TOWN OF SARATOGA

By: Lorelei Fuehrer, Chairperson
Lorelei Fuehrer, Chairperson

SARATOGA SOLAR PROJECT, LLC

DocuSigned by:
By: Scott Zeimetz
Name: Scott Zeimetz
Title: Authorized Person

DocuSigned by:
By: Emily Fuebner
Name: Emily Fuebner
Title: Authorized Person

Attest:

Paulette Weinfurter
Paulette Weinfurter, Town Clerk

Date: 11-14-2023
_____(Town Clerk) only attested to Chairperson Lorelei Fuehrer's signature

Exhibit A – the Property
Legal Description

LEGAL DESCRIPTION

TRACT 1

SECTION NINETEEN (19), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE SIX (6) EAST, WOOD COUNTY, WISCONSIN.

A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) AND A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) EXCEPTING THEREFROM LOT ONE (1) OF CERTIFIED SURVEY MAP NO. 10858 RECORDED MARCH 08, 2021 AS DOCUMENT NO. 2021R02632.

TAX PARCEL NOS. 18-00350 & 18-00353

AND

SECTION TWENTY (20), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE SIX (6) EAST, WOOD COUNTY, WISCONSIN.

THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4), EXCEPT HIGHWAY RECORDED IN VOLUME 420, PAGE 503 AND EXCEPTING THEREFROM LOT ONE (1) OF CERTIFIED SURVEY MAP NO. 10858 RECORDED MARCH 08, 2021 AS DOCUMENT NO. 2021R02632.

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TAX PARCEL NOS. 18-00356, 18-00360, 18-00361, 18-00362, 18-00363, 18-00364, 18-00365, 18-00367, 18-00368

AND

SECTION TWENTY-ONE (21), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE SIX (6) EAST, WOOD COUNTY, WISCONSIN.

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TAX PARCEL NOS. 18-00381, 18-00384, 18-00382 & 18-0385

AND

SECTION TWENTY-NINE (29), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE SIX (6) EAST, WOOD COUNTY, WISCONSIN.

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TAX PARCEL NOS. 18-00505, 18-00506, 18-00507, 18-00509, 18-00510, 18-00511, 18-00513, 18-00514,
18-00515, 18-00516

AND

SECTION THIRTY (30), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE SIX (6) EAST, WOOD COUNTY,
WISCONSIN.

THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4)
THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4)
THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4)
THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4)
THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4)
SOUTHEAST 1/4 SOUTHEAST 1/4

TAX PARCEL NOS. 18-00521, 18-00524, 18-00531, 18-00532, 18-00533 & 18-00534.

AND

TRACT 2

PARCEL 1:

THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 21 NORTH, RANGE 6 EAST,
TOWN OF GRAND RAPIDS, WOOD COUNTY, WISCONSIN, EXCEPT ANY LANDS CONVEYED FOR ROAD
PURPOSES.

PARCEL 2:

THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 21 NORTH, RANGE 6 EAST,
TOWN OF GRAND RAPIDS, WOOD COUNTY, WISCONSIN, EXCEPT ANY LANDS CONVEYED FOR ROAD
PURPOSES.

PARCEL 3:

THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 21 NORTH, RANGE 6 EAST,
TOWN OF GRAND RAPIDS, WOOD COUNTY, WISCONSIN.

PARCEL 4:

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 21 NORTH, RANGE 6 EAST, TOWN OF GRAND RAPIDS, WOOD COUNTY, WISCONSIN, EXCEPT ANY LANDS CONVEYED FOR ROAD PURPOSES.

TAX PARCEL NOS. 18-00366, 18-00369, 18-00379 and 18-00380

AND

TRACT 3

PARCEL 1:

THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) EXCEPT THE HIGHWAY RIGHT-OF-WAY OF SECTION TWENTY (20), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE SIX (6) EAST, TOWN OF SARATOGA, WOOD COUNTY, WISCONSIN.

PARCEL 2:

THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-ONE (21), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE SIX (6) EAST, TOWN OF SARATOGA, WOOD COUNTY, WISCONSIN.

PARCEL 3:

THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-SEVEN (27), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE SIX (6) EAST, TOWN OF SARATOGA, WOOD COUNTY, WISCONSIN.

