

After recording return document to:
Weyerhaeuser Company
Land Title Dept. – HQ7
220 Occidental Avenue South
Seattle, WA 98104

Skamania County, WA
Total: \$309.50 Pgs=7
AGLS
Request of: HEXAGON ENERGY, LLC
eRecorded by: CSC Ingeo

2025-002061
12/22/2025 08:33 AM

Title: Memorandum of Geothermal Lease Option Agreement

Reference Number of Documents assigned or released: Not Applicable

Lessor: Weyerhaeuser Timber Holdings, Inc., a Delaware corporation; Weyerhaeuser Company, a Washington corporation; and Weyerhaeuser NR Company, a Washington corporation

Lessee: Hexagon Development, LLC

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

T3N R7E: Sec. 11: SE1/4; Sec. 12: S1/2, Gov. Lots 2, 3 and 4; Sec. 13: W1/2; Sec. 14: N1/2, SE1/4, N1/2 SW1/4; Sec. 22: NE1/4 NE1/4, SE1/4 NE1/4; Sec. 23: W1/2 W1/2, SE1/4 NW1/4, NE1/4 SW1/4; Sec. 24: W1/2 NW1/4, NW1/4 NE1/4 SW1/4, E1/2 NW1/4

T3N R7.5E: Sec. 24: SE1/4, Gov. Lots 5, 6, 7, 8, 9 and PNT. 10; Sec. 25: Gov. Lots 5, 6, 8 & W1/2 Gov. Lot 7, NE1/4, PTN. E1/2 NW1/4 SE1/4 & PTN. NE1/4 SE1/4

T3N R8E: Sec. 5: N1/2 SW, SE1/4 SW1/4, SW1/4 NW1/4; Sec. 6: S1/2 NE1/4, NE1/4 SE1/4, SE1/4 SE1/4, N1/2 NW1/4 SE1/4; Sec. 8: NE1/4 SW1/4, PTN. SE1/4 NW1/4; Sec. 14: N1/2; Sec. 16: SW1/4 SW1/4; Section 17: PNT. E1/2 SE1/4 Sec. 19: Gov. Lot 4, SE1/4 SW1/4, SW1/4 SE1/4, E1/2 NW1/4, NW1/4 NE1/4; Sec. 21: PNT. N1/2 NW1/4; Sec. 30: W1/2 SE1/4, Gov. Lots 1, 2 and 4, PTN. Gov. Lot 3, PTN. E1/2 NW1/4, SE1/4 SW1/4, PTN. NE1/4 SW1/4

T4N R7.5E: Sec. 25: PTN. SE1/4 SE1/4; Sec. 36: NE1/4 NE1/4

Assessor's Property Tax Parcels: 03050000200000, 03080500030000, 03080600040000, 03080600050000, 03080600041000, 03080500020000, 03070000060000, 03070000140000, 03072300040000, 03072400010000, 03072400020000, 03080800030000, 03083000030000, 03752400020000, 03752400020100, 03752500010000, 03752500050000, 03752500060000, 04752540080000, 04753600010000, 03081600010000, 03081600020000, 03081740110000, 03081800070000, 03081900020000, 03082100010000, 03082120017000, 03082122010000, 03752400050000, 03080000180000, 03752500010100

MEMORANDUM OF GEOTHERMAL LEASE OPTION AGREEMENT

This Memorandum of Geothermal Lease Option Agreement (“Memorandum”) refers to that certain Geothermal Lease Option Agreement dated the 17th day of December, 2025, between **Weyerhaeuser Timber Holdings Inc.**, a Delaware corporation, **Weyerhaeuser Company**, a Washington corporation, and **Weyerhaeuser NR Company**, a Washington corporation (hereinafter called “Weyerhaeuser”) and **Hexagon Development, LLC**, a Delaware corporation (hereinafter called “Lessee”).

1. **Premises.** Weyerhaeuser has granted a lease to Lessee upon the terms and conditions of the Geothermal Lease Option Agreement to use the property situated in Skamania County, Washington, being more particularly described on the attached Exhibit A.
2. **Term.** The term of the Geothermal Lease Option Agreement commenced on December 17, 2025, and shall expire on December 17, 2028 (the “Expiration Date”).
3. **Purpose.** This Memorandum is prepared and recorded for the sole purpose of imparting constructive notice of said Geothermal Lease Option Agreement during the term for the Geothermal Lease Option Agreement and in no way modifies the terms of the Geothermal Lease Option Agreement.
4. **Termination.** Upon the Expiration Date, or sooner by written agreement of the parties, this Memorandum as recorded against title shall automatically extinguish and be of no further force and effect.

[Signature Page(s) Follow(s)]

EXECUTED AND EFFECTIVE as of the date first above written.

LESSEE:

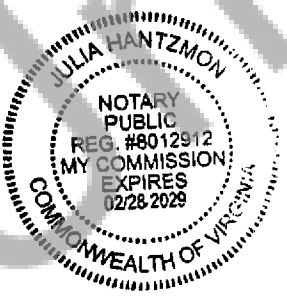
Hexagon Development, LLC,
a Delaware corporation

By: [Signature]
Name: Matthew Hantzmon
Title: Manager

STATE OF Virginia)
City Charlottesville) ss.
~~County of~~ Charlottesville)

On this 18 day of December, 2025 before me personally appeared Matthew Hantzmon to me known to be the manager of Hexagon Development, LLC, the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that s/he is authorized to execute said instrument.

In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year herein first above written.



[Signature]
Notary Public in and for the State of VA
residing at 620 Davis Ave Charlottesville VA
My commission expires 2/28/2029

**Exhibit A
Legal Descriptions**

Skamania County, Washington

TOWNSHIP 3 NORTH, RