

**ROAD USE AGREEMENT
RELATING TO THE DEVELOPMENT
OF
ALLIANT SOLAR PROJECT**

THIS ROAD USE AGREEMENT (this "Agreement"), dated this 27th day of December, 2022, between the BOARD OF COUNTY SUPERVISORS OF UNION COUNTY, IOWA, (hereinafter sometimes referred to as "County") and Alliant Energy (hereinafter sometimes referred to as "Developer").

WITNESSETH:

WHEREAS, Developer intends the construction of a Solar Project in Union County; and

WHEREAS, Developer and County wish to formally document the expectations for road maintenance and restoration during and following construction of the Solar Project in Union County; and

WHEREAS, County has fully considered the proposed development and improvement of the land and the requirements to be imposed upon other adjoining or neighboring properties by reason of the proposed development and improvement of the land; and

WHEREAS, County and Developer mutually acknowledge that the matters hereinafter described, will be subject to all the requirements, terms and conditions of Union County, now in effect and other laws, rules, and regulations, as those are promulgated by statutes, resolutions, or otherwise; and

WHEREAS, County and Developer mutually acknowledge and agree that the matters hereinafter set forth are reasonable conditions and requirements to be imposed by Union County, and that such matters are necessary to protect, promote, and enhance the public welfare; and

NOW, THEREFORE, in consideration of the premises, the mutual covenants herein contained it is agreed as follows:

PROJECT BOUNDARIES SUBJECT TO THIS AGREEMENT

1. The solar project boundaries subject to this Agreement are outlined in Exhibit A.

ROAD MAINTENANCE TO BE PERFORMED

2. During the period of the solar project construction, Developer and its contractors and sub-contractors will be responsible for maintaining the unpaved roads within the solar project boundaries. Maintenance of the unpaved roads during construction will consist of the following:
 - Blading roads on a weekly or more frequent basis as needed due to construction traffic or weather.
 - Placement of granular surfacing on road soft spots on a weekly or more frequent basis as needed due to construction traffic or weather.
 - Shaping roads as necessary for drainage and safety on a weekly or more frequent basis as needed due to construction traffic or weather.
 - Utilization of dust mitigation and control measures on road surfaces, including, but not limited to the use of magnesium chloride and water, to provide adequate site distance for vehicles and users of the unpaved road. The primary focus of the dust control is in front of residences and the remaining road segments are on an as needed basis.

County may inspect the roads at any time and offer suggestions for maintenance to improve safety.

Developer's obligation to maintain specific unpaved roads within the solar project boundaries will cease at such time as the specific sections of unpaved roads are no longer required for transportation of solar project components for the initial construction of the solar project and such specific road sections have been restored in accordance with this Agreement and have received probationary acceptance. For the purposes of this Agreement, County road sections will be defined as encompassing the entire distance between road intersections.

ROAD RESTORATION TO BE COMPLETED

3. All road restoration contemplated by this Agreement shall be performed by Developer in a good and workmanlike manner and in accordance with applicable County standards, rules, and regulations governing such construction as reasonably determined by the Union County Secondary Roads Department. AASHTO Publications and Iowa DOT Standard Specifications shall be utilized as primary guidelines.

TIME OF COMPLETION

4. Except where a lesser time period is prescribed, all improvements herein described and all matters herein agreed to be performed shall be restored, constructed, or performed by Developer within one (1) year from the date of the final solar project component delivery for the applicable solar project, provided however, that labor disputes, fire, unusual delays in transportation, unavoidable casualties, causes beyond the Developer's control or by any other cause which County may reasonably determine justifies the delay shall extend the said time period for performance of this Agreement as mutually agreed between the County and the Developer.

OWNERSHIP OF IMPROVEMENTS

5. Subject to the County's reasonable acceptance of road improvements for maintenance purposes, upon completion of road restoration work located in County right-of-way, all such completed road restoration work shall become the sole property of Union County, free and clear of all liens, encumbrances, and restrictions. Developer's underground collector lines, communications lines, or other solar project facilities constructed in the right-of-way are expressly excluded from the definition of completed road restoration work. Developer shall furnish to County lien waivers and/or satisfactory proof that all claims and payments to be made in connection with construction of said road improvements have been satisfied. All other improvements referenced in this Agreement shall be owned and maintained by Developer and their successors and assigns.

FAILURE TO COMPLETE THE RESTORATION

6. In the event that any portion of road restoration work has not been made, installed, or performed within said one (1) year period, except as provided for in paragraph 4 above, then, and in that event, County may have such remaining road restoration work completed within a reasonable time by such means and in such manner, by contract with or without public letting, or otherwise, as it may deem advisable, at Developer's expense. County shall be entitled to reimbursement from Developer upon demand for any such documented reasonable costs incurred by County, plus 1.5% interest per month on unpaid balance.

PARTIAL RELEASE

7. In the event security has been provided in accordance with this Agreement, as road restoration work is completed, Developer may request in writing that County inspect such work and upon probationary acceptance corresponding reductions of such security can include, letter of credit or parent guarantee. The procedures for completion of road improvements and work by County and payment to County therefore shall apply whether there be one or more defaults on the part of Developer in performing the terms, conditions, and covenants contained in this Agreement.

RELEASE

8. The County shall not release the Developer from its obligations with respect to the solar project until all road restoration work with respect to such solar project has been completed and the probationary period(s) has expired or when all deficiencies identified prior to the expiration of the probationary period have been corrected. Following expiration of the probationary period the County will provide Developer with an acknowledgement that the probationary period has expired.

PRESERVATION OF OTHER REMEDIES

9. The rights and remedies of the County provided in this Agreement shall not be exclusive and are in addition to any other rights or remedies provided by law. Developer, in developing the applicable solar project shall fully comply with all applicable rules, regulations, standards, and laws of the County and other governmental agencies and bodies having jurisdiction.

STANDARDS FOR ACCEPTANCE

10. County shall accept the road restoration in County right-of-way as public improvements which are constructed under this Agreement for full maintenance in accordance with its regulations once probationary acceptance has been granted for a road section under the following terms and conditions:
 - A) As soon as all of the restoration in a road section which is covered by this Agreement has been completed in accordance with the terms of this Agreement, Developer shall send a letter to the County Engineer requesting probationary acceptance with the following statement included: "I hereby state that to the best of my knowledge, information and belief, the road section has been restored in substantial compliance with the Road Use Agreement Relating to the Development of (Solar Project Name) Solar Project." When improvements are determined to be constructed to the County's reasonable satisfaction, the County will send a letter to the Developer granting probationary acceptance of public improvements. The probationary period will terminate one year from the date of probationary acceptance unless one or more deficiencies is identified by the County prior to such termination.
 - B) Prior to termination of the probationary period the County may identify and provide a written list of deficiencies based on a physical inspection of the road sections subject to this Agreement. The Developer shall correct all of said deficiencies to the County's reasonable satisfaction within six (6) months from the date said deficiency list is issued. When all of said deficiencies on a specific road section have been corrected to the County's reasonable satisfaction, the road section will be deemed accepted and Developer will have no further obligations for restoration on said road section.

PLAN EXECUTION BY UNION COUNTY

11. The execution of this Agreement by the Board of County Supervisors of Union County in no way represents that the County will accept the public road restoration contemplated by this Agreement for title or maintenance purposes until said road restorations have been completed in compliance with this Agreement and with applicable Union County standards, rules and regulations.

RESPONSIBILITY FOR INSTALLING UTILITIES AND FOR THE PERMITTING OF THEIR INSTALLATION

12. Developer agrees to be responsible for contracting for installation of any or all utilities where required, including, but not limited to water, sewer, natural gas, and electricity. Union County, as the owner of public right-of-way and public easements in this Agreement, retains the right to issue utility permits to utility companies or to other persons, companies, corporations or organizations prior to the final acceptance of public road restorations, herein described.

STIPULATIONS

13. This Agreement in addition to the consideration of the premises, the mutual covenants herein contained, and the approval and execution, of this Agreement by Union County shall be and is subject to the following stipulations(s) and Developer agrees to the following:
 - A) Developer shall be responsible for maintenance of unpaved roads within the solar project boundaries as described in this Agreement. This will include, but is not limited to blading, placing of granular surfacing, shaping, and dust control. Coordination with Union County will be necessary, including response to citizen concerns. Union County will not provide maintenance service to roadways within the solar project boundaries until the time of probationary acceptance.
 - B) Developer shall be responsible for an inspection of all County roadways within the solar project boundaries and subject to the Agreement prior to any major road improvement work being performed, as burden of proof of repairs and deficiencies is the responsibility of the Developer. Developer shall provide Union County with a video survey of all the roads in the solar project boundaries prior to start of construction of the solar project. Developer shall be responsible for obtaining any and all permits, permissions, or compliances not covered in the provisions of this Agreement or those permitted by Union County.
 - C) Developer shall provide and maintain all traffic control as required for the safe and efficient movement of traffic as a result of its construction activities.
 - D) The following shall apply with respect to Level B roads:
 1. Surfacing will be allowed on Level B roads; however, if Developer proposes to place granular surfacing on Level B roads, the Level B road will need to be improved to meet or exceed the typical section as depicted in Exhibit B.
 2. If Developer requests that the Board consider upgrading a Level B road to a Level A service road and the Board so approves, then Developer will be required to meet the minimum requirements of a Level A road. There is no obligation on the part of the Board of Supervisors or in this Agreement that requires that the Board of Supervisors to accept the improved road into the County's Level A system.
 3. In certain locations, existing right-of-way width for such Level B roads may not be adequate to accommodate the proposed cross section; and in such locations the Union County Engineer will review each such location on a case by case basis and upgrade work will not be permitted in such locations until and unless a construction plan for such location is mutually agreed upon by the Union County Engineer and the Developer.
 - E) The following provisions shall also apply:

1. Any (metal) culverts proposed to be used by Developer will need to meet Union County minimum specifications (as described below), as Union County will be responsible for the future maintenance as provided herein. The minimum culvert specifications are as follows: minimum size in entrances is 18"; minimum size in roadway is 24"; minimum gauge for pipe 42" and smaller is 14 gauge; minimum gauge for pipe 48" to 66" is 12 gauge; culverts larger than 66" will need to be a minimum of 10 gauge; all pipe are to be annular corrugated unless otherwise approved by Union County Engineer; plastic pipe will not be allowed; all pipe installations shall be approved (not to be unreasonably withheld) by the Union County Engineer prior to construction; and all pipe will be aluminized steel and by a licensed engineer.
2. No fabric or geotextiles are to be placed within 12" of the surface of any roadway entrance or on County roadways.
3. Seeding and erosion control of all disturbed areas is to be performed by Developer.
4. Developer will provide maintenance to the Level B roads where Developer has added granular surfacing.
5. Developer will be required to obtain applicable permits for all oversized loads on all county roads from the County (the issuance of such permits not be unreasonably withheld by the County).
6. Developer agrees to reimburse the County for its actual, reasonable, and prudently-incurred costs to have the County's outside engineering firm review the potentially affected bridges and culverts within the solar project boundaries to verify the load capacities in respect to the expected loads from Developer's construction and delivery activities, with same outside engineering firm conducting a post-construction structural review of the same bridges and culverts to verify that load capacities remain the same as the initial review.

SECTION HEADINGS

14. The section headings are inserted herein only for convenience of reference and in no way shall they define, limit or describe the scope or intent of any provisions of this Agreement

ASSIGNMENT CLAUSE

15. Upon written notification to Developer by County, County may assign this Agreement in whole or in part, to any person or third party ("Assignee") that is a government entity that becomes responsible for the County roads. Notwithstanding the above, County may hire or retain an Assignee to perform remedial work on the county roads in the event Developer does not comply with its obligations under this Agreement. County's notification to Developer shall state the date of the assignment, the name of the Assignee, the percentage and or limits of the project being assigned, and if applicable work not completed to the County's reasonable satisfaction in

accordance with this Agreement. Upon assignment, County shall be relieved of any liability or obligation under this Agreement. Upon written notification to the County by Developer, Developer may assign this Agreement in whole or in part to another party subject to the Union County Board of Supervisors' approval, which approval shall not be unreasonably withheld, conditioned or delayed.