PARCEL 4:

THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4), THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4), THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4), AND THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE SIX (6) EAST, TOWN OF SARATOGA, WOOD COUNTY, WISCONSIN.

PARCEL 5:

THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4), AND THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4), SECTION THIRTY-FOUR (34), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE SIX (6) EAST, TOWN OF SARATOGA, WOOD COUNTY, WISCONSIN.

TAX PARCEL NOS 18-00357, 18-00376, 18-00476, 18-00477, 18-00489, 18-00492, 18-00501, 18-00504, 18-00586, and 18-00587

AND

TRACT 4

PARCEL 1:

THE SW-1/4 OF THE NE-1/4 OF SECTION 28, TOWNSHIP 21 NORTH, RANGE 6 EAST, THE TOWN OF SARATOGA, WOOD COUNTY, WISCONSIN.

PARCEL 2:

THE NE-1/4 OF THE NW-1/4 OF SECTION 28, TOWNSHIP 21 NORTH, RANGE 6 EAST, TOWN OF SARATOGA, WOOD COUNTY, WISCONSIN.

PARCEL 3:

THE NW-1/4 OF THE NW-1/4 OF SECTION 28, TOWNSHIP 21 NORTH, RANGE 6 EAST, TOWN OF SARATOGA, WOOD COUNTY, WISCONSIN.

PARCEL 4:

THE SW-1/4 OF THE NW-1/4 OF SECTION 28, TOWNSHIP 21 NORTH, RANGE 6 EAST, TOWN OF SARATOGA, WOOD COUNTY, WISCONSIN.

PARCEL 5:

THE SE-1/4 OF THE NW-1/4 OF SECTION 28, TOWNSHIP 21 NORTH, RANGE 6 EAST, TOWN OF SARATOGA, WOOD COUNTY, WISCONSIN.

TAX PARCEL NOS. 18-00491, 18-00493, 18-00494, 18-00495 and 18-00496

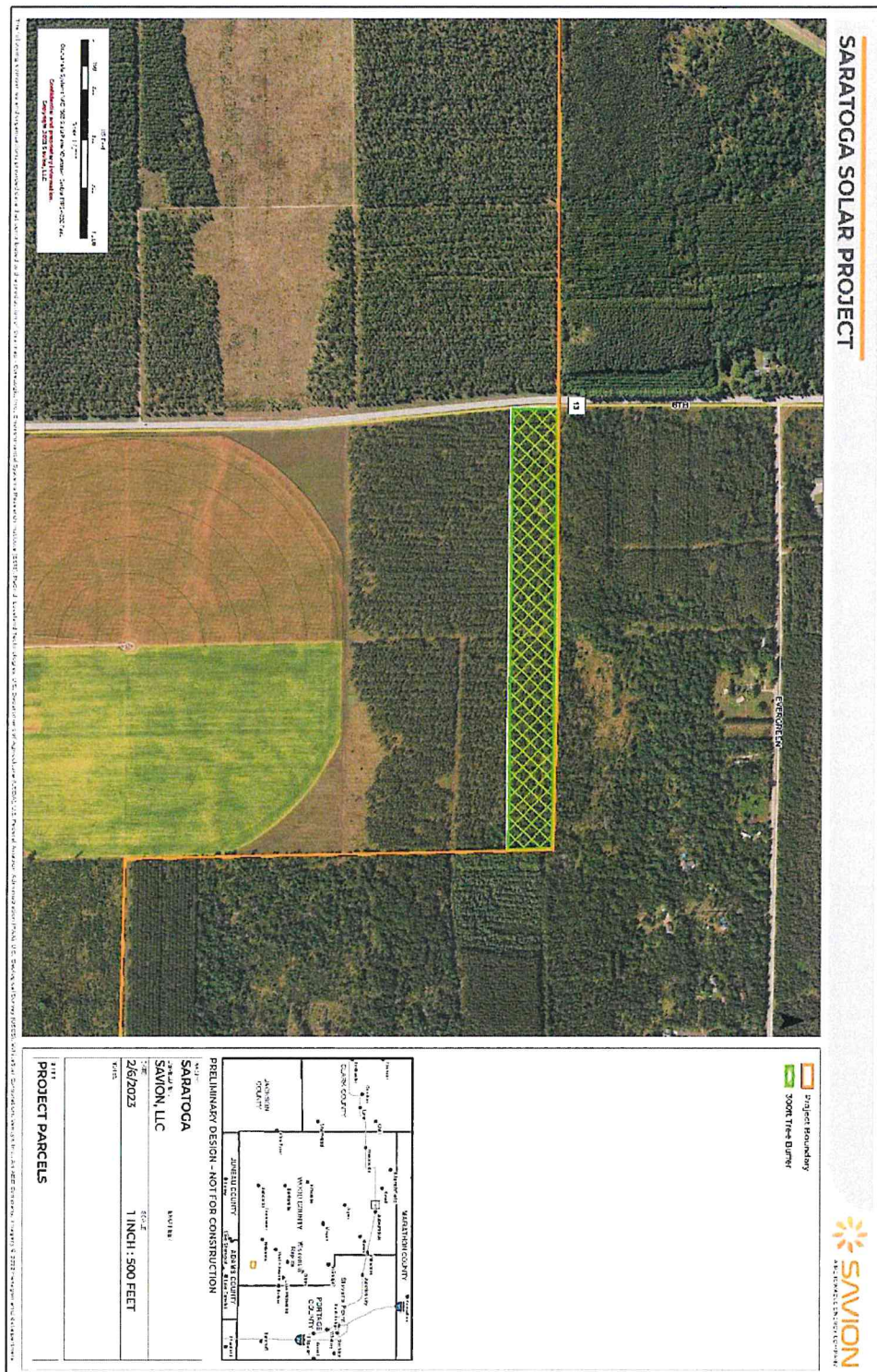
Exhibit A-1

Exhibit B - Highway Use Agreement

Pursuant to the Solar Generating Facility Developer Agreement between the Town of Saratoga (the "**Town**") and Saratoga Solar Project, LLC, executed on November 14, 2023 (the "**Agreement**") and Wis. Stat. §. 349.16(1)(c), the parties agree to the following. Terms capitalized in this document but not herein defined shall be interpreted as provided in the Agreement.

1. Use of Town highways by Saratoga Solar Project, LLC, and its successors, assigns, contractors, agents and representatives (collectively, "**Developer**") using vehicles with a gross vehicle weight rating of no more than 48,000 pounds is not restricted by this Agreement except as applicable to other highway users. No use of Town highways by Developer using vehicles with a gross vehicle weight rating in excess of 48,000 pounds ("**Heavy Vehicles**") is allowed except as specifically provided in this Agreement or if not specifically provided herein, by special permission provided by the Town in writing.

2. Developer may use the Town highway segments depicted in the map attached hereto as **Schedule A** for Heavy Vehicle traffic as part of the construction, operation, maintenance and repair of the Project (the "**Permitted Town Highway Segments**").

3. The Town imposes no weight or size limits and waives any applicable vehicle weight or size license or permit requirement related to transportation activities by Heavy Vehicles on the Permitted Town Highway Segments during the construction phase of the Project.

4. Following issuance of a permit to proceed with construction being issued by the PSC, Developer will engage a professional engineer to prepare an "Initial Condition" report on all Town roads designated as "Permitted Town Highway Segments." The same engineering firm will be engaged to prepare a post-construction road condition report on "Permitted Town Highway Segments." The Initial Condition report and the Post Construction Road Condition report (see below) shall include evaluation of the road surface condition, the road base condition, and the overall quality of vehicle ride.

During the ongoing construction of the Project, the Town shall be responsible for continued routine maintenance of the Permitted Town Highway Segments; provided, however, Developer, at its expense, shall reimburse the Town for the cost to repair any significant damage to Permitted Town Highway Segments within thirty (30) days after receipt of a detailed invoice itemizing the cost of such repairs. Within thirty (30) days after substantial completion of construction of the Project, Developer, at its expense, shall have prepared and provide to Town, a Post Construction Road Condition Report. The Post Construction Roads Report will be the basis for preparation of the Final Roads and Drainage Restoration Plan ("Final Repairs Plan"). The Final Repairs Plan will be provided to the Parties. To the extent required under the Final Repairs Plan, Developer will reimburse the Town for the cost to repair any damage to Permitted Town Highway Segments or drainage systems, to as good or better than the condition they were

in prior to construction, as documented in the Initial Evaluation. If no objections to the Final Repairs Plan are stated by the Parties within 30 days of receipt, the Final Repairs Plan will be deemed approved and the Town may commence work, subject to reimbursement by Developer within thirty (30) days after receipt of a detailed invoice itemizing the cost of such repairs. The Parties shall rely upon the Initial Evaluation as a baseline for purposes of determining the type and restoration standard of repair required.

Prior to commencement of construction of the Project, to guarantee compliance with the terms of this Agreement during construction and until completion of the repairs contemplated under the Final Repairs Plan, Developer shall furnish security initially in the form of a bond, letter of credit, parent guaranty, or escrow. The bond shall remain in an amount equal to \$50,000.00, subject to allowable draws by the Town; provided, however, such financial assurance shall be released and no longer required upon completion of the repairs contemplated in the Final Repairs Plan to the reasonable satisfaction of the Town.

5. Throughout the life of the Project, the Parties shall work cooperatively to maintain public road infrastructure in a safe condition for passage by the public; provided, however, after the completion of the repairs contemplated in the Final Repairs Plan to the reasonable satisfaction of the Town the Developer shall be responsible only for the cost of repairs for significant damages to Town roads to the extent proximately caused by Developer. The Town shall expedite review and, if appropriate, issue any permits or other approvals requested by the Developer in connection with construction, operation and maintenance of electric collection lines, communications cables and other equipment in the Town highway rights-of-way.

6. If the Permitted Town Highway Segments are temporarily unusable to Developer, including because of maintenance being conducted on these segments, the Town will authorize use of alternate Town highway segments as necessary for Developer to conduct its operations pursuant to a subsequent agreement between the Town and Developer regarding maintenance costs and other relevant factors associated with the use of the alternate Town highway segments. Developer will make reasonable efforts to keep the Permitted Town Highway Segments clear of mud and debris resulting from Project activities.

[Signature Pages Follow]

IN WITNESS WHEREOF, the parties have entered into this Highway Use Agreement.

TOWN OF SARATOGA

By: Lorelei Fuehrer, Chairperson
Lorelei Fuehrer, Chairperson

SARATOGA SOLAR PROJECT, LLC

DocuSigned by:
By: Scott Zimetz
Name: Scott Zimetz
Title: Authorized Person

DocuSigned by:
By: Emily Tuebner
Name: Emily Tuebner
Title: Authorized Person

Attest:

Paulette Weinfurter

Paulette Weinfurter, Town Clerk (only attested to Chairperson Lorelei Fuehrer's signature)

Date: 11-14-2023

Schedule A to Highway Use Agreement

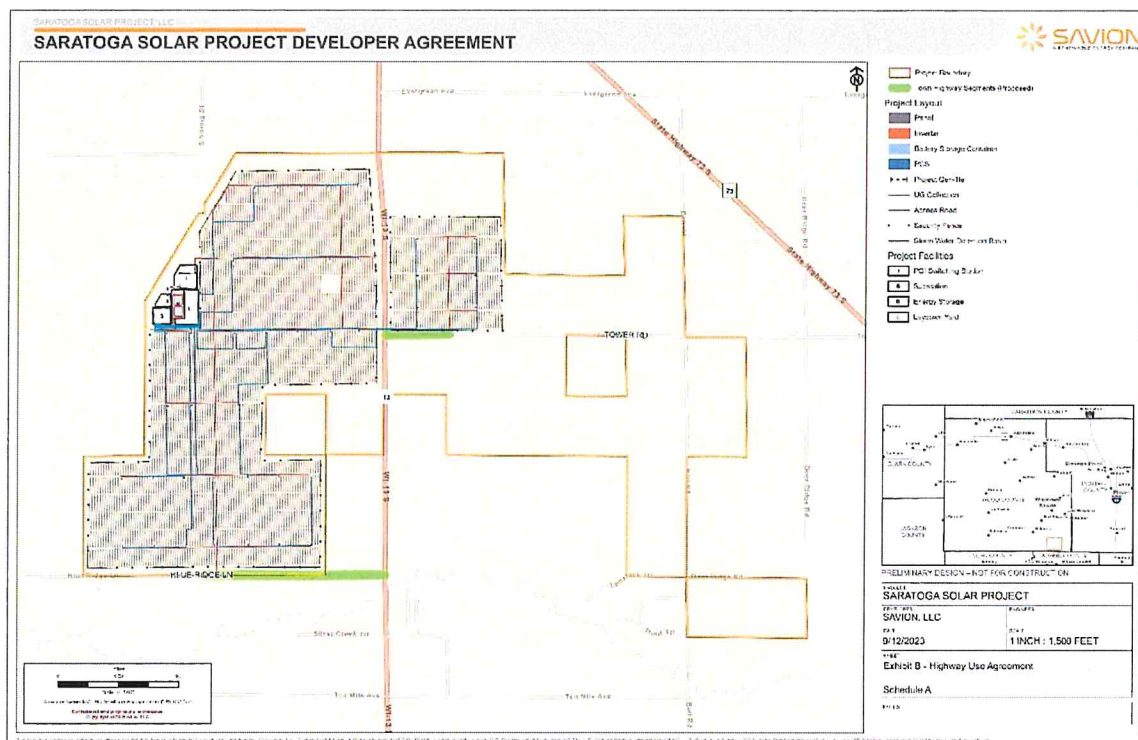


Exhibit C – Groundwater Monitoring Plan

February 1, 2023

Ms. Emily Truebner, VP Permitting & Environmental
Saratoga Solar Project, LLC
422 Admiral Boulevard
Kansas City, Missouri 64106

Re: Proposal for Groundwater Monitoring Plan
Saratoga Solar Project
Wood County, Wisconsin

Dear Ms. Truebner:

Environmental Consulting & Technology, Inc. (ECT) is pleased to provide this scope of work to conduct groundwater monitoring at the proposed Saratoga Solar Project (Subject Property). It has been requested that the Subject Property will perform ongoing groundwater monitoring to determine whether the proposed construction and operation of the Subject Property adversely impacts the groundwater conditions. The scope of work for the proposed activities are provided below.

SCOPE OF WORK

According to a review of the 2018 *Golden Sands Dairy Monitoring Report*, prepared by Collier Consulting and dated March 1, 2019, the existing groundwater monitoring well network includes 10 (10) wells. Three (3) of the existing wells are proposed for sampling by ECT during each monitoring event, as follows:

- One (1) on-site monitoring well (MW-U4);
- One (1) up-gradient monitoring well (MW-U3); and,
- One (1) down-gradient monitoring well (MW-D2).

The groundwater monitoring activities will be completed over approximately seven (7) years in accordance with the following tasks:

Task 1: Pre-Construction Groundwater Sampling and Reporting

- A site-specific Health and Safety Plan will be prepared for this sampling event.
- ECT will conduct one (1) groundwater sampling and reporting event prior to the start of construction at the Subject Property, with a preference of a Fall or Spring sampling event.
- Prior to sample collection, depth-to-water measurements will be taken from MW-U4, MW-U3, and MW-D2 for the purpose of creating a potentiometric surface map to determine groundwater flow direction at the Subject Property.
- One (1) groundwater sample will be collected from MW-U4, MW-U3, and MW-D2 via U.S. Environmental Protection Agency (U.S. EPA) low-flow sampling protocols. Groundwater will be filtered prior to collection for metals analysis (described in following bullet).
- The groundwater samples and a trip blank will be transported on ice under chain-of custody for laboratory analysis of:
 - Herbicides using U.S. EPA Method 8151
 - Volatile Organic Compounds (VOCs) using U.S. EPA Method 8160

Ms. Emily Truebner, VP Permitting & Environmental
Saratoga Solar Project, LLC
February 1, 2023
Page 2

- Semi-volatile Organic Compounds (SVOCs) using U.S. EPA Method 8270
- Resource Conservation and Recovery Act (RCRA) 8 Metals (Arsenic, Barium, Cadmium, Chromium (total), Lead, Mercury, Selenium, and Silver) using U.S. EPA Methods 6010B/7470-7471
- The investigation derived waste (IDW) consisting of purge and decontamination water will be drummed for disposal and stored on-site. The IDW will be properly disposed of by a third-party waste-hauler on an as-needed basis, at least once per year. All IDW disposal assumes non-hazardous disposal and that the owner/client signs as the generator.
- Following the sampling event and receipt of analytical data, a groundwater monitoring report will be prepared. The report will include a summary of sampling activities, appropriate figures and data tables, and copies of the laboratory reports.

