



Document 2013 2978

Book 2013 Page 2978 Type 06 047 Pages 18

Date 10/04/2013 Time 12:43 PM

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Prepared by: Kathleen Law, 700 Walnut, Suite 1600, Des Moines, IA 50309; 515-283-3116
Return to: Stephen F. Dryden, 6205 Mills Civic Parkway, West Des Moines, IA 50266

MEMORANDUM OF WIND FARM EASEMENT AGREEMENT

Macksburg Wind Energy LLC, an Iowa limited liability company, and its successors and assigns (“**Macksburg Wind**”), Jeffrey R. Kiddoo a/k/a Jeffrey Ray Kiddoo a/k/a Jeffery Kiddoo a/k/a Jeff Kiddoo, a Single Person, and their heirs, successors and assigns (collectively, “**Owner**”), are the parties to a Wind Farm Easement Agreement (the “**Agreement**”) signed at the same time as this Memorandum of Easement (“**Memorandum**”). The Agreement pertains to a wind energy project commonly known as the Macksburg Wind Farm (“**Wind Farm**”), includes a grant of easements, and establishes the rights of the parties and their duties to each other with regard to the Wind Farm. The parties entered into the Agreement pursuant to eight Wind Farm Option Agreements, Memoranda of which are recorded at Book 2013, Page 1100; Book 2013, Page 1101; Book 2013, Page 1102; Book 2013, Page 1109; Book 2013, Page 1110; Book 2013, Page 1111; Book 2013, Page 1112 and Book 2013, Page 1113 as amended by an amendment recorded in Book 2013, Page 2436 all in the Madison County records.

Capitalized terms that are not defined in this Memorandum have the meanings given them in the Agreement. This Memorandum incorporates all of the terms, conditions, provisions and covenants of the Agreement as if fully set forth in this Memorandum. This Memorandum is not intended to and shall not be construed as in any way modifying or altering the Agreement. If there is a conflict or inconsistency between the provisions of this Memorandum and the terms and conditions of Agreement, the Agreement shall control for all purposes.

Owner and Macksburg Wind have agreed to record this Memorandum to give third parties notice of the existence of the Easements granted to Macksburg Wind in the Agreement and certain other significant provisions of the Agreement.

1. Grant of Easements. The Agreement grants to Macksburg Wind on the terms and conditions set forth in the Agreement some or all of the following Easements: Construction Easement, Turbine Site Easement, Access Easement, Collection Facilities Easement, Met Tower Site Easement, Overhang Easement, Wind Non-Obstruction Easement, Noise Easement, Light and Shadow Easement and Studies Easement. The Easements are irrevocable and exclusive except as otherwise provided in the Agreement.

2. Property Affected by the Easements. Exhibit A at Page 5 attached to this Memorandum legally describes the real property owned by Owner that is affected by the Agreement (“**Owner’s Property**”). The Wind Non-Obstruction Easement, Noise Easement, Light and Shadow Easement and Studies Easement affect all of Owner’s Property.

Exhibit B attached to this Memorandum is a preliminary site and easement plan for Owner's Property ("**Site Plan**"). The Site Plan shows the approximate location and boundaries of any proposed Turbine Site Easement, Met Tower Site Easement, Access Easement, Collection Facilities Easement, Overhang Easement, and Construction Easement that may be located on Owner's Property. After construction of the Wind Farm, Macksburg Wind will separately record **Exhibit C** which shall replace Exhibit B. Exhibit C will be a dimensioned final site and easement plan with respect to Owner's Property that will show the locations of all Wind Energy Facilities, if any, as constructed on or overhanging Owner's Property together with a metes and bounds legal description of the perimeter of the Construction Easement and such other Easements and information as Macksburg Wind deems appropriate.

3. Term and Renewal. The "Term" of the Agreement ends 30 years after the Commercial Operation Date of the Wind Farm. Macksburg Wind at its option may extend the Term of the Agreement for one additional 25 year period beginning, without gap or interruption, at the end of the Term ("**Renewal Term**"). Macksburg Wind may exercise this option for the Renewal Term by giving Owner notice of its intent to do so at least 16 months before expiration of the Term. If Macksburg Wind does not give Owner timely notice of its exercise of this option for a Renewal Term, this Agreement and the Easements shall terminate as of the expiration of the Term. The "Commercial Operation Date" for purposes of the Agreement will be determined by Macksburg Wind and specified in a notice of the Commercial Operation Date delivered by Macksburg Wind to Owner.

4. Termination. When the Agreement expires or is completely or partially terminated as permitted in the Agreement, Macksburg Wind will file an appropriate complete or partial termination of the Agreement, Easements or other rights granted to Macksburg Wind in the Agreement in the public records in the county in which Owner's Property is located. If, when obligated to do so in accordance with the Agreement, Macksburg Wind fails to file a notice of termination, then Owner may file an affidavit of termination of, as appropriate, the Agreement, Easements or other rights granted to Macksburg Wind in the Agreement together with proof of service of the affidavit on Macksburg Wind and any Lender or Assignee in the manner provided for giving notices. Unless Macksburg Wind or a Lender or Assignee files in the public records in the county in which Owner's Property is located a written objection or denial of termination within 30 days after service of the affidavit, the affidavit will have the same effect as a notice of termination by Macksburg Wind.

5. Development and Use Restrictions. The Agreement restricts snowmobiling, hunting and the discharge of firearms on the Owner's Property or in the vicinity of the Wind Energy Facilities for the protection of Macksburg Wind's site personnel and the Wind Energy Facilities. The Agreement also contains development and use restrictions pertaining to construction of new structures on Owner's Property.

6. Mechanic's Liens. Owner gives notice that no mechanic's liens arising out of Macksburg Wind's activities on the Owner's Property shall in any manner or degree attach to or affect the rights of Owner in the Owner's Property.

7. Right to Mortgage and Assign. Macksburg Wind may without Owner's consent or approval, mortgage, collaterally assign, or otherwise encumber and grant security interests in all or any part of its interest in the Agreement, the Easements, the Easement Properties, or the Wind Energy Facilities. Macksburg Wind shall also have the right without Owner's consent, to sell, assign, lease, grant sub-easements, co-easements, separate easements, leases, licenses or similar rights, however denominated, or otherwise convey away, to one or more persons or entities, all or any part of Macksburg Wind's interest in this Agreement, the Easements, the Easement Properties, other rights granted to Macksburg Wind in the Agreement and the Wind Energy Facilities.

8. **Notices and Questions.** All notices or other communications required or permitted by the Agreement shall be in writing. Notices, shall be deemed given or made when personally delivered; five (5) days after deposit in the United States mail, first class, postage prepaid, certified; or, one (1) business day after dispatch by Federal Express or other overnight delivery service of national scope to the addresses below, or as changed by any party, Assignee or Lender notifying the other parties in the manner provided above.

If to Owner:

Jeff Kiddoo
3210 Fawn Ave
Lorimor, IA 50149

If to Macksburg Wind:

Macksburg Wind Energy LLC
Attn: Stephen F. Dryden
6205 Mills Civic Parkway
West Des Moines, Iowa 50266

Dated this August 15, 2013.

MACKSBURG WIND ENERGY LLC, an Iowa limited liability company

By: James T. Dimond, Authorized Representative

STATE OF IOWA, Madison COUNTY, ss:

This record was acknowledged before me on August 15, 2013 by James T. Dimond as Authorized Representative of Macksburg Wind Energy LLC, an Iowa limited liability company.



STAMP

Michelle R. Seifert, Notarial Officer
My commission expires: 10/8/2014

[OWNER'S SIGNATURES BEGIN ON NEXT PAGE]

Owners:

Signature: Jeffrey R. Kiddoo
Jeffrey R. Kiddoo

STATE OF Iowa, Madison COUNTY, ss:

This record was acknowledged before me on August 15, 2013, by Jeffrey R. Kiddoo, a single person.

Michelle R. Seifert
Michelle R. Seifert Notarial Officer



My commission expires: 12/8/2014

STAMP

EXHIBIT A

LEGAL DESCRIPTION OF OWNER'S PROPERTY

Parcel 10:

The South Half of the Southeast Quarter (S1/2 of SE1/4) of Section Two (2), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa;

Except Parcel "A", as shown on Plat of Survey recorded August 11, 2000, in Book 3, Page 616, and being more particularly described as follows:

Beginning at a 5/8 inch iron pin on the Southeast corner of said Section 2; thence South 90 degrees 00 minutes 00 seconds West along the South line of the Southeast Quarter of said Section 2 a distance of 208.75 feet to a 1/2 inch iron pin; thence North 00 degrees 26 minutes 50 seconds East a distance of 208.75 feet to a 5/8 inch iron pin; thence North 90 degrees 00 minutes 00 seconds East a distance of 208.75 feet to a 1/2 inch iron pin on the East line of the Southeast Quarter of said Section 2; thence South 00 degrees 26 minutes 50 seconds West along the East line of the Southeast Quarter of said Section 2 a distance of 208.75 feet to the point of beginning.

Also Excepting therefrom Parcel "C" as shown on Plat of Survey recorded September 17, 2012, in Book 2012, Page 2756, and being more particularly described as follows:

A parcel of land located in part of the Southeast Quarter of the Southeast Quarter of Section 2, Township 74 North, Range 29 West of the 5th P.M., Madison County, Iowa, said parcel being more fully described as follows:

Commencing at the Southwest corner of said Southeast Quarter of the Southeast Quarter; thence North 89 degrees 55 minutes 39 seconds East along the South line of said Southeast Quarter of the Southeast Quarter a distance of 449.65 feet; thence North 00 degrees 00 minutes 00 seconds East a distance of 357.53 feet to the point of beginning; thence continuing North 00 degrees 00 minutes 00 seconds East a distance of 544.80 feet; thence North 90 degrees 00 minutes 00 seconds West a distance of 239.85 feet; thence South 00 degrees 00 minutes 00 seconds East a distance of 545.11 feet; thence North 89 degrees 55 minutes 36 seconds East a distance of 239.85 feet to the point of beginning.

Net Acreage of Owner's Property per County Assessor's Records: 73.32

Parcel 011:

The Northwest Quarter (NW1/4) of Section One (1), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

Net Acreage of Owner's Property per County Assessor's Records: 154.80

Parcel 017:

The Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section Eleven (11), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa;

and

The Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of Section Eleven (11), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa;

and

The West 8 3/4 acres of the Northwest Quarter of the Northeast Quarter of the Northeast Quarter (NW1/4 NE1/4 NE1/4) of Section Eleven (11), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

Net Acreage of Owner's Property per County Assessor's Records: 84.80

Parcel 048:

The South Half of the Southeast Quarter (S1/2 of SE1/4); the Northwest Quarter of the Southeast Quarter (NW1/4 of SE1/4); and the South Half of the Northeast Quarter of the Southeast Quarter (S1/2 of NE1/4 of SE1/4), all in Section Twenty-two (22), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

Net Acreage of Owner's Property per County Assessor's Records: 137.50

Parcel 050:

The Southwest Quarter (SW1/4) of Section Twenty-three (23), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, Except the North 4 rods of the West 27 rods thereof.

Also Excepting therefrom Parcel A as shown on Plat of Survey recorded September 17, 2012, in Book 2012, Page 2757 and more particularly described as follows:

Commencing at the Northwest corner of said Southwest Quarter of the Southwest Quarter and the point of beginning; thence North 00 degrees 28 minutes 27 seconds East along the West line of said Northwest Quarter of the Southwest Quarter a distance of 39.35 feet; thence North 90 degrees 00 minutes 00 seconds East a distance of 517.29 feet; thence South 00 degrees 28 minutes 27 seconds West 364.60 feet; thence North 90 degrees 00 minutes 00 seconds West a distance of 517.29 feet to the West line of said Southwest Quarter of the Southwest Quarter; thence North 00 degrees 28 minutes 27 seconds East along said West line a distance of 325.24 feet to the point of beginning.

Net Acreage of Owner's Property per County Assessor's Records: 151.34

Parcel 057:

The North Half of the Northeast Quarter (N1/2 NE1/4) and the North 76 rods of the East 10 1/2 rods of the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section Twenty-seven (27), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

Net Acreage of Owner's Property per County Assessor's Records: 84.00

Parcel 059:

The North Half (N1/2) of Section Twenty-six (26), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, Except Parcel "A" as shown in the

Plat of Survey recorded May 14, 1999, in Book 3 of Plat Records, Page 438, more particularly described as follows: Commencing at the East Quarter of Section 26, Township 74 North, Range 29 West of the 5th P.M., Madison County, Iowa; thence North 0 degrees 00 minutes 00 seconds East, 449.43 feet along the East line of the Northeast Quarter of said Section 28 to the point of beginning; thence North 0 degrees 00 minutes 00 seconds East, 676.62 feet along the East line of the Northeast Quarter of said Section 26; thence South 88 degrees 07 minutes 36 seconds West, 322.07 feet; thence South 0 degrees 00 minutes 00 seconds West 676.62 feet; thence North 88 degrees 07 minutes 38 seconds East, 322.08 feet to the point of beginning.

Net Acreage of Owner's Property per County Assessor's Records: 307.51

Parcel 0060:

The Northwest Quarter (NW1/4) of Section Twenty-five (25), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

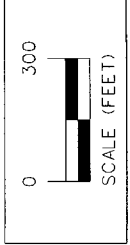
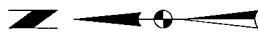
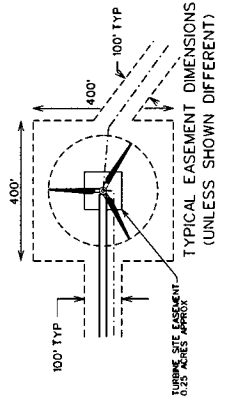
Net Acreage of Owner's Property per County Assessor's Records: 156.00



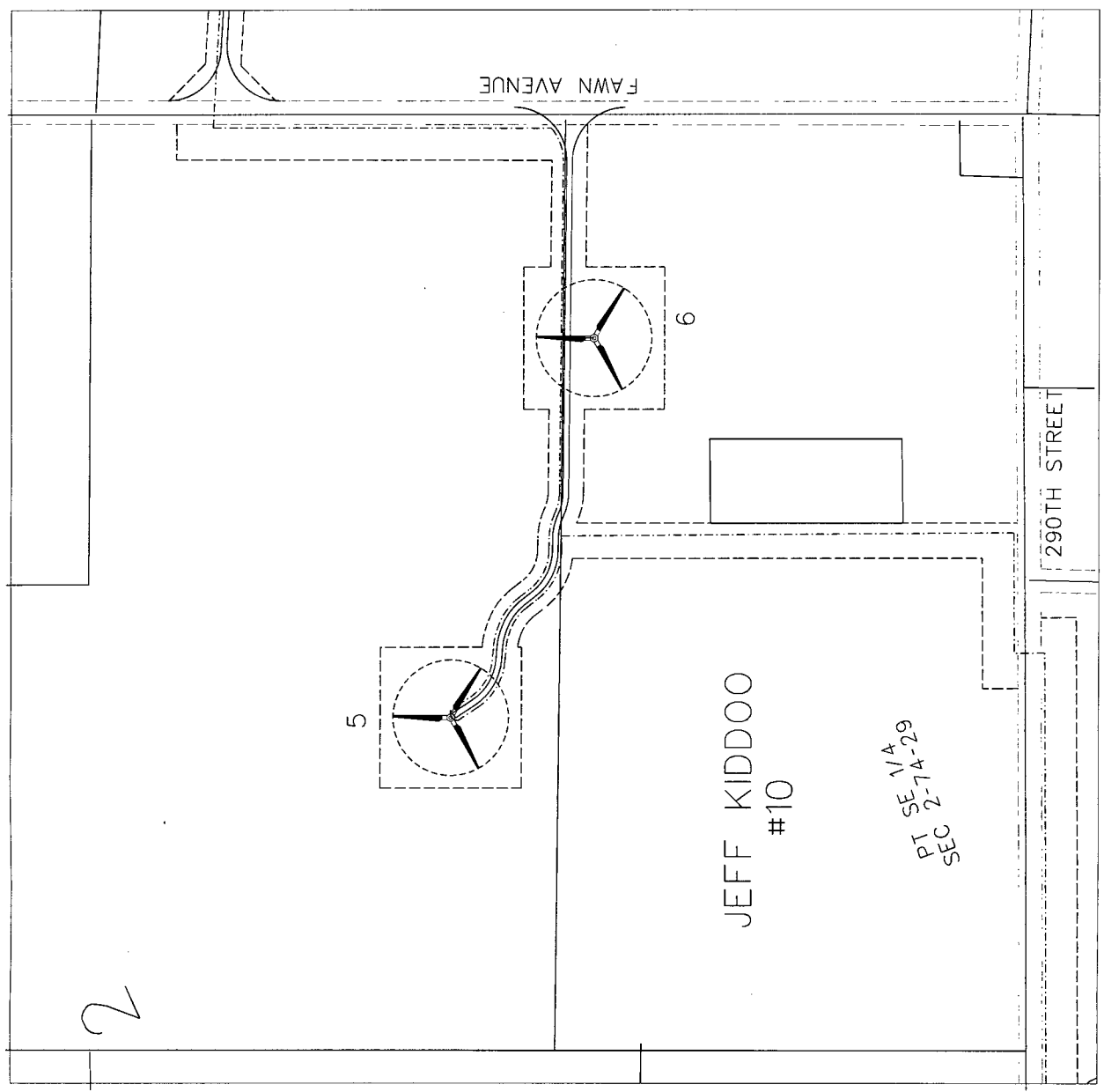
NOTE: INFORMATION SHOWN, INCLUDING PROPERTY BOUNDARY LINES, IS A GRAPHIC REPRESENTATION OF EXISTING AND PROPOSED FEATURES AND IS NOT BASED ON LAND SURVEYS. ACTUAL PROPERTY BOUNDARY LINES AND EASEMENTS TO BE DETERMINED PRIOR TO CONSTRUCTION. ALL TURBINE, ACCESS ROAD, COLLECTION AND TRANSMISSION LINE LOCATIONS ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN.

LEGEND

- PROPOSED TURBINE WITH NUMBER
- PROPOSED MET TOWER WITH NUMBER
- PROPERTY LINES
- ACCESS ROADS
- COLLECTION FACILITIES
- EXISTING ROAD RIGHT-OF-WAY
- CONSTRUCTION EASEMENT



ISSUE DATE: 09-11-2013





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Sheet 1 of 1

Snyder & Associates

1751 MADISON AVENUE
COUNCIL BLUFFS, IOWA 51503
712-222-3202

ALAMO, IA
17242455
515-964-2229

MADISON COUNTY, IOWA

EXHIBIT B - JEFF KIDDOO NW 01-74-29

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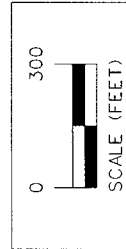
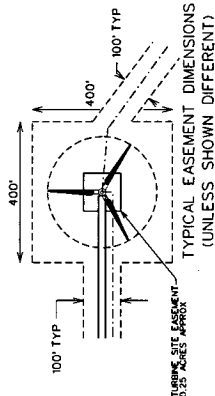
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- CONSTRUCTION EASEMENT



