

2017-013955

Klamath County, Oregon

12/07/2017 02:23:01 PM

Fee: \$72.00

AmeriTitle
NTG 135776AM

Prepared by: Jennifer L. Kerrigan
Return to: Heelstone Energy
101 North Chestnut Street – Suite 113
Winston-Salem, NC 27101

STATE OF OREGON)

SITE ACCESS AGREEMENT

COUNTY OF KLAMATH)

THIS SITE ACCESS AGREEMENT ("Access Agreement") is made effective as of the 5th day of December 2017 (the "Effective Date"), by and among **Chiloquin Solar LLC** an Oregon limited liability company ("Farm") and along with **PV Project Lessee IX, LLC**, a Delaware limited liability company ("Master Tenant") and **Firststar Development, LLC**, a Delaware limited liability company ("Investor"). The Farm, Master Tenant and Investor are referred to herein collectively as the "Parties" and individually as a "Party."

RECITALS

WHEREAS, pursuant to that certain Lease Agreement entered into on March 2, 2017 by and between Farm and Peter M. Bourdet and Linda Long (collectively, the "Site Landlord") and as amended by that certain First Amendment to Lease Agreement dated June 5, 2017 (as such has been and may be amended from time-to-time, collectively, the "Ground Lease") and reflected in the certain Amended and Restated Memorandum of Ground Lease recorded in Book 2017, Page 6671, Klamath County Register of Deeds, the Farm leases from Site Landlord certain real property and improvements as more particularly described on Exhibit "A" attached hereto and by reference incorporated herein (hereinafter, the "Premises.")

WHEREAS, pursuant to the Ground Lease, Farm is authorized to install, operate, maintain, repair, replace and remove a solar photovoltaic array collection and electricity generating system (the "System") located on the Premises.

77411

WHEREAS, pursuant to that certain to be executed Master Lease, by and between Farm, as lessor, and Master Tenant, as lessee (the "Master Lease"), Farm will lease the equipment to Master Tenant to operate and maintain the System for the term of the Master Lease.

WHEREAS, Investor is the owner of ninety-nine percent (99%) of the ownership interests in Master Tenant.

WHEREAS, the Master Tenant has agreed to generate and sell energy produced by its respective System pursuant to that certain Power Purchase Agreement dated October 12, 2015 by and between Farm and PacifiCorp (d/b/a PacifiCorp Power & Light Company or its successor and assigns) (the "PPA").

WHEREAS, Farm desires to grant access to the Premises to Investor and Master Tenant, in order to allow the Master Tenant to perform its duties and obligations under the Master Lease.

NOW, THEREFORE, in consideration of good and valuable considerations, including, without limitation, and where applicable, each Party's respective duties and obligations under the Master Lease, the Ground Lease and PPA, the Parties agree as follows:

1. Term. From and after the Effective Date, and continuing until the earlier of the termination of the Ground Lease and/or the Master Lease and solely with respect to Investor, only for so long as Investor shall be an owner of Master Tenant, Farm grants to Investor and Master Tenant the right to access and to conduct all activities necessary for such entity, as the case may be, to perform its obligations and to enjoy its rights under the PPA and the Master Lease, as applicable, including but not limited to the operation, maintenance, service, repair and removal of the System in accordance with the terms and provisions of the Ground Lease and PPA, and the Master Lease.

2. Ground Lease. Investor and Master Tenant hereby agree to comply with the terms and conditions of the Ground Lease and to suffer no action or inaction that would cause Farm to violate the terms and conditions therein.

3. Indemnification. Investor and Master Tenant hereby agree, on an individual basis, to protect, indemnify, defend and hold harmless Farm, along with its employees, tenants, invitees, contractors, lenders and agents from any and all claims, losses, damages, expenses, liabilities, demands and causes of action arising from, caused by, related to or involving the (i) entry onto or use of the Premises by Investor or Master Tenant, as the case may be, or by each entity's contractors, agents and/or consultants ("Master Tenant's Consultants") including, but not limited to, performance of construction or maintenance work relating to the System, or (ii) any acts, omissions or negligence of Investor, Master Tenant or Master Tenant's Consultants.

4. SAS Mortgage Holdings Trust I, as assignee of Seminole Funding Resources, LLC, a Delaware limited liability company ("Lender"), the beneficiary pursuant to that certain Line of Credit Leasehold Deed of Trust dated as of July 12, 2017, by and between Farm, as grantor, AmeriTitle, as trustee and Lender (the "Deed of Trust") and the owner and holder of the loan secured thereby, hereby joins this Site Access Agreement for the sole purpose of acknowledging that although this Site Access Agreement is subordinate to the Deed of Trust, Lender's rights granted in the Deed of Trust are subject to that certain Subordination, Non-Disturbance and Attornment Agreement among Lender, Farm, Investor, and certain affiliates of the foregoing, solely to the extent and only for the effective period set forth in the SNDA.

5. No Modification. Nothing herein shall be deemed to modify or amend the terms and provisions of the Ground Lease, the PPA or the Master Lease or limit any party's duties, obligations, rights and interests thereunder.

6. Counterparts. This Access Agreement may be executed by the Parties and transmitted electronically or by facsimile in as many counterparts as the Parties may deem necessary and convenient, and all such counterparts taken together shall constitute but one and the same instrument.

7. Entire Agreement. This Access Agreement contains the entire understanding and agreement of the Parties with respect to its subject matter, and supersede any prior understandings or agreements, whether written, oral or otherwise.

8. Governing Law. This Access Agreement shall be governed by the laws of the State of Oregon, without regard to the conflicts of law principles that would result in the application of any law other than the law of the State of Oregon.

9. Binding on Successors; Runs with Land. This Access Agreement shall inure to the benefit of and be binding on the parties and their respective successors and assigns. This Access Agreement shall run with the land and shall inure to the benefit of the Parties and their respective successors and assigns including a purchaser.

[SEPARATE SIGNATURE PAGES ATTACHED]

**SEPARATE SIGNATURE PAGE
TO SITE ACCESS AGREEMENT**

IN WITNESS WHEREOF, the Parties have caused this instrument to be executed as of the day and year first above written.

PV PROJECT LESSEE IX, LLC,
a Delaware limited liability company

By: Heelstone Energy XII, LLC,
a Delaware limited liability company
Its: Managing Member

By: 
William B. Owens, Jr., Vice President

STATE OF LOUISIANA

PARISH OF E. BATON ROUGE

I, the undersigned notary, certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purposes stated therein and in the capacity indicated: **William B. Owens, Jr., as Vice President of Heelstone Energy XII, LLC the Managing Member of PV Project Lessee IX, LLC.**

Date: December 5, 2017


Notary Public

(Official Seal)
Clinton G. Healey
Notary Public, ID #146950
East Baton Rouge Parish
State of Louisiana
My commission is for life.

My Commission Expires: at death

SEPARATE SIGNATURE PAGE
TO SITE ACCESS AGREEMENT

IN WITNESS WHEREOF, the Parties have caused this instrument to be executed as of the day and year first above written.

FIRSTAR DEVELOPMENT, LLC, a Delaware
limited liability company

By: *Josh Kittrell*
Name: Joshua N. Kittrell
Its: Authorized Officer

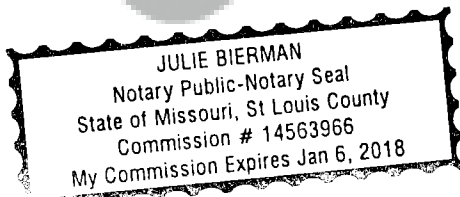
STATE OF Missouri
COUNTY OF St. Louis

Julie Bierman, a Notary Public of the County and State
aforesaid, certify that Joshua N. Kittrell, the Authorized Officer of Firstar Development, LLC
personally appeared before me this day and acknowledged the due execution of the foregoing
instrument.

Date: November 15, 2017 *Julie Bierman*
Notary Public

(Official Seal)

My Commission Expires: 1-6-18



SEPARATE SIGNATURE PAGE
TO SITE ACCESS AGREEMENT

IN WITNESS WHEREOF, the Parties have caused this instrument to be executed as of
the day and year first above written.

SAS MORTGAGE HOLDINGS TRUST I,
a Delaware statutory trust

By: Seminole Financial Services, LLC
a Delaware limited liability company, as its Servicer

By: [Signature]
Timothy S. Fetter
Executive Vice President

STATE OF Florida

COUNTY OF Pinellas

I, Susan L Griffin, a Notary Public of the County and State aforesaid,
certify that Timothy S. Fetter, the Executive Vice President of Seminole Financial Services, LLC the
Servicer of SAS Mortgage Holdings Trust I, personally appeared before me this day and acknowledged
the due execution of the foregoing instrument.

Date: 11-15-17

[Signature]
Notary Public

(Official Seal)

My Commission Expires: 8-26-18

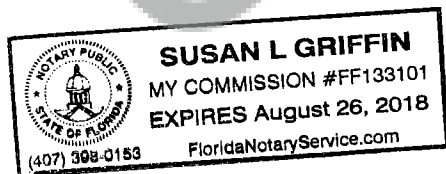


Exhibit "A"

The "Premises"

PARCEL 1:

