

PRELIMINARY LAND REPORT

Effective Date of this report: 02/06/2025 @ 7:00 AM

Inquiries should be directed to: Hand County Title Company, Inc.
111 North Broadway Avenue, Suite C
Miller, SD 57362
(605) 853-2194
title.office@venturecomm.net

To: Dakota Law Firm, Prof, LLC
PO Box 65
Miller, SD 57362

1. Record title holder:

Barry M. Bakker, an undivided one-half interest
and
James G. Bakker and Shari Bakker, an undivided one-half interest.

2. The land referred to is located in the County of Hand, State of South Dakota and is described as follows:

Lots 1, 2, 3 and 4 and the E $\frac{1}{2}$ W $\frac{1}{2}$ of Section 19, also described as the W $\frac{1}{2}$ of Section 19, Township 110 North, Range 69, West of the 5th P.M.;
and
The NE $\frac{1}{4}$ of Section 19, Township 110 North, Range 69, West of the 5th P.M..

3. The real estate is encumbered by the following Bankruptcies, Mortgages, Contract For Deed, Federal, State or County Liens, Mechanics Liens and Judgments:

NONE

4. The following are the reservations, easements and exceptions on the real estate:

Reservation in United States patent as follows: Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises hereby granted as provided by law.

Statutory section line right-of-way 33 feet wide on each side of each section line, pursuant to SDCL, chapter 31-18.

Memorandum of Windpark Easement Agreement in favor of Clipper Windpower Development Company, Inc., as set forth in instrument recorded August 28, 2008, in Book 71 Misc., Pages 83-89.

Assignment and Assumption Agreement, by and between Clipper Windpower Development Company, Inc., "Assignor" and Titan Wind, LLC, "Assignee", recorded October 23, 2008, in Book 71 Misc., pages 178-377.

Revocable Transfer on Death Deed as set forth in instrument recorded August 4, 2021, in Book 144 Deeds, Pages 451-452.

5. The County Tax Records indicate the following real estate taxes and special assessments for this real estate:

Real Estate Taxes for 2025, a lien not yet due or payable.


Real Estate Taxes for the second half 2024, due and payable in 2025, in the amount of \$718.88, a lien now due and payable. Pertains to NE $\frac{1}{4}$ 19-110-69. Tax Parcel ID #1961.

Real Estate Taxes for the second half 2024, due and payable in 2025, in the amount of \$658.50, a lien now due and payable. Pertains to NW $\frac{1}{4}$ 19-110-69. Tax Parcel ID #1962.

Real Estate Taxes for the second half 2024, due and payable in 2025, in the amount of \$660.93, a lien now due and payable. Pertains to SW $\frac{1}{4}$ 19-110-69. Tax Parcel ID #1963.

6. This Report has been prepared for the confidential and exclusive use of the client named herein. This is not intended and should not be considered as any form of abstract, title guaranty, title commitment or title insurance.
7. The total liability of Hand County Title Company, Inc., hereunder is limited to the amount paid for this Report.

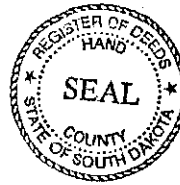
HAND COUNTY TITLE COMPANY, INC.

By 
Nancy Lewellen

NOTE: Coverage of this Report extends only to filings in the records of the Register of Deeds, Treasurer and Clerk of Courts of Hand County, South Dakota. Search was not made of filings in the Central Filing Office of the Secretary of State of South Dakota, and any filings in those offices are not covered in this Report.

NOTE: The real estate described in this Report shall not be deemed to include and no search has been made in regard to any house trailer, mobile home or manufactured home standing on the premises. Subsequently, Hand County Title Company, Inc., is not liable for and shall be held harmless against any liens, judgments and/or taxes, current or delinquent, that would apply to the same.

NOTE: This report does not cover any mineral title or interest. No search has been made for mineral titles or interest. The Commitment and the Policies will NOT insure any mineral title or interest.



I certify the within instrument was filed for record
Doc: 200801182 Book: 71 MISC Page: 83-89
Hand County, SD Rec Fee: \$22.00 Trans Fee: \$0.00
Recorded and Filed 8/28/2008 at 3:03 PM File #
Sheila Coss, Register of Deeds *Sheila Coss*

By _____, Deputy

Exhibit B

RECORDING PREPARED BY AND REQUESTED BY AND
WHEN RECORDED RETURN TO:

CLIPPER WINDPOWER DEVELOPMENT COMPANY, INC.
6305 Carpinteria Ave., Suite 300
Carpinteria, California 93013
Attn: Kathy Nobles
Phone: (805) 899-9199
Legal Description: see page ____

(Space above this line for Recorder's use only)

MEMORANDUM OF WINDPARK EASEMENT AGREEMENT

THIS MEMORANDUM OF WINDPARK EASEMENT AGREEMENT is made and entered into as of May 24 2008, by and between Walter C. Bakker and Mabel J. Bakker, Husband and Wife, as Joint Tenants, Life Estate Holders and James G. Bakker and Barry M. Bakker, Remaindermen ("Owner"), and Clipper Windpower Development Company, Inc., a Delaware corporation ("Developer").