ISSUE DATE: 09-11-2013



280TH ST/ CO HWY 653

JEFF KIDDOO

#11

SEC 1-74-29
1/4

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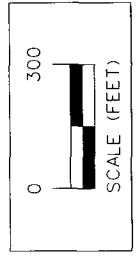
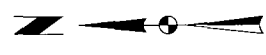
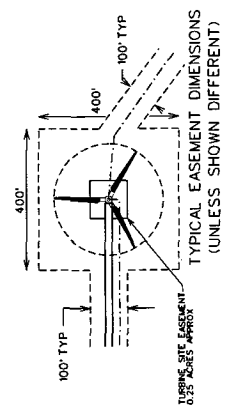
FAWN AVENUE



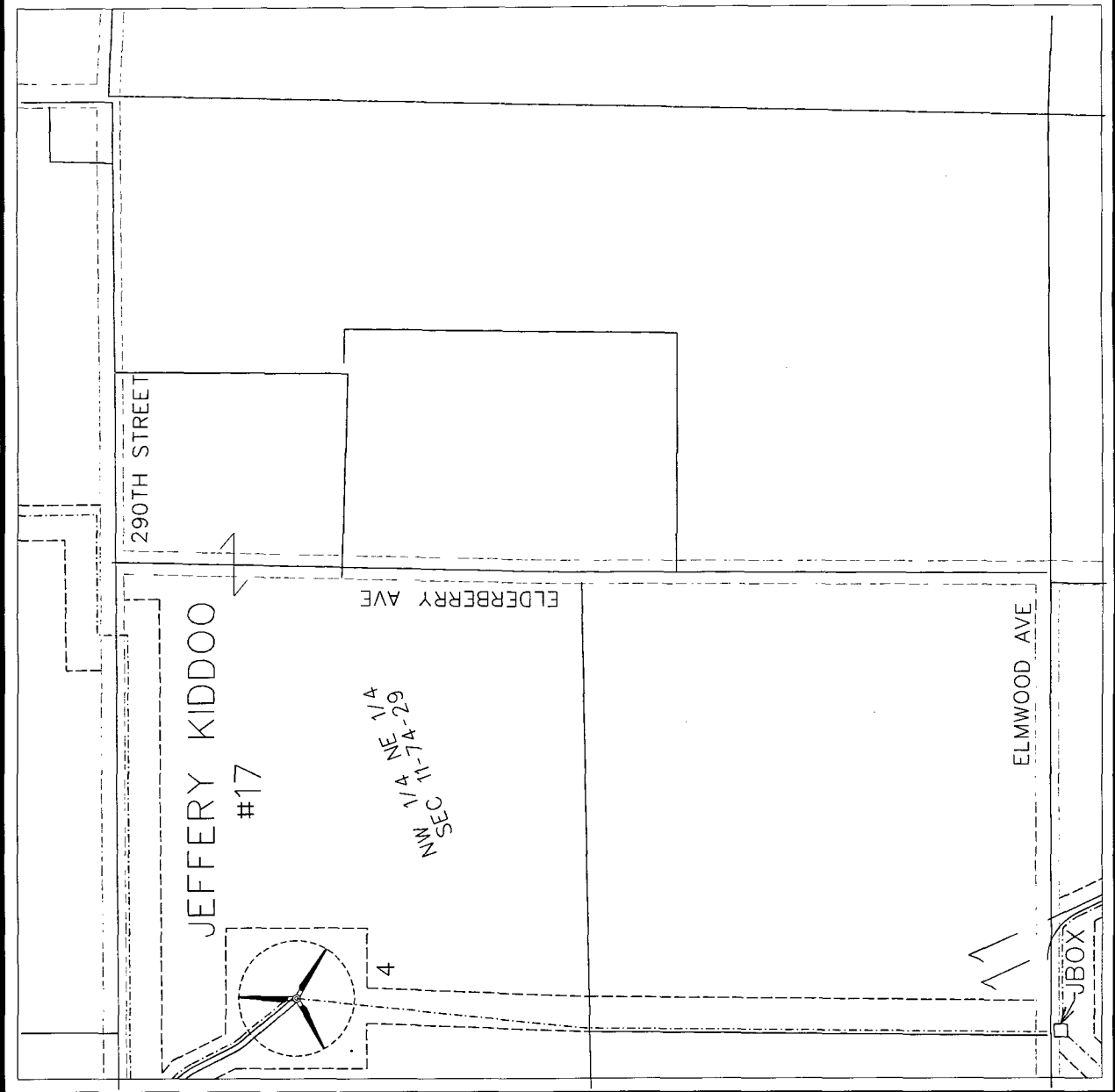
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ISSUE DATE: 09-11-2013





800379
Sheet 1 of 2

MACKSBURG WIND PROJECT
EXHIBIT B - JEFFERY KIDDOO NW 11-74-29

Snyder & Associates
1751 Madison Avenue
Council Bluffs, Iowa 51503
712-322-3202

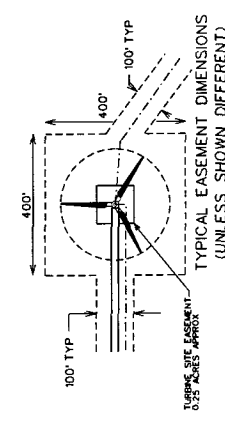
Project No. 1000379
Date 05-21-13
Scale 1" = 300'

