
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 EASEMENT

THIS TERMINATION OF OPTION AGREEMENT FOR PURCHASE OF EASEMENT (this “**Termination**”) is made and entered into as of this 27th day of August, 2024, by Hecate Energy Bonanza LLC, a Delaware limited liability company (“**Hecate**”), with reference to the following facts:

RECITALS:

A. Steven E. Johnson and Dylan Johnson (collectively, “**Owner**”) own all of that real property located in the County of Klamath, Oregon, as more particularly described in Exhibit A attached hereto (the “**Property**”).

B. Owner and Hecate were parties to that certain Option Agreement for Purchase of Easement with an effective date of August 18, 2021, as may have been modified, amended, assigned, and/or supplemented from time to time (the “**Agreement**”), a memorandum of which was recorded on June 22, 2023, in the Klamath County Clerk’s Office, State of Oregon (the “**Official Records**”) as Instrument Number 2023-004793.

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.

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

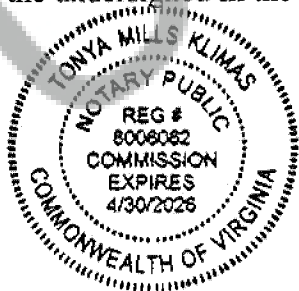
By: Apex Clean Energy Holdings, LLC,
a Delaware limited liability company,
its Sole Member

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

COMMONWEALTH OF VIRGINIA

CITY OF CHARLOTTESVILLE

On August 27, 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 A:

UNSURVEYED PARCEL 1 OF "LAND PARTITION 6-20", BEING A REPLAT OF A PORTION OF PARCEL 1 OF "LAND PARTITION 1-16", SITUATED IN THE NE1/4 SE1/4 OF SECTION 22, THE SW1/4 AND SE1/4 OF SECTION 23, AND THE NW1/4 AND NE1/4 OF SECTION 26, TOWNSHIP 39 SOUTH, RANGE 11 EAST OF THE WILLAMETE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SECTION CORNER COMMON TO SECTION 27, T39S, R11EWM AND SAID SECTION 22, 23 AND 26; THENCE N00°10'11"E 1333.55 FEET, MORE OR LESS, TO THE SOUTH 1/16 CORNER COMMON TO SAID SECTIONS 22 AND 23; THENCE WEST, ALONG THE EAST-WEST CENTERLINE OF THE SE1/4 OF SAID SECTION 22 1220 FEET, MORE OR LESS; THENCE, LEAVING SAID EAST-WEST LINE, NORTH 100 FEET; THENCE WEST 100 FEET TO THE NORTH-SOUTH CENTERLINE OF THE SE1/4 OF SAID SECTION 22; THENCE NORTH, ALONG SAID CENTERLINE, 1220 FEET, MORE OR LESS, TO THE C-E 1/16 CORNER OF SAID SECTION 22; THENCE EAST 1320 FEET, MORE OR LESS, TO THE 1/4 CORNER COMMON TO SAID SECTIONS 22 AND 23; THENCE S89°56'10"E 3984.50 FEET TO THE C-E 1/16 CORNER OF SAID SECTION 23; THENCE S00°01'05"E, ALONG THE NORTH-SOUTH CENTERLINE OF THE SE1/4 OF SAID SECTION 23, 2085 FEET, MORE OR LESS; THENCE, LEAVING THE SAID NORTH-SOUTH LINE, S89°46'07"W 1704 FEET, MORE OR LESS, TO A POINT WHICH BEARS N75°52'07"E 2358.95 FEET FROM THE POINT OF BEGINNING; THENCE S15°55'01"E 819.20 FEET; THENCE S35°19'42"E 653.22 FEET; THENCE S74°18'05"W 2302 FEET, MORE OR LESS; THENCE N34°W 23 FEET, MORE OR LESS; THENCE N86°W 406 FEET; THENCE N08°E 1333 FEET, MORE OR LESS, TO THE SECTION LINE COMMON TO SAID SECTIONS 23 AND 26; THENCE WEST 441 FEET TO THE POINT OF BEGINNING, CONTAINING 297 ACRES, MORE OR LESS, WITH BEARINGS BASED ON THE PLAT OF "LAND PARTITION 6-20" ON FILE AT THE OFFICE OF THE KLAMATH COUNTY CLERK.

