

2017-013173

Klamath County, Oregon



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11/14/2017 11:17:03 AM

Fee: \$62.00

EXHIBIT B
MEMORANDUM OF OPTION

GRANTOR: Nathaniel Williams
3914 SE Ivon Street
Portland, OR 97202
Phone: (503) 753-1133

GRANTEE: Coronal Real Estate Holdings, LLC
321 E Main Street, Suite 300
Charlottesville, VA 22902
Phone: (434) 293-7589

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

Coronal Real Estate Holdings, LLC
321 East Main Street, Suite 300
Charlottesville, VA 22902
Prepared by: Nelson S. Teague, Jr.

(Space Above for Recorder's Use)

Memorandum of OPTION AGREEMENT FOR GRANT OF EASEMENT AND
EASEMENT AGREEMENT FOR TRANSMISSION FACILITIES

THIS MEMORANDUM OF OPTION AGREEMENT FOR GRANT OF EASEMENT AND EASEMENT AGREEMENT FOR TRANSMISSION FACILITIES (this "Memorandum") is made and entered into as of Oct. 23, 2017 by and between CORONAL REAL ESTATE HOLDINGS, LLC, a Delaware limited liability company ("Developer"), Nathaniel Williams ("Owner").

Recitals

A. Owner and Developer are parties to that certain Option Agreement for Grant of Easement and Easement Agreement for Transmission Facilities, dated concurrently herewith ("Option Agreement"), pursuant to which Owner has granted to Developer an exclusive option to

enter into an easement agreement for transmission facilities on and across that certain real property more particularly described on Schedule "1" attached hereto (the "Property").

B. Owner and Developer now desire to provide for public notice of the existence of the Option Agreement and Developer's rights thereunder.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Grant of Option. Owner hereby grants to Developer the exclusive option to enter into an easement agreement for transmission facilities on and across the Property (the "Option") upon the terms and subject to the terms and conditions set forth in the Option Agreement.

2. Term of the Option. Subject to the terms and conditions set forth in the Option Agreement, the term of the Option expires and this Memorandum will automatically terminate and be of no further force or effect as of May 24, 2018, subject to up to one (1) extension option pursuant to the terms and conditions of the Option Agreement.

3. Conflict of Provisions. This Memorandum is prepared for the purpose of recordation and shall not alter or affect in any way the rights and obligations of Developer and Owner under the Option Agreement. In the event of any inconsistency between this Memorandum of Option and the Option Agreement, the terms of the Option Agreement shall control.

IN WITNESS WHEREOF, the parties have executed this Memorandum as of the date first set forth above.

SIGNATURE PAGES TO FOLLOW

"Developer"

Coronal Real Estate Holdings, LLC, a Delaware limited liability company

By: _____

Name: Kyle West

Title: Authorized Signatory

STATE OF VIRGINIA)

CITY OF CHARLOTTESVILLE) ss:

On Oct. 23, 2017, before me, NICHOLAS A. MCINTOSH, personally appeared KYLE S. WEST 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 VIRGINIA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Nicholas A. McIntosh

Notary Public

My commission expires: 5/31/2021

[SEAL]



"Owner"

Nathaniel Williams

By: _____

Name: Nathaniel Williams

Title: owner

STATE OF OREGON)
) ss.
COUNTY OF MULTNOMAH)

On 17th of October, 2017, before me, JAMPA N. LATHSANG
personally appeared NATHANIEL G WILLIAMS 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.

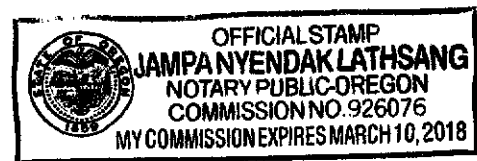
I certify under PENALTY OF PERJURY under the laws of the State of
OREGON that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public

My commission expires: March 10th 2018

[SEAL]



Schedule "1"
to
Memorandum of Option Agreement

Legal Description

All of that certain real property in the County of Klamath, State of Oregon, described as follows:

All of that certain real property identified Being the Northwest Quarter of the Northwest Quarter of the Southwest Quarter of Section 5, Township 36 South, Range 11 East, Willamette Meridian, and by the current parcel identification(s) R343612 consisting of approximately 10 acres, to be revised with a metes and bounds survey to be completed by Developer.

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke.