



WINDQUEST  
associates llc

wind site analysis anemometers lease acquisition title research mapping

2014 Republic Drive Tyler, Texas 75701 903.253.8789 michaeljsturrock@sbcglobal.net

When you hire **Wind Quest Associates LLC** to assist your company with a wind power project, we assign a Project Manager to your specific job. Our Project Managers have met tenure, educational and accomplishment requirements, have demonstrated a strong work ethic, and have proven their ability to lead by example. The Project Managers are responsible for leading other team members assigned to the task, making adjustments and recommendations as needed, and communicating with you, the client. In addition to regular reporting, our Project Managers will provide less formal phone or email updates on an as-needed basis.

**Wind Quest Associates LLC** provides qualified, trained, professional project managers to your specific jobs so that your project stays on task and on budget. Plus, with our experience with lease acquisition, title research, negotiations, mapping, financial reporting, wind site analysis, transmission line expertise and management, **Wind Quest Associates LLC** brings your project the best value and increases your return on investment. Many of our Project Managers are AAPL-accredited. The mix and number of crew members are tailored to your specific project and timeline. Our team will work with your company in a “cost-plus” package agreement or a contractual day rate arrangement.

To inquire about hiring **Wind Quest Associates LLC** for Wind Site Analysis, Lease Acquisition, Title Research, Negotiations and other project related tasks, please contact Project Manager, Michael J. Sturrock @ 903.253.8789.





# SERVICES

**PROJECT MANAGEMENT**

*Planning, Staffing, Budgeting & Reporting*

**LEASE ACQUISITION**

*Title Research, Lease Preparation & Acquisition.*

**SITE ANALYSIS**

*Anemometer Installation, Data Assessment*

**NEGOTIATIONS**

*Legal Support, Title Examination*

**ROW AGENTS**

*Licensed ROW Agents for Site Preparation*

**ACCOUNTING**

*Budget Management, Billing, Financial Reports*

**MAPPING**

*Digital, Full-Color Presentations*





**PROJECT MANAGEMENT**

## Wind Quest Associates LLC Full Project Services Summary

1. Client meeting
  - a. Discuss & understand the goals, needs and plans.
  - b. Locate and map the area for the project
  - c. Discuss time frame and budgetary constraints.
  - d. Contractual agreements.
  
2. Site Observation (Undetermined or Predetermined)
  - a. Transmission Line analysis.
  - b. Proximity evaluation.
  - c. Topography analysis.
  - d. Geographical analysis.
  - e. Wind pattern evaluation.
  - f. Anemometer installation and evaluation.
  
3. Lease Acquisition
  - a. Surface Title Research.
  - b. Lease Packet Preparation and Acquisition.
  - c. Negotiations.
  - d. Lease filing and Lease Purchase Reports.
  
4. Mapping
  - a. Appraisal District, Tobin, Google Earth, Google Street View.
  - b. Wind turbine project placement concept maps.



## LEASE EXAMPLE

**Wind Quest Associates LLC** believes in building relationships with clients and with landowners. With nearly 30 years experience in land acquisition all over the United States, we are confident in our abilities to bring your wind power project the results it needs. By lease preparation, using an existing client's lease, negotiating with communities or landowners, and building the pivotal relationships between client and landowner, Wind Quest Associates LLC is the premier source for lease acquisition.

Our lease packets include:

- Cover letter
- Draft or check
- Plats and maps
- Source deeds
- Wind Lease
- W-9 forms
- Return envelopes





**OWNERSHIP REPORTS**

## OWNERSHIP REPORTS

**Wind Quest Associates LLC** realizes the importance of precision and documentation. When we are working on a wind project for your company, we provide Surface Ownership Reports and Lease Purchase Reports as part of our service. Each report is informative, descriptive and exact.

Surface Ownership Reports will provide a legal description of the tract, identify the owner with contact information, and details the decimal interest, total acreage and net acreage.

Lease Purchase Reports are detailed informational reports which provide your company with everything you need to record important data about your acquisitions.

Please view the samples of our reports.







## LEASE PURCHASE REPORT

DATE

TWW-(10/06)

LEASE NO.:

PROSPECT:	LEASE DATE:	A. F. E. NO.:
COUNTY:	EFFECTIVE DATE:	EXP. DATE:
STATE:	PRIMARY TERM:	OPTION:
	PAID-UP:	

LEASE PURCHASED FROM: FEE LAND OWNER  
 SURFACE OWNER   
 BY ASSIGNMENT FROM:

LESSOR(S):	ADDRESS AND PHONE #:	SURFACE OWNER(S):
	HOME:	
	OTHER:	

S.S. NO.: LESSEE: WIND QUEST ASSOCIATES, LLC / (CLIENT)

S.S. NO.:	NEW LEASE:	TOP LEASE:
TAX I.D. NO.:	RENEWAL:	EXTENSION:

TRACT INFORMATION & BRIEF DESCRIPTION	GROSS ACRES	LESSOR'S DECIMAL INTEREST	LESSOR'S NET SURFACE
1 _____ SURVEY, A-____, _____ COUNTY, STATE			
2 _____ SURVEY, A-____, _____ COUNTY, STATE			
3			
4			
11			
0.0000000		0.0000000	

PROVISIONS:	REMARKS & OTHER PROVISIONS:		
ROYALTY:	METHOD OF PMT.: CHECK	REC. INFO.: 2008013270	
COMMENTS:	<u>BONUS/ACRE</u>	<u>NET ACRES</u>	<u>TOTAL BONUS</u>
		0.0000000	\$0.00

SUBMITTED WITH THIS REPORT:	ORIGINAL LEASE:	(1) COPY:
OFFER LETTER:	COPY OF DRAFT:	PLAT:
SOURCE DEED:	ASSIGNMENT:	W-9 OR 1099:

LEASE WORK: MICHAEL J STURROCK      TITLE WORK: MICHAEL J. STURROCK

LPR PRODUCED BY: MICHAEL J STURROCK

**WIND QUEST ASSOCIATES LLC**  
 2014 REPUBLIC DRIVE      TYLER, TEXAS 75701-8417  
 P. O. BOX 8082      TYLER, TEXAS 75711-8082  
 OFFICE: 903.253.8789    MOBILE: 903.253.8789    FAX: 903.534.3892



**SURFACE OWNERSHIP REPORT**

STATE:  
 COUNTY:  
 TRACT GROSS AC.  
 BY: Michael J. Sturrock, Project Manager  
 Wind Quest Associates LLC

**PROPERTY DESCRIPTION:**

Being \_\_\_\_\_ acres of land, more or less, a part of the \_\_\_\_\_ Survey, A-726 and the \_\_\_\_\_ Survey, \_\_\_\_\_ County, \_\_\_\_, and being the same land described as Block No. 1 in that certain Judgment dated March 20, 1990, in Cause No. 8180, recorded in Volume 75, page 757 in the Probate Records of \_\_\_\_\_ County, Texas.

**SURFACE ESTATE:**

Owner/Address	Tract Decimal Interest	Total Tract Acres	Net Mineral Acres
<b>Surface:</b>			
Owner	1.00	x 550.65 =	550.65
Street			
City, State Zip			
(xxx)xxx-xxxx			
<hr/>			
<b>TOTAL</b>	<b>1.00</b>	<b>x 550.65 =</b>	<b>550.65</b>



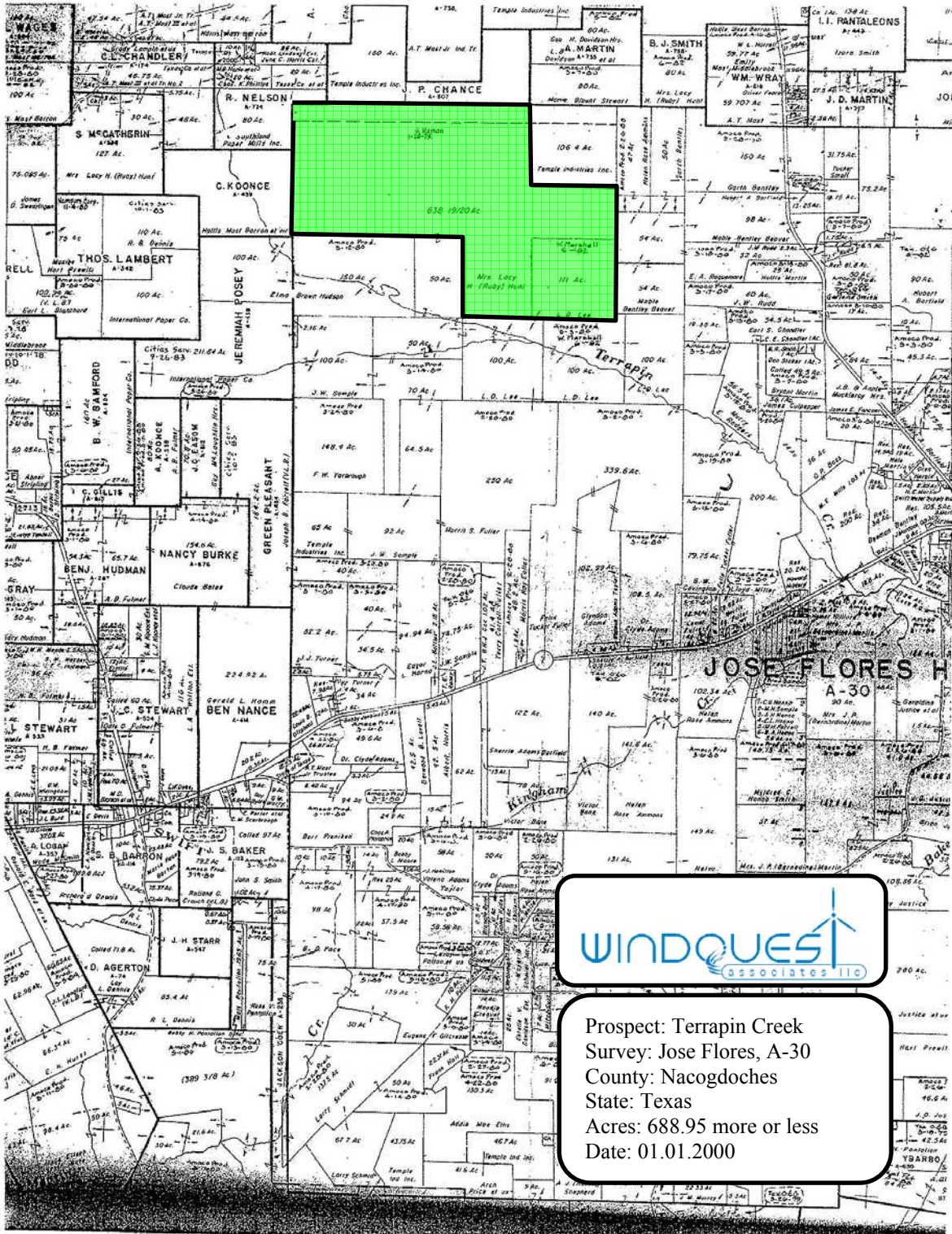
## MAPPING

**Wind Quest Associates LLC** uses in-house mapping software and state-of-the-art printers to pinpoint locations, provide multiple views of your projects and five colorful presentations of your wind farm sites.

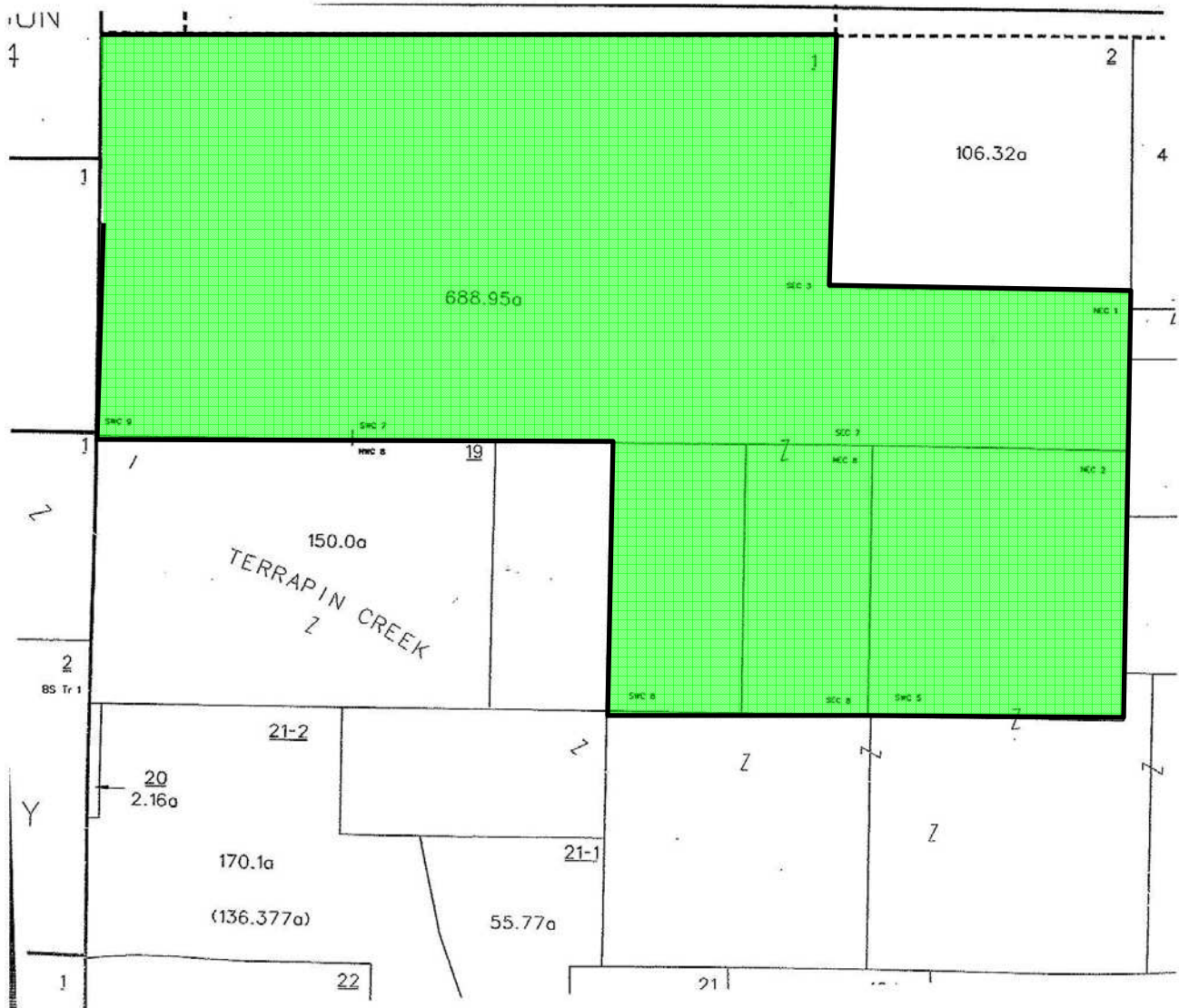
**Wind Quest Associates LLC** can also utilize in-house computer artists and photographers to mock-up wind turbine placement or wind farm design for presentations, negotiations and planning.

Please view a few samples of our mapping capabilities.

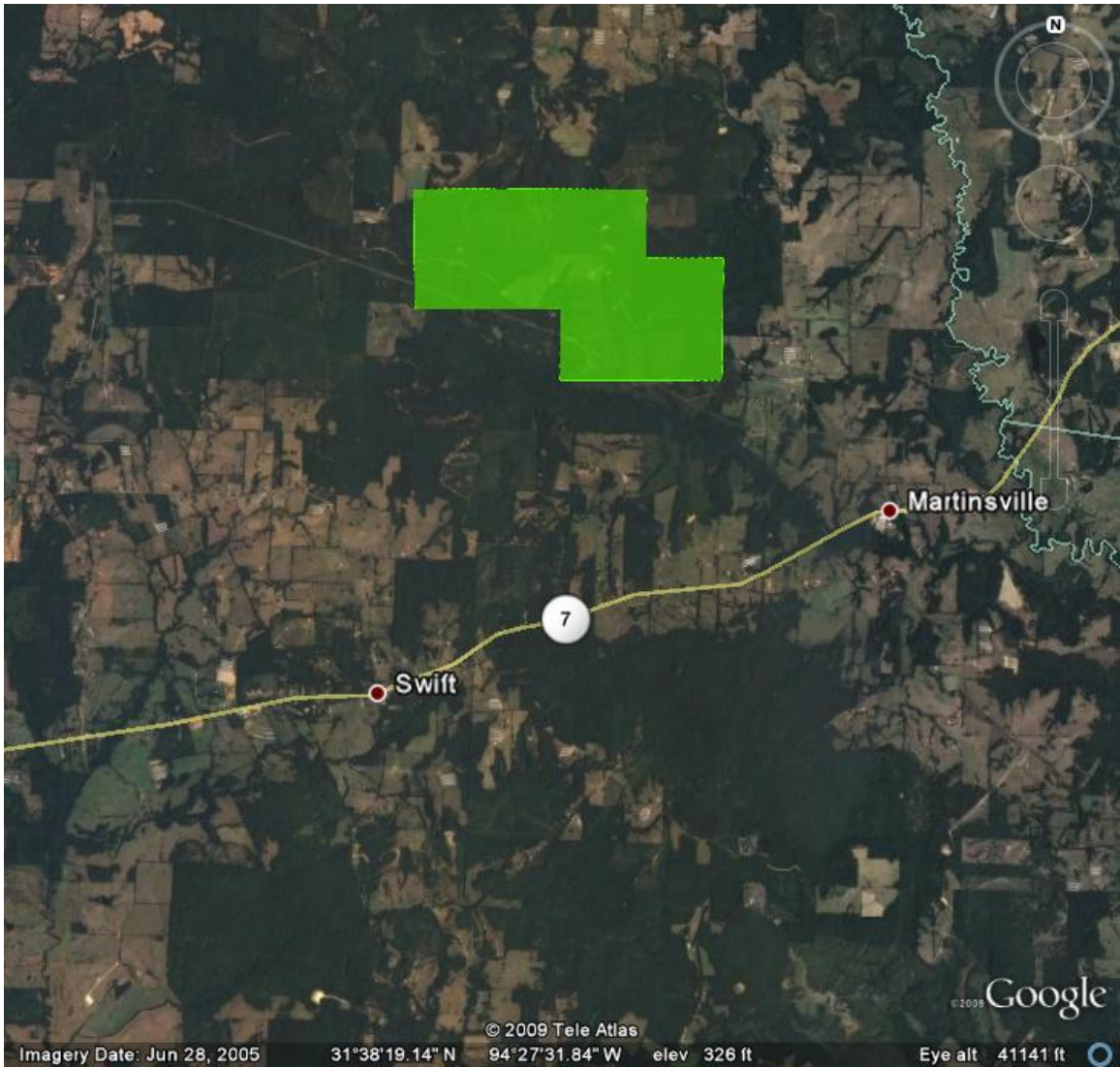




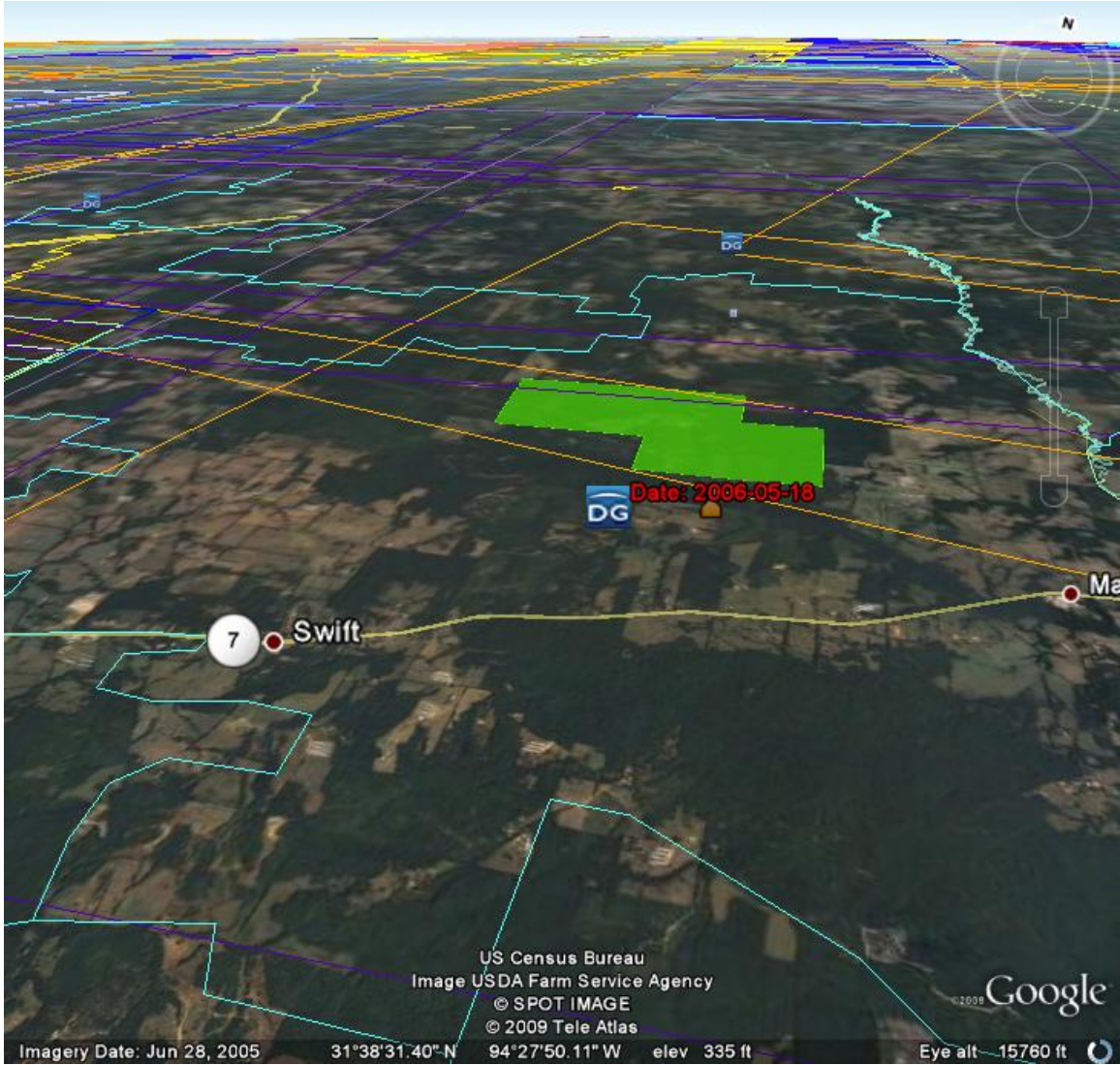
Prospect: Terrapin Creek  
 Survey: Jose Flores, A-30  
 County: Nacogdoches  
 State: Texas  
 Acres: 688.95 more or less  
 Date: 01.01.2000



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Date: 01.01.2000



**TITLE RESEARCH**

## TITLE RESEARCH

**Wind Quest Associates LLC** relies on experience to get results. With nearly 30 years of Title Research, we will provide precise, detailed information for your wind power projects.

Our Title Research includes:

- Flowcharts
- Chain of Title reports
- Microsoft Access databases
- Copies of Source Deeds
- Plats and Maps of researched area
- CD backup of all printed material and database

Please view the brief example of a portion of our Title Research.



# WIND QUEST ASSOCIATES LLC/Client

## Prospect

### Tract # / Acreage Information

Survey Name; Abstract #

County, State

	Grantor		Grantee
<b>Instr. 1</b>	JOHN Q. DOE	to	JANE Q. DOE
<b>County:</b>	NACOGDOCHES		
<b>Vol/Page:</b>	100/250 DR		
<b>Doc. #:</b>			
<b>File #:</b>			
<b>Inst. Type:</b>	WD		
<b>Instr. Date:</b>	01/01/1800		<input checked="" type="checkbox"/> Copy Made
<b>File Date:</b>	01/02/1801		
<b>Tract #:</b>			
<b>Acreage:</b>	1000		
	<u>Remarks</u>		
	*1000 ACRES GRANTED.		
	*INCLUDES 688.5 ACRE SUBJECT TRACT.		
	*METES & BOUNDS INCLUDED.		
	*REFERENCE 300/350 DR, DATED 01/02/1900.		
	*NMIR		
<b>Instr. 2</b>	JILL Q. SMITH, FORMERLY DOE.	to	JOHN Q. JOHNSON
<b>County:</b>	NACODGOCHES		
<b>Vol/Page:</b>	300/350 DR		
<b>Doc. #:</b>			
<b>File #:</b>			
<b>Inst. Type:</b>	WD		
<b>Instr. Date:</b>	01/02/1900		<input checked="" type="checkbox"/> Copy Made
<b>File Date:</b>	01/05/1900		
<b>Tract #:</b>			
<b>Acreage:</b>	688.5		
	<u>Remarks</u>		
	*688.5 ACRES GRANTED.		
	*THIS IS THE 688.5 ACRE SUBJECT TRACT.		
	*METES & BOUNDS INCLUDED.		
	*REFERENCE 100/250 DR, DATED 01/01/1800		
	*NMIR		
<b>Instr. 3</b>	JACK Q. JOHNSON	to	JANE Q. JACKSON
<b>County:</b>	NACOGDOCHES		
<b>Vol/Page:</b>	1000/250 OPR		
<b>Doc. #:</b>			
<b>File #:</b>			
<b>Inst. Type:</b>	WD		
<b>Instr. Date:</b>	01/01/2000		<input checked="" type="checkbox"/> Copy Made
<b>File Date:</b>	01/02/2000		
<b>Tract #:</b>			
<b>Acreage:</b>	688.5		
	<u>Remarks</u>		
	*688.5 ACRES GRANTED.		
	*METES & BOUNDS INCLUDED.		
	*NMIR		

Time Period Covered: 01.01.1800 to 01.01.2000

Prepared By: Michael J. Sturrock

Friday, April 17, 2009



WIND QUEST ASSOCIATES LLC  
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Page 1 of 1

# ***WIND QUEST ASSOCIATES LLC/Client***

## ***Prospect***

### ***Tract # / Acreage Information***

#### ***Survey Name; Abstract #***

#### ***County, State***

		<i>Grantor</i>		<i>Grantee</i>	<i>Copy</i>
Instr. 1 WD	01/01/1800 100/250 DR	JOHN Q. DOE	to	JANE Q. DOE	<input checked="" type="checkbox"/>
Instr. 2 WD	01/02/1900 300/350 DR	JILL Q. SMITH, FORMERLY DOE.	to	JOHN Q. JOHNSON	<input checked="" type="checkbox"/>
Instr. 3 WD	01/01/2000 1000/250 OPR	JACK Q. JOHNSON	to	JANE Q. JACKSON	<input checked="" type="checkbox"/>



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**BILLING EXAMPLE**

## BILLING EXAMPLE

**Wind Quest Associates LLC** understands the importance of budgets and billing procedures. With results and staying within budgetary constraints, we can effective and bring the best return on investment for you. We use a precision billing service called RADPI ([www.radpi.com](http://www.radpi.com)). Within RADPI, our agents provide detailed information for each billing day. The details include:

- Detailed work activity description
- Project name
- Day rates
- Mileage and mileage rate
- Lodging, copy and misc. costs

Please view an example of a RADPI report..