PARCEL B:

UNSURVEYED PARCEL 2 OF "LAND PARTITION 6-20", BEING A REPLAT OF A PORTION OF PARCEL 1 OF "LAND PARTITION 1-16", SITUATED IN THE SW1/4 AND SE1/4 OF SECTION 23, AND THE NW1/4 AND NE1/4 OF SECTION 26, TOWNSHIP 39 SOUTH, RANGE 11 EAST OF THE WILLAMETE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH BEARS N75°52'07"E 2358.95 FEET FROM THE SECTION CORNER COMMON TO SECTIONS 22 AND 27, T39S, R11EWM AND SAID SECTIONS 23 AND 26; THENCE S15°55'01"E 819.20 FEET; THENCE S35°19'42"E 653.22 FEET; THENCE S74°18'05"W 2302 FEET, MORE OR LESS; THENCE S34°E 788 FEET, MORE OR LESS; THENCE S64°E 407 FEET; THENCE S56°E 810 FEET, MORE OR LESS, TO THE EAST-WEST CENTERLINE OF SECTION 26; THENCE EAST, ALONG THE SAID

EAST-WEST LINE, 1000 FEET, MORE OR LESS, TO THE CENTERLINE OF WEST LANGELL VALLEY ROAD, AND BEING ON THE BOUNDARY OF PARCEL 3 OF "LAND PARTITION 1-16"; THENCE, ALONG THE BOUNDARY OF SAID PARCEL 3 THE FOLLOWING COURSES, NORTHWEST, ALONG THE SAID CENTERLINE, 980 FEET, MORE OR LESS, LEAVING THE SAID CENTERLINE, N70°10'51"E 458.46 FEET AND N73°32'10"E 414.18 FEET TO A POINT ON THE BOUNDARY OF PARCEL 2 OF "LAND PARTITION 1-16"; THENCE, ALONG THE BOUNDARY OF SAID PARCEL 2 THE FOLLOWING COURSES, N70°11'58"E 268.13 FEET AND S19°05'52"E 200.72 FEET TO A POINT ON THE BOUNDARY OF SAID PARCEL 3 OF "LAND PARTITION 1-16"; THENCE, ALONG THE BOUNDARY OF SAID PARCEL 3, SOUTHEASTERLY 1779 FEET, MORE OR LESS, TO THE 1/4 CORNER COMMON TO SECTION 25, T39S, R11EWM, AND SAID SECTION 26; THENCE, LEAVING THE BOUNDARY OF SAID PARCEL 3, NORTH 1320 FEET, MORE OR LESS, TO THE NORTH 1/16 CORNER COMMON TO SAID SECTIONS 25 AND 26; THENCE WEST 1320 FEET, MORE OR LESS, TO THE NE 1/16 CORNER OF SAID SECTION 26; THENCE NORTH 1320 FEET, MORE OR LESS, TO THE EAST 1/16 CORNER COMMON TO SAID SECTIONS 23 AND 26; THENCE N00°01'05"W, ALONG THE NORTH-SOUTH CENTERLINE OF THE SE 1/4 OF SAID SECTION 23, 576 FEET, MORE OR LESS, TO A POINT FROM WHICH THE POINT OF BEGINNING BEARS N89°46'07"W; THENCE N89°46'07"W 1704 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, CONTAINING 161 ACRES, MORE OR LESS, WITH BEARINGS BASED ON THE PLAT OF "LAND PARTITION 6-20" ON FILE AT THE OFFICE OF THE KLAMATH COUNTY CLERK.