WHEREAS:

A. On the date hereof, the Parties have entered into a Windpark Easement Agreement (the "Agreement") which by its terms grants to Developer a windpark easement and further grants to Developer easements for wind energy development and related rights, transmission lines and facilities, wind and weather monitoring and access on, over, under and across certain land which is more particularly described in Exhibit B-1 attached hereto and incorporated by this reference (the "Property");

B. The term of the Agreement commences on the date hereof and continues for a period commencing on the first production of energy in commercial quantities (which, if at all, shall not be

SD004_Windpark_Easement_Agreement_Revised_V2_Bakker_Walter_7-24-07_RT

LA1 - 109181.02 EW447

B-1

more than Five (5) years after the date hereof) at or from the Property and ending Forty-five (45) years thereafter (unless earlier terminated).

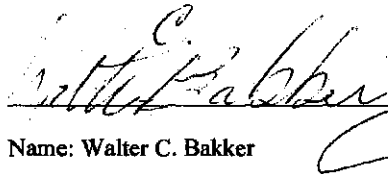
C. The Parties desire to enter into this Memorandum of Windpark Easement Agreement which is to be recorded in order that third parties may have notice of the interests of Developer in the Property and of the existence of the Agreement and of certain easements and rights granted to Developer in the Property as part of the Agreement.

NOW, THEREFORE, in consideration of the rents and covenants provided in the Agreement to be paid and performed by Developer, Owner hereby grants to Developer those certain easements on, over, under and across the Property on the terms and conditions set forth in the Agreement. All of the terms, conditions, provisions and covenants of the Agreement are hereby incorporated into this Memorandum by reference as though fully set forth herein, and the Agreement and this Memorandum shall be deemed to constitute a single instrument or document. Should there be any inconsistency between the terms of this Memorandum and the Agreement, the terms of the Agreement shall prevail.

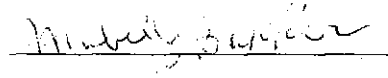
IN WITNESS WHEREOF, the Parties have executed this Memorandum of Windpark Easement Agreement as of the date set forth above.

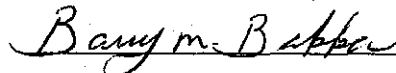
"OWNER"

Walter C. Bakker and Mabel J. Bakker, Husband and Wife, as Joint Tenants, Life Estate Holders and James G. Bakker and Barry M. Bakker, Remaindermen


Name: Walter C. Bakker


Name: James G. Bakker


Name: Mabel J. Bakker


Name: Barry M. Bakker

"DEVELOPER"

Clipper Windpower Development Company, Inc., a Delaware corporation

By: Kathy Nobles

Name: Kathy Nobles

Title: Project Asset Manager

Exhibit B-1

DESCRIPTION OF PROPERTY

Hand County, South Dakota

Township 110 North, Range 69 West

Section 19: Lots 1, 2, 3, 4, E1/2W1/2, NE1/4

SD004_Windpark_Easement_Agreement_Revised_V2_Bakker_Walter_7-24-07_RT

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B-1-1

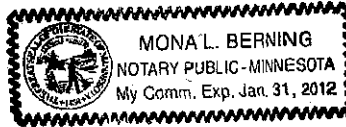
ACKNOWLEDGEMENTS

Married Persons

State of Minnesota)
County of Kandiyohi)ss

The foregoing instrument was acknowledged before me this 6 day of June, ²⁰⁰⁸~~2007~~
by Walter C. Bakker and Mabel J. Bakker, husband and wife.

Mona L. Berning
Notary Public



ACKNOWLEDGEMENTS

Individual

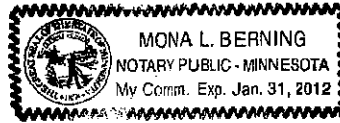
State of Minnesota)
County of Kandiyohi)^{SS}

The foregoing instrument was acknowledged before me this 6 day of June, ²⁰⁰⁸~~2007~~ ^{M.B.B.}

by James G. Bakker, a married person.