DATE	REVISION	BY

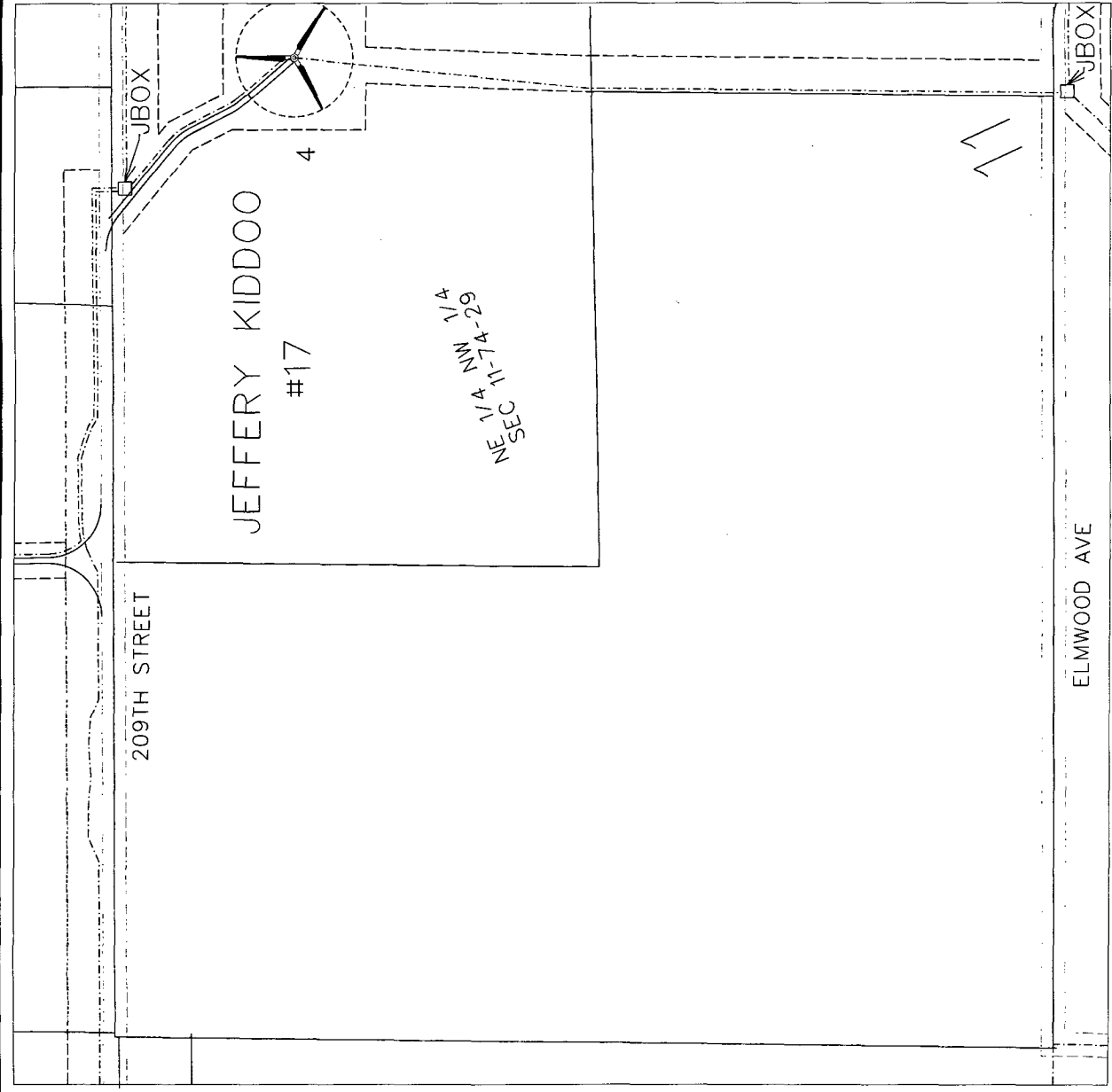
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ISSUE DATE: 09-11-2013



DATE	BY	REVISION

MAPS: _____
 ENGINEER: WJK Checked By: _____
 DRAFTER: MND Date: 05-21-13
 PROJECT NO: 1080379
 FILE NO: _____
 MADISON COUNTY, IOWA

1080379
 Sheet 1 of 1

MACKSBURG WIND PROJECT
 EXHIBIT B - JEFFRY KIDDOO SE 22-74-29

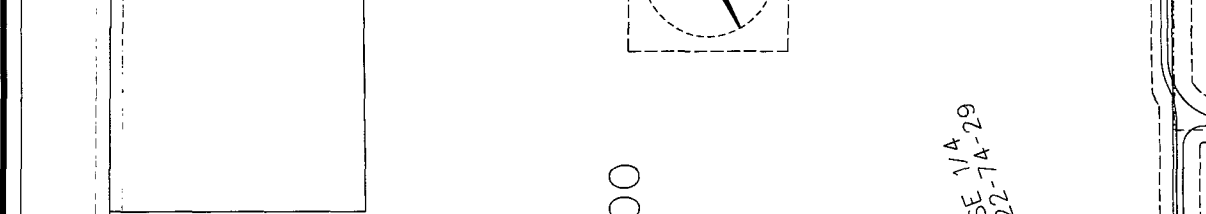
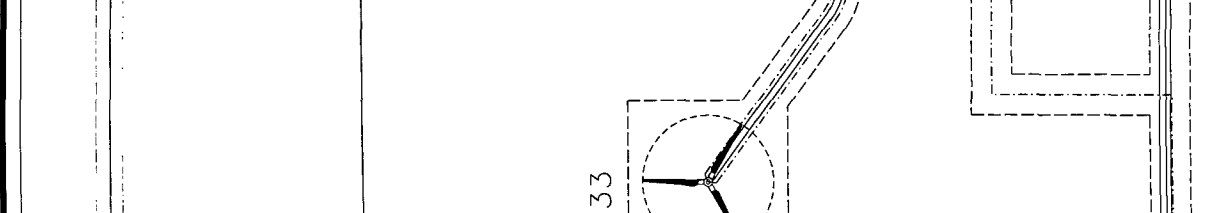
1751 MADISON AVENUE
 COUNCIL BLUFFS, IOWA 51503
 712-222-2022
Snyder & Associates

MADISON COUNTY, IOWA
 MADISON COUNTY, IOWA
 MADISON COUNTY, IOWA

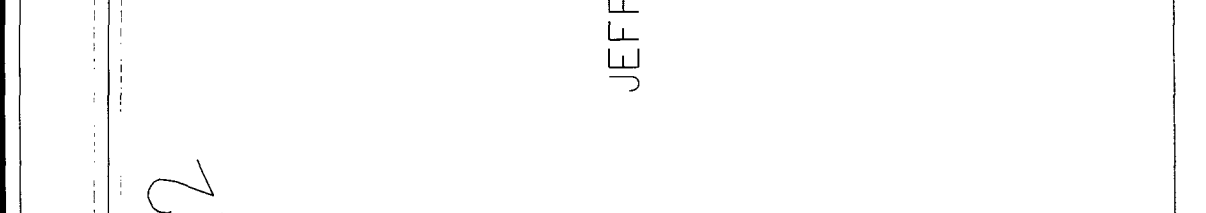
NOTE: INFORMATION SHOWN, INCLUDING PROPERTY BOUNDARY LINES, IS A GRAPHIC REPRESENTATION OF EXISTING AND PROPOSED FEATURES AND IS NOT BASED ON LAND SURVEYS. ACTUAL PROPERTY BOUNDARY LINES AND EASEMENTS TO BE DETERMINED PRIOR TO CONSTRUCTION. ALL TURBINE, ACCESS ROAD, COLLECTION AND TRANSMISSION LINE LOCATIONS ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN.

LEGEND

- PROPOSED TURBINE WITH NUMBER
- PROPOSED MET TOWER WITH NUMBER
- PROPERTY LINES
- ACCESS ROADS
- COLLECTION FACILITIES
- EXISTING ROAD RIGHT-OF-WAY
- CONSTRUCTION EASEMENT



320TH STREET
 ELMWOOD AVE
 33
 JEFFRY KIDDOO #48
 PT SE 1/4 22-74-29 SEC



SCALE (FEET)
 0 300
 ISSUE DATE: 09-11-2013

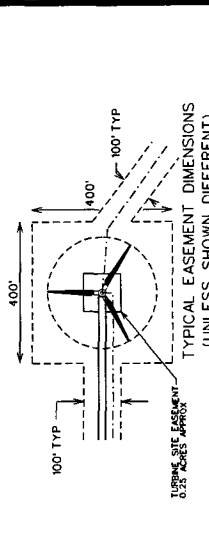
DATE	BY	REVISION

MADISON COUNTY, IOWA
 EXHIBIT B - JEFF KIDDOO SW 23-74-29
 SNYDER & ASSOCIATES
 1751 MADISON AVENUE
 COUNCIL BLUFFS, IOWA 51503
 712-222-2022

1080379
 Sheet 1 of 1

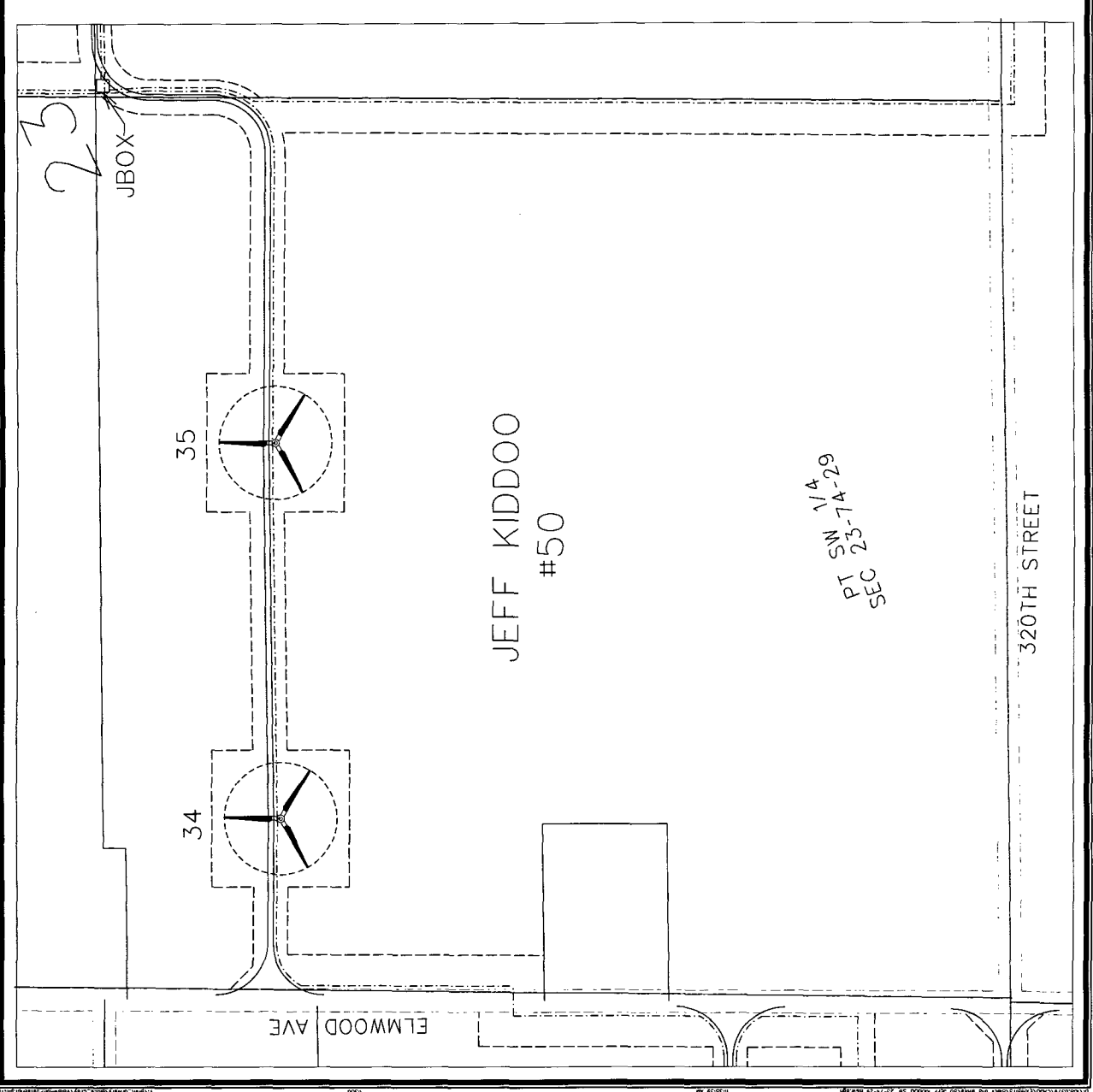
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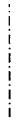



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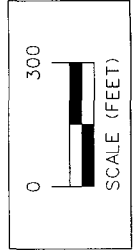
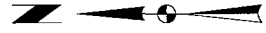
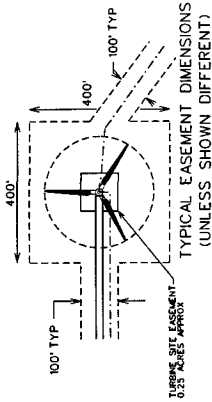
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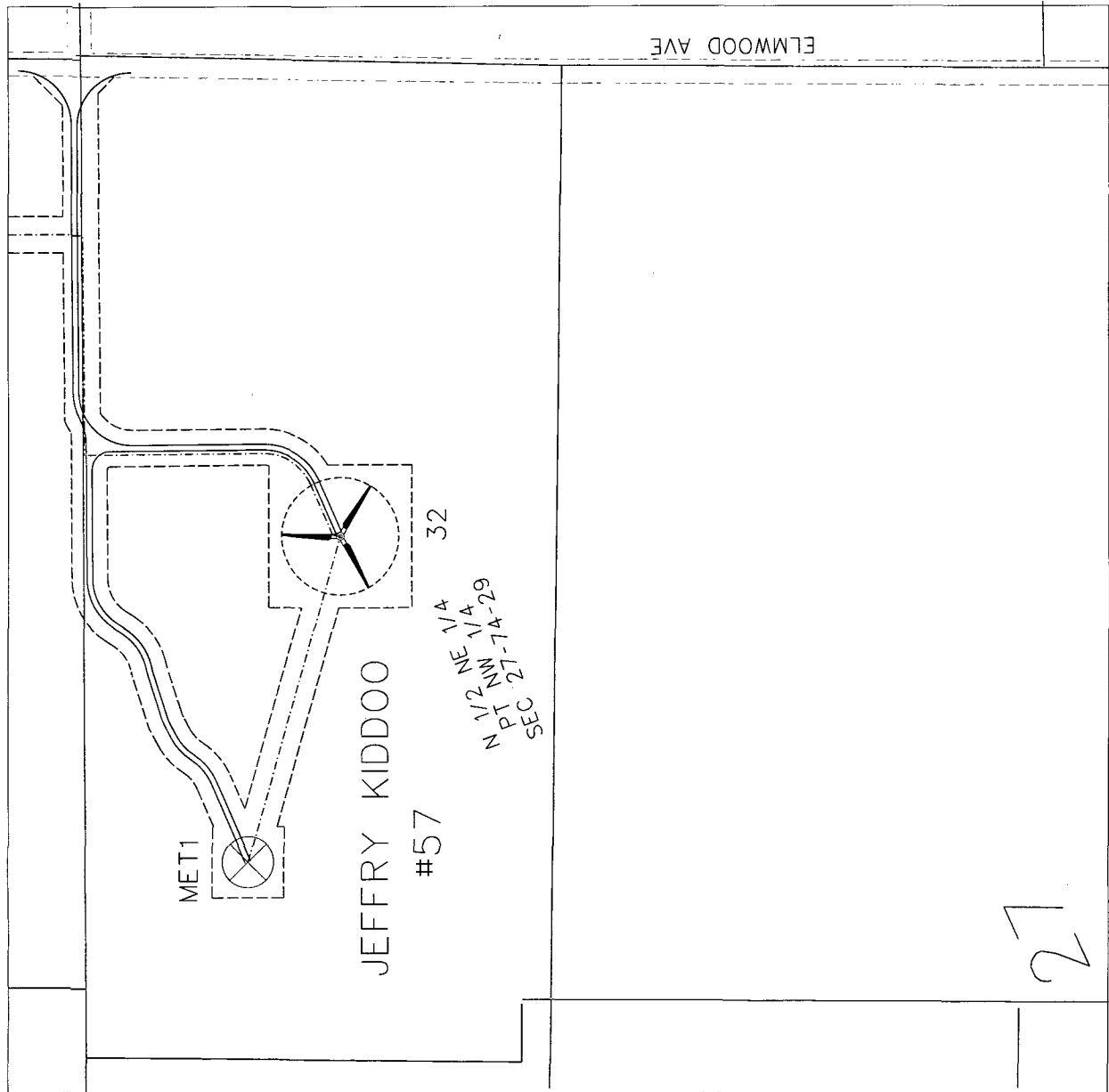
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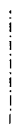





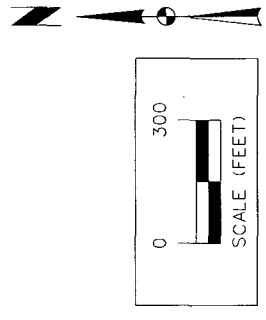
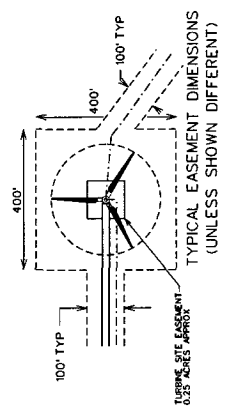
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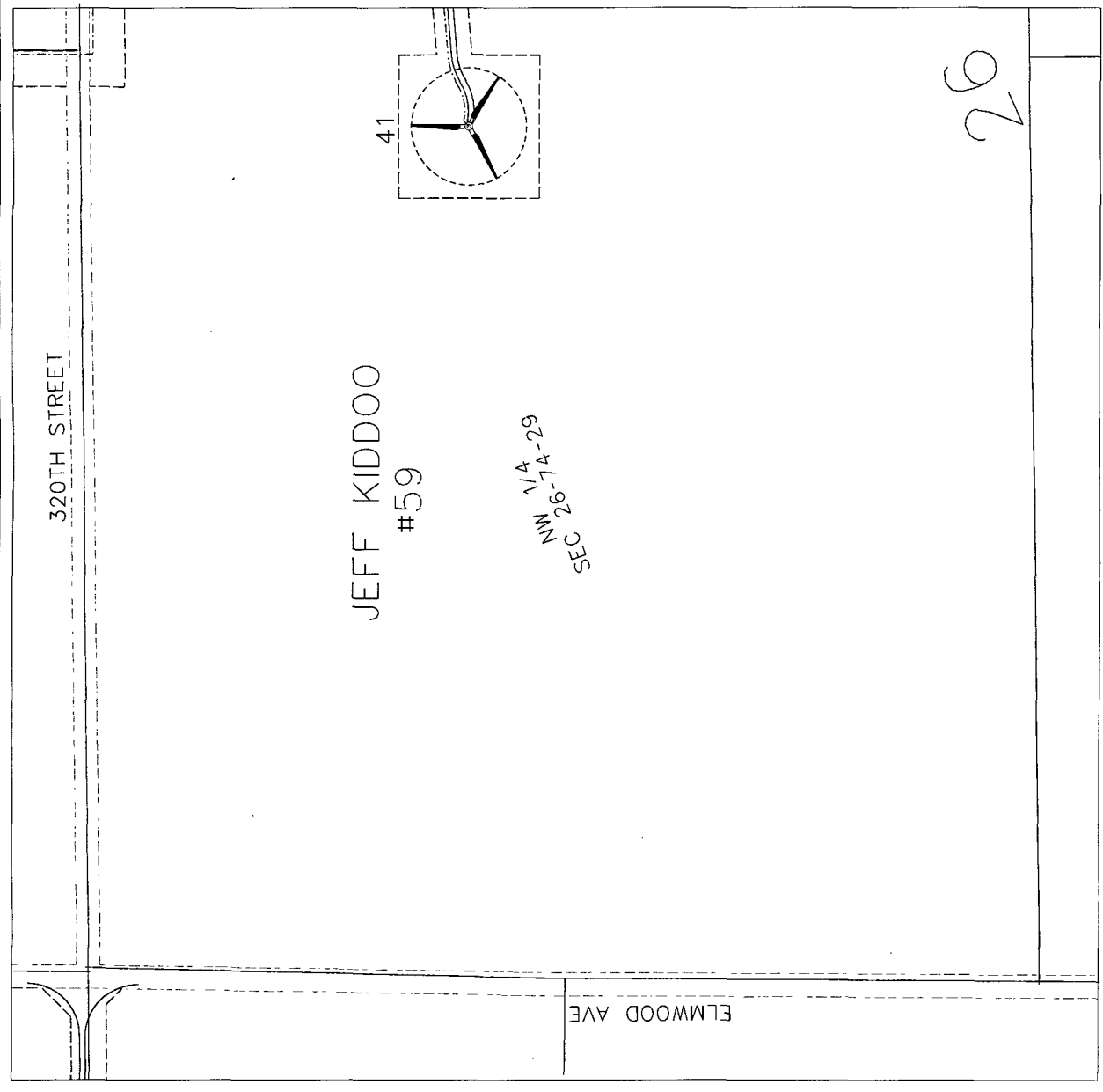
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ISSUE DATE: 09-11-2013



NO.	DATE	BY	REVISION

MACKSBURG WIND PROJECT
 EXHIBIT B - JEFF KIDDOO NW 26-74-29
 MADISON COUNTY, IOWA

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 000379
 Sheet 1 of 2

SNYDER & ASSOCIATES
 1751 MADISON AVENUE
 COUNCIL BLIFFS, IOWA 51903
 712-422-3202

Project No: 1080379
 ST. JOHNS NO. 0321-0000
 515-984-2020

Engineer: JWK
 Checked By: MND
 Date: 05-21-13
 Scale: 1" = 300'

Form No. 1080379
 Project No. 1080379
 Sheet 1 of 2

Project No.	1000379
Scale	1" = 300'
Sheet	1 of 1

1751 MADISON AVENUE
 COUNCIL BLUFFS, IOWA 51503
 712-222-3202

SNYDER & ASSOCIATES

1751 MADISON AVENUE
 COUNCIL BLUFFS, IOWA 51503
 712-222-3202

EXHIBIT B - JEFFRY KIDDOO NW 25-74-29
 MADISON COUNTY, IOWA

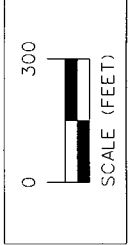
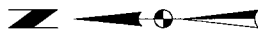
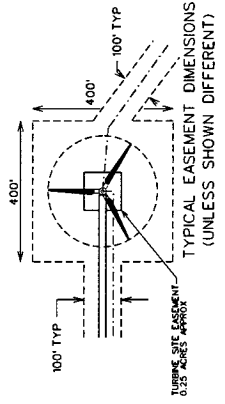


1000379
 Sheet 1 of 1

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ISSUE DATE: 09-11-2013

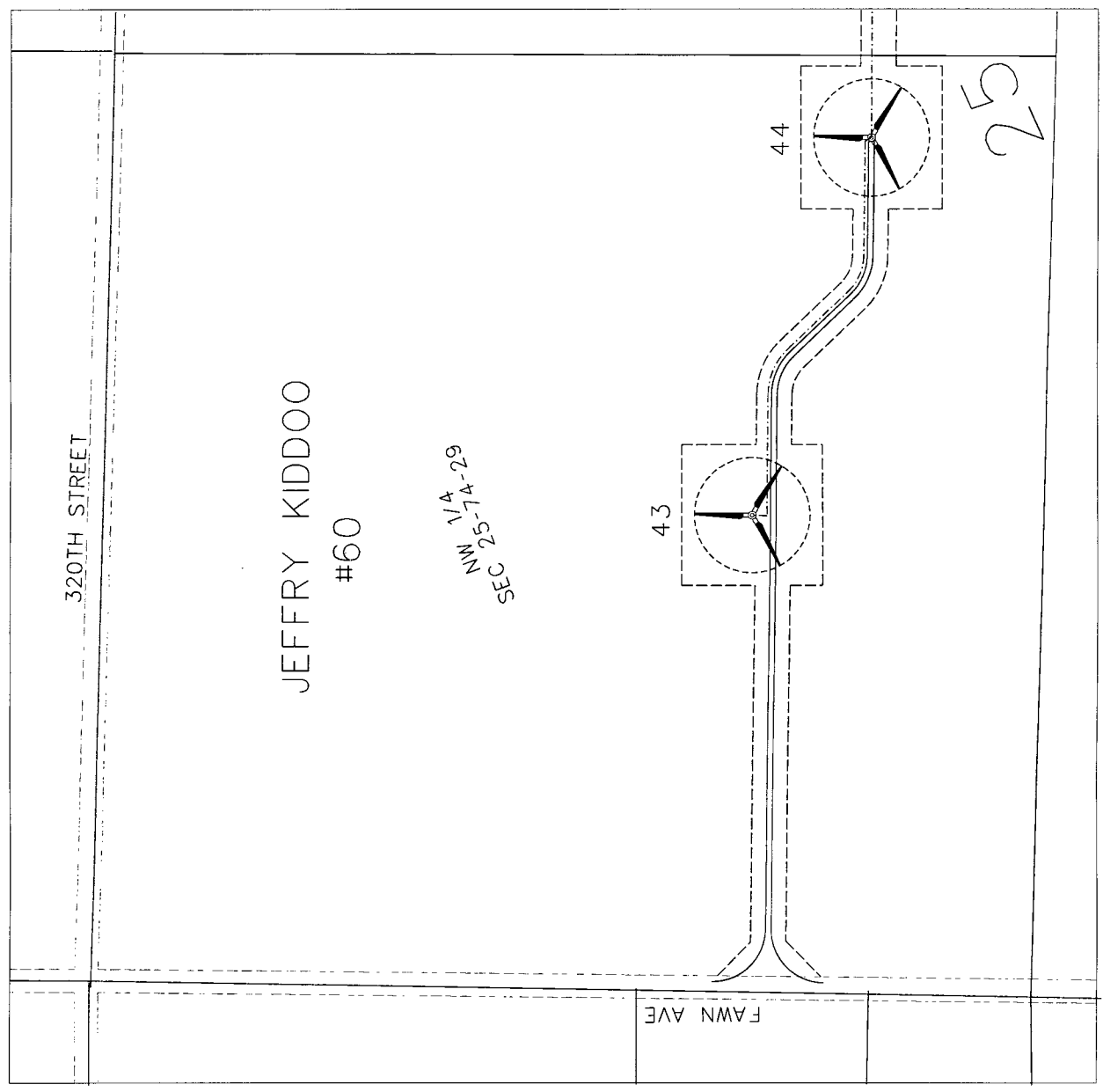


EXHIBIT C

**HOLDING PAGE FOR FINAL AS-BUILT DRAWING FOR OWNER'S
PROPERTY**