Task 2: Construction Groundwater Sampling and Monitoring

- A site-specific Health and Safety Plan will be updated for this sampling event.
- ECT will conduct one (1) groundwater sampling and reporting event during construction activities at the Subject Property.
- Prior to sample collection, depth-to-water measurements will be taken from MW-U4, MW-U3, and MW-D2 for the purpose of creating a potentiometric surface map to determine groundwater flow direction at the Subject Property.
- Groundwater sampling, laboratory analysis, and IDW collection will be conducted in the same manner as discussed above.
- Following the sampling event and receipt of analytical data, a groundwater monitoring report will be prepared. The report will include a summary of sampling activities, appropriate figures and data tables, and copies of the laboratory reports.

Task 3: Operations Groundwater Sampling and Monitoring

- A site-specific Health and Safety Plan will be updated for each annual sampling event.
- ECT will conduct annual groundwater sampling and reporting events for five (5) years following construction of the Subject Property. Therefore, five (5) sampling events will occur.
- Prior to sample collection, depth-to-water measurements will be taken from MW-U4, MW-U3, and MW-D2 for the purpose of creating a potentiometric surface map to determine groundwater flow direction at the Subject Property.
- Groundwater sampling, laboratory analysis, and IDW collection will be conducted in the same manner as discussed above.
- Following each sampling event and receipt of analytical data, a groundwater monitoring report will be prepared. Each report will include a summary of sampling activities, appropriate figures and data tables, and copies of the laboratory reports.

Ms. Emily Truebner, VP Permitting & Environmental
 Saratoga Solar Project, LLC
 February 1, 2023
 Page 3

COST ESTIMATE

The estimated cost to perform the work described is \$84,375, which will be invoiced monthly on a Time & Materials / Not to Exceed basis. A breakdown of the costs is provided in the following table.

Proposed Activities	Estimated Cost
Task 1: Pre-Construction Groundwater Monitoring & Sampling <ul style="list-style-type: none"> • Coordination with all parties • Completion of one (1) groundwater monitoring and sampling event as described above, including analytical analysis. • Partial costs for disposal (costs are split between tasks) • Completion of Groundwater Monitoring & Sampling Report 	\$10,250 (1 event)
Task 2: Construction Groundwater Monitoring & Sampling <ul style="list-style-type: none"> • Coordination with all parties • Completion of one (1) groundwater monitoring and sampling event as described above, including analytical analysis. • Partial costs for disposal (costs are split between tasks) • Completion of Groundwater Monitoring & Sampling Report 	\$10,250 (per event; assumed 1 event)
Task 3: Post-Construction Groundwater Monitoring & Sampling <ul style="list-style-type: none"> • Coordination with all parties • Completion of one (1) groundwater monitoring and sampling event as described above, including analytical analysis. • Partial costs for disposal (costs are split between tasks) • Completion of Groundwater Monitoring & Sampling Report 	\$11,275 (per event; 5 events total \$56,375)
Project Total	\$76,875

ASSUMPTIONS

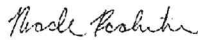
This work will be completed in accordance with the terms and conditions outlined in the Master Services Agreement between Saratoga Solar Project, LLC and ECT, dated January 25, 2023. If unusual conditions are encountered (i.e., inaccessible locations, dry wells, etc.), the costs may need to be adjusted. No work outside the agreed upon scope of work will be conducted without your prior approval.

The above costs assume that the monitoring wells are able to be located and produce sufficient groundwater, that normal conditions will be encountered, and that any delays, obstructions, or other limitations caused by the client or her agents will result in additional expense to the client. All laboratory work will be reported on a standard two-week turnaround time.

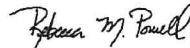
Ms. Emily Truebner, VP Permitting & Environmental
Saratoga Solar Project, LLC
February 1, 2023
Page 4

Please contact us if there are any questions regarding this proposal. If you concur with our proposal, please provide an executed Task Order. ECT appreciates the opportunity to assist with this very important project.

Sincerely,
Environmental Consulting & Technology, Inc.



Nicole Rockentine
Geologist, RG
Site Assessment & Remediation
M: 248.790.2622
NRockentine@ectinc.com



Rebecca Powell
Operations Director
Site Assessment & Remediation
M: 989.802.4913
RMPowell@ectinc.com