

2024-004561

Klamath County, Oregon

06/06/2024 10:13:02 AM

Fee: \$97.00

Recording requested by:
And when recorded mail to:

Hecate Energy Bonanza LLC
c/o Apex Clean Energy, Inc.
120 Garrett Street, Suite 700
Charlottesville, VA 22902
Attention: Land Manager

TERMINATION OF OPTION AGREEMENT FOR PURCHASE OF CONSERVATION EASEMENT

THIS TERMINATION OF OPTION AGREEMENT FOR PURCHASE OF CONSERVATION EASEMENT (this “**Termination**”) is made and entered into as of this 6th day of June, 2024, by Hecate Energy Bonanza LLC, a Delaware limited liability company (“**Hecate**”), with reference to the following facts:

RECITALS:

A. Moss Ranch LLC, an Oregon limited liability company (“**Owner**”), owns all of that real property located in the County of Klamath, and State of Oregon, as more particularly described in Exhibit A attached hereto (the “**Property**”).

B. Owner and Hecate entered into that certain Option Agreement for Purchase of Conservation Easement dated June 6, 2023, as may have been modified, amended, assigned, and/or supplemented from time to time (the “**Agreement**”), a memorandum of which was recorded on June 12, 2023, in the Klamath County Clerk’s Office, State of Oregon (the “**Official Records**”) as Instrument Number 2023-004475.

C. The Agreement has expired pursuant to its terms, and Hecate is filing this Termination to evidence such expiration in the Official Records.

NOW, THEREFORE, Hecate is executing this Termination to be filed of record to provide notice that the Agreement has expired, and Hecate has released all of its right, title and interest in the Agreement and the Property.

IN WITNESS WHEREOF, Hecate has executed this Termination as of the date first set forth above.

HECATE:

HECATE ENERGY BONANZA LLC,
a Delaware limited liability company

By: Apex GCL, LLC,
a Delaware limited liability company,
its Sole Member

By: Apex Clean Energy Holdings, LLC,
a Delaware limited liability company,
its Sole Member

By: Jeanine G. Wolanski
Name: Jeanine G. Wolanski
Title: Senior Vice President of Land Management

COMMONWEALTH OF VIRGINIA

CITY OF CHARLOTTESVILLE

On June 6, 2024, before me, the undersigned, personally appeared Jeanine G. Wolanski, Senior Vice President of Land Management, for Apex Clean Energy Holdings, LLC, a Delaware limited liability company, Sole Member of Apex GCL, LLC, a Delaware limited liability company, sole member of Hecate Energy Bonanza LLC, a Delaware limited liability company, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, she acted upon behalf of said limited liability company, executed the instrument, and that such individual made such appearance before the undersigned in the City of Charlottesville in the Commonwealth of Virginia.



Tonya Mills Klimas
Notary Public, Commonwealth of Virginia
My Commission Expires: 4/30/2026

This instrument prepared by: Vincent Reres, Esq.
Apex Clean Energy, Inc.
120 Garrett Street, Suite 700
Charlottesville, Virginia 22902

EXHIBIT A

DESCRIPTION OF PROPERTY

The Property is all the following tracts or parcels of land, situated in the County of Klamath, and State of Oregon, more particularly described as follows:

PARCEL 1:

Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Section 25: SW1/4 of the SW1/4 of the SE 1/4

Section 36: W 1/2 of the NW 1/4 of the NE1/4 and the W 1/2 of the SW 1/4 of the NE 1/4;

ALSO, that portion of the W 1/2 of the NW 1/4 of the SE 1/4 lying North of West Langell Valley Road.

PARCEL 2:

Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Section 22: SE 1/4, SW 1/4, W 1/2, SE 1/4 and SE 1/4, SE 1/4.

EXCEPTING THEREFROM that portion of the NW 1/4 SE 1/4, and the S 1/2 SE 1/4 of Section 22, lying North and Easterly of West Langell Valley Road, and being located in Township 39 South, Range 1 East of the Willamette Meridian, Klamath County, Oregon.

Section 25: SE 1/4 SW 1/4, S 1/2 SE 1/4 and that portion of the SW 1/4 SW 1/4 lying Southwesterly of the Westerly boundary of the Langell Valley Market Road.

EXCEPTING THEREFROM the SW 1/4 of the SW 1/4 of the SE 1/4.

Section 26: All that portion of the NW 1/4 of the NW 1/4 lying Westerly from a straight line drawn from a point on the North line of said Section 26, which point is 441.0 feet East of the section corner common to Sections 22, 23, 26 and 27 and to a point on the South line of said NW 1/4 of the NW 1/4, which point is 252.0 feet East of the Southwest corner of the said NW 1/4 of the NW 1/4 of said Section 26;

ALSO all that portion of S 1/2 of the NW 1/4 of Section 26 lying Southwesterly from a line whose course is as follows: Beginning at a point on the South line of the NW 1/4 of the NW 1/4 of Section 26, which point is 252.0 feet East of the Southwest corner of said NW 1/4 of the NW 1/4; thence South 86° East 406.0 feet; thence South 34 ° East, 811 .0 feet; thence South 64 ° East, 407 .0 feet; thence South 56° East, 810.0 feet, more or less, to a point on the South line of the SE 1/4 of the NW 1/4 of Section 26;

ALSO all that portion of the SE 1/4 of Section 26, lying Southwesterly of the Westerly boundary of the Langell Valley Market Road;

ALSO SW 1/4

Section 27: S 1/2 of the NE 1/4, NE 1/4 of the SE 1/4, that portion of the NE 1/4 of the NE 1/4 lying South of the Langell Valley Market Road.

Section 35: N 1/2 of the NE 1/4.

Section 36: SE 1/4, NE 1/4, NW 1/4 and Government Lots 1 and 4,

EXCEPTING THEREFROM the W 1/2 of the NW 1/4 of the NE 1/4 and the W 1/2 of the SW 1/4 of the NE 1/4 and that portion of the W 1/2 of the NW 1/4 of the SE 1/4 lying North of West Langell Valley Road.

Township 39 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.
Section 30: Government Lot 4.

Section 31: SW 1/4 of the SE 1/4, SE 1/4 of the SE 1/4, NE 1/4 of the NW 1/4, NE 1/4,

EXCEPT 7 acres, more or less, described as follows:

Beginning at the Northeast section corner of Section 31; thence West 360 feet; thence South 822 feet; thence East 360 feet; thence North 822 feet to the point of beginning. '

Section 31: N 1/2 SE 1/4, Government Lot 4,

EXCEPTING 5.85 acres, more or less, lying North of the West Langell Valley Market Road.

Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

Section 1: Government Lots 1, 2, 5, 6 and 7; SE 1/4 of the SW 1/4, SW 1/4 of the NE 1/4, W 1/2 of the SE 1/4.

Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

Section 6: That portion of the N 1/2 of the NE 1/4 lying North of the Bonanza-Langell Valley Highway.