

**EXHIBIT D  
TOP OF IOWA WIND FARM PHASE II PRELIMINARY EASEMENT PAYMENT SCHEDULE**

**PROPERTY INFORMATION**

<b>Property #:</b>	<b>52</b>	<u>Preliminary Estimate</u>	
<b>Owner:</b>	<b>Vivian Theon</b>	<b>Northern Iowa Windpower II LLC:</b>	
<b>Parcel:</b>	<b>NW1/4</b>	<b>Date:</b>	<b>April 19, 2007</b>
<b>Section:</b>	<b>35</b>	<b>Owner:</b>	
<b>Township:</b>	<b>Brookfield</b>	<b>Date:</b>	
<b>County:</b>	<b>Worth</b>		
<b>Acreage:</b>	<b>160</b>		

**WIND FARM IMPROVEMENTS**

<u>Wind Farm Facilities:</u>		<u>Width</u>	<u>Length</u>	<u># of Facilities</u>	<u>Acreage</u>
Turbine # (s):	G17,G18	100	115	2.0	0.53
Turbine # (% Overhang):	0	0	0	0.0	0.00
Access Roads (ft):	2,100	18	2100		0.87
Excess Access Roads (ft):	0	18	0		0.00
Entrances/Interior Turns	1	125	125	1.0	<u>0.18</u>
				<b>Actual Farmland Used:</b>	<b>1.58</b>
Collection Facilities (ft):	6,490	3	6490		0.45
Collection Line Facilities (ft):	0	10	0		<u>0.00</u>
				<b>Other Acreage Used But Farmable:</b>	<b>0.45</b>

**EASEMENTS PAYMENTS**

<u>Annual Wind Farm Facilities Payments</u>	<u>Amount</u>	<u>Payment</u>	<u>Payment</u>
3.1 Turbine Site Easement (less any proportional area overhang onto neighboring land)	2.0	4,969.70	9,939.39
3.2 Access Easement (Included in Turbine Site Easement Price up to 36,000 square feet)	1.05	0.00	0.00
6.4 Excess Access Easement (\$2000/acre over 36,000 sq ft per turbine or X-section or 16ft)	0.00	2,000.00	0.00
3.3 Collection Facilities Easement (Included in Turbine Site Easement Price)	0.45	0.00	0.00
3.4 Overhang Easement	0.0	4,969.70	0.00
3.8 MET Tower Site Easement	0.0	2,400.00	0.00
3.9 TV Signal Booster Tower Easement	0.0	2,400.00	0.00
<b>Total Annual Easements Payment:</b>			<b>9,939.39</b>

<u>One-Time Upfront Easements Payment</u>	<u>Amount</u>	<u>Payment</u>	<u>Payment</u>
3.5 Construction Easement (\$70/acre x Acreage Surveyed):	9.55	70.00	668.48
3.6 Wind Non-Obstruction Easement (\$30/acre x Total acreage of property):	160	30.00	4800.00
Noise Easement (included in price of Wind Non-Obstruction Easement):	0	0.00	0.00
Shadow Easement (included in price of Wind Non-Obstruction Easement):	0	0.00	0.00
3.5 Crop-Damage (Market or Contract Rate x Actual area damaged during construction) (For estimate purposes, assumes prices of \$3.60 per bushel of corn x 150 bushels/acre)	7.97	537.00	4,282.35
3.5 Compaction (Market or Contract Rate x Actual Area compacted) (~1/2 area of Crop Damag	3.99	537.00	2141.17
3.7 Collection Line Easement (\$2.00/Linear Foot)	0	2.00	0.00
<b>Total One-Time Upfront Easements Payment:</b>			<b>11,892.00</b>

**Easement Payment Schedule**

<u>Year</u>	<u>One-Time Payments</u>		<u>Payments</u>
7/11/2003	Easement Signing Payment:		500.00
8/31/2004	First Easement Extension		500.00
9/30/2005	Second Easement Extension		500.00
9/30/2006	Third Easement Extension		500.00
12/31/2006	PPA Signing Bonus:		1,000.00
4/30/2007	Up Front Easement Pymt:		11,892.00
<u>Annual Payments</u>			
<u>Year</u>	<u>Turbines</u>	<u>Other Facilities</u>	<u>Total Pymt</u>
12/31/2008	9,939.39	0.00	9,939.39
12/31/2009	10,138.18	0.00	10,138.18
12/31/2010	10,340.95	0.00	10,340.95
12/31/2011	10,547.76	0.00	10,547.76
12/31/2012	10,758.72	0.00	10,758.72
12/31/2013	10,973.89	0.00	10,973.89
12/31/2014	11,193.37	0.00	11,193.37
12/31/2015	11,417.24	0.00	11,417.24
12/31/2016	11,645.58	0.00	11,645.58
12/31/2017	11,878.50	0.00	11,878.50
12/31/2018	12,116.07	0.00	12,116.07
12/31/2019	12,358.39	0.00	12,358.39
12/31/2020	12,605.55	0.00	12,605.55
12/31/2021	12,857.67	0.00	12,857.67
12/31/2022	13,114.82	0.00	13,114.82
12/31/2023	13,377.12	0.00	13,377.12
12/31/2024	13,644.66	0.00	13,644.66
12/31/2025	13,917.55	0.00	13,917.55
12/31/2026	14,195.90	0.00	14,195.90
12/31/2027	14,479.82	0.00	14,479.82
12/31/2028	14,769.42	0.00	14,769.42
12/31/2029	15,064.80	0.00	15,064.80
12/31/2030	15,366.10	0.00	15,366.10
12/31/2031	15,673.42	0.00	15,673.42
12/31/2032	15,986.89	0.00	15,986.89
<b>Totals</b>			<b>333,253.77</b>