For Union County

BY: _____

Name:

Title:

Alliant Energy

BY: _____

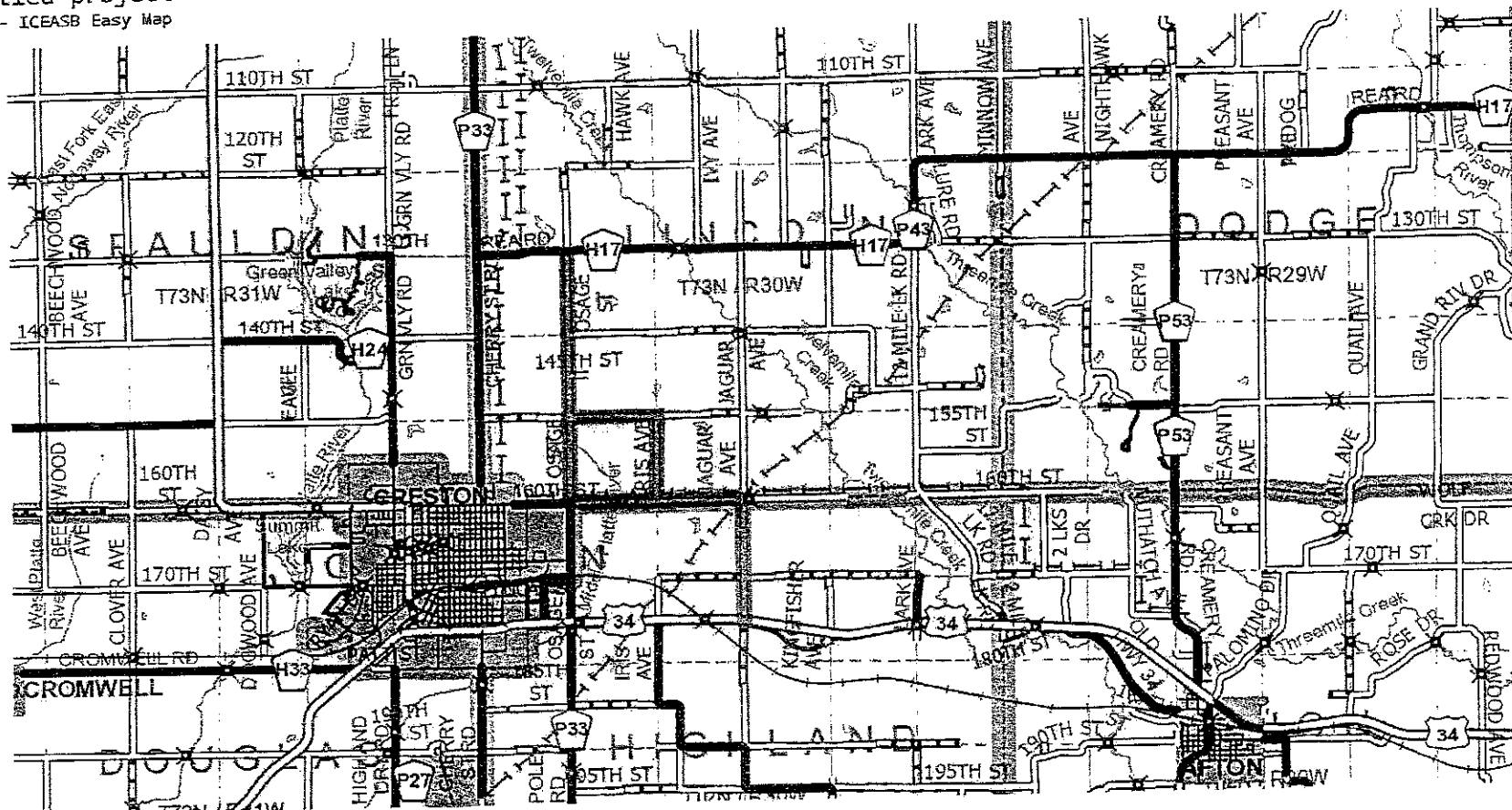
Name:

Title:

Exhibit A

12:34 PM, Wed, Nov 16, 2022

Untitled project
 Union - ICEASB Easy Map



Feature Key

- | | | | | |
|-------------|------------|-----------|-----------------|----------------|
| Earth | Gravel | Seal Coat | County Pavement | State Pavement |
| Divided Hwy | Water | City | Township | Railroad |
| Bridge | County Hwy | State Hwy | US Hwy | |