A PARCEL OF LAND BEING A PORTION OF PARCEL 3 OF MAJOR LAND PARTITION 7-85, SITUATED IN THE S 1/2 OF THE NE1/4, AND THE NE1/4 OF THE SE1/4 OF SECTION 22, TOWNSHIP 34 SOUTH, RANGE 07 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 22; THENCE NORTH 00°09'57" WEST, 1325.67 FEET TO THE NORTH LINE OF THE S1/2 OF THE NE1/4; THENCE, ALONG SAID NORTH LINE, NORTH 89°58'33" WEST, 353.90 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAIL ROAD AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, ALONG THE ARC OF A 1507.69 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 20°05'04" (THE LONG CHORD OF WHICH BEARS SOUTH 00°06'06" WEST, 526.07 FEET) AN ARC DISTANCE OF 528.78 FEET TO A POINT OF SPIRAL; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, ALONG A SPIRAL TO THE LEFT, THE LONG CHORD OF WHICH BEARS SOUTH 02°58'05" EAST, 187.29 FEET; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 84°25'48" EAST, 25.00 FEET TO A POINT OF SPIRAL; THENCE, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, ALONG A SPIRAL TO THE LEFT, THE LONG CHORD OF WHICH BEARS SOUTH 07°45'07" EAST, 272.90 FEET; THENCE, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 08°56'42" EAST, 687.97 FEET, TO THE NORTH LINE OF TRACT 1314, PINE RIDGE RANCHES, A DULY RECORDED SUBDIVISION ON FILE AT THE KLAMATH COUNTY CLERK'S OFFICE; THENCE ALONG SAID NORTH LINE OF SAID TRACT 1314, NORTH 89° 52' 22" WEST, 1925.97 FEET; THENCE, LEAVING SAID NORTH LINE, NORTH 00° 10' 59" WEST, 120.00 FEET; THENCE NORTH 89° 52' 22" WEST 30.00 FEET; THENCE, NORTH 00° 10' 59" WEST, 1528.99 FEET, TO THE NORTH LINE OF S1/2 OF THE NE1/4 LINE; THENCE ALONG SAID NORTH LINE, SOUTH 89° 58' 33" EAST, 1875.15 FEET TO THE TRUE POINT OF BEGINNING.

BASIS OF BEARINGS IS GRID NORTH OF THE OREGON COORDINATE REFERENCE SYSTEM, BEND - KLAMATH FALLS ZONE.

PARCEL 2:

TOGETHER WITH THAT CERTAIN EMERGENCY VEHICLE TURNAROUND AREA COMPRISED OF PARCEL A AND PARCEL B, AS FURTHER OUTLINED BELOW:

PARCEL A

COMMENCING AT THE NORTHEAST CORNER OF TRACT 1314, PINE RIDGE RANCHES, A DULY RECORDED SUBDIVISION ON FILE AT THE KLAMATH COUNTY CLERK'S OFFICE, SAID POINT MARKED WITH A 5/8" REBAR WITH A YELLOW PLASTIC CAP STAMPED "TRUE LINE SURVEYING"; THENCE ALONG THE NORTH LINE OF SAID TRACT 1314, NORTH 89° 52' 22" WEST, 1955.97 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 00° 10' 59" WEST, 120.00 FEET; THENCE SOUTH 89° 52' 22" EAST, 30.00 FEET; THENCE SOUTH 00° 10' 59" EAST, 120.00 FEET; THENCE NORTH 89° 52' 22" WEST, 30.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B

A PARCEL OF LAND BEING A PORTION OF PARCEL 3 OF MAJOR LAND PARTITION 7-85, SITUATED IN THE S1/2 OF THE NE1/4, AND THE NE1/4 OF THE SE1/4 OF SECTION 22, TOWNSHIP 34 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF TRACT 1314, PINE RIDGE RANCHES, A DULY RECORDED SUBDIVISION ON FILE AT THE KLAMATH COUNTY CLERK'S OFFICE, SAID POINT MARKED WITH A 5/8" REBAR WITH A YELLOW PLASTIC CAP STAMPED "TRUE LINE SURVEYING"; THENCE ALONG THE NORTH LINE OF SAID TRACT 1314, NORTH 89° 52' 22" WEST, 1955.97 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89° 52' 22" WEST, 98.31 FEET; THENCE NORTH 00° 07' 38" EAST, 30.00 FEET; THENCE SOUTH 89° 52' 22" EAST 53.15 FEET; THENCE NORTH 00° 10' 59" WEST, 65.00 FEET; THENCE SOUTH 89° 52' 22" EAST 45.00 FEET; THENCE SOUTH 00° 10' 59" EAST 95.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 3:

TOGETHER WITH ACCESS EASEMENT RECORDED MARCH 2, 2017 IN INSTRUMENT NO. 2017-002249 AND RE-RECORDED MARCH 14, 2017 IN INSTRUMENT NO. 2017-002679, KLAMATH COUNTY RECORDS AND AS FURTHER DEPICTED AS CATTLE DRIVE ON TRACT 1314 PINE RIDGE RANCHES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.