1-31-2012
Commission Expires

Mona L. Berning
Notary Public



Individual

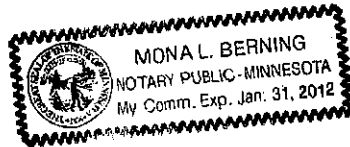
State of Minnesota)
County of Kandiyohi)^{SS}

The foregoing instrument was acknowledged before me this 6 day of June, ²⁰⁰⁸~~2007~~ ^{M.B.B.}

by Barry M. Bakker, a married person

1-31-2012
Commission Expires

Mona L. Berning
Notary Public



ACKNOWLEDGMENT

State of California
County of Santa Barbara)

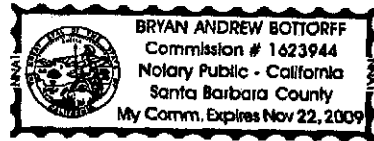
On 7/8/2008 before me, Bryan Andrew Bottorff, Notary Public
(insert name and title of the officer)

personally appeared Kathy Nobles
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



HAND COUNTY TREASURER
 415 WEST 1ST AV BOX 1
 MILLER, SD 57362
 605 853 2136

02/07/2025

Parcel Information for Bill #: 2025- 1 -245

Record #: 1963

TAXPAYER: WALTER C. BAKKER LIFE ESTATE
 3896 N EAGLE RD
 WILLMAR MN 56201

CFD Name: BARRY, JAMES, SHARI BAKKER EACH 1/2 INT.

Prop Addr: STR 19-110-69

Title:

Legal: GLENDALE
 SW 1/4 19-110-69 (GOV LOTS 3-4 & E 1/2)

19 - 110 - 69 3 - 0

School: 29-4

Acres / Lots: 157.13

	Tax Amt.	Int Due	Adv/Cert	TOTAL DUE	Date Pd	Treas#
1st Half:	660.93	.00	.00	.00	01/29/2025	377
2nd Half:	660.93	.00		660.93		0
Totals:	1,321.86			660.93		
				***** Interest ***** Thru: 02/07/2025		

Total	AG	NA-Z	OO	M-OO	NA	M
Valuation:	225304	0	0	0	0	0
Total Tax:	1321.86	.00	.00	.00	.00	.00

1st half paid by: SELF
 2nd half paid by:

HAND COUNTY TREASURER
 415 WEST 1ST AV BOX 1
 MILLER, SD 57362
 605 853 2136

02/07/2025

Parcel Information for Bill #: 2025- 1 -244

Record #: 1962

TAXPAYER: WALTER C. BAKKER LIFE ESTATE
 3896 N EAGLE RD
 WILLMAR MN 56201

CFD Name: BARRY, JAMES & SHARI BAKKER 1/2 INT

Prop Addr: STR 19-110-69

Title:

Legal: GLENDALE
 NW 1/4 19-110-69 (GOV LOTS 1-2 & E 1/2)

19 - 110 - 69 2 - 0

School: 29-4

Acres / Lots: 157.17

	Tax Amt.	Int Due	Adv/Cert	TOTAL DUE	Date Pd	Treas#
1st Half:	658.50	.00	.00	.00	01/29/2025	376
2nd Half:	658.50	.00		658.50		0
Totals:	1,317.00			658.50		
				***** Interest ***** Thru: 02/07/2025		

Total	AG	NA-Z	OO	M-OO	NA	M
Valuation:	224475	0	0	0	0	0
Total Tax:	1317.00	.00	.00	.00	.00	.00

1st half paid by: SELF
 2nd half paid by:

HAND COUNTY TREASURER
 415 WEST 1ST AV BOX 1
 MILLER, SD 57362
 605 853 2136

02/07/2025

Parcel Information for Bill #: 2025- 1 -243

Record #: 1961

TAXPAYER: WALTER C. BAKKER LIFE ESTATE
 3896 N EAGLE RD
 WILLMAR MN 56201

CFD Name: BARRY, JAMES, SHARI BAKKER EACH 1/2 INT.

Prop Addr: STR 19-110-69

Title:

Legal: GLENDALE
 NE 1/4 19-110-69

19 - 110 - 69 1 - 0

School: 29-4

Acres / Lots: 160.00

	Tax Amt.	Int Due	Adv/Cert	TOTAL DUE	Date Pd	Treas#
1st Half:	718.88	.00	.00	.00	01/29/2025	375
2nd Half:	718.88	.00		718.88		0
Totals:	1,437.76			718.88		
				***** Interest ***** Thru: 02/07/2025		

Total	AG	NA-Z	OO	M-OO	NA	M
Valuation:	245060	0	0	0	0	0
Total Tax:	1437.76	.00	.00	.00	.00	.00

1st half paid by: SELF
 2nd half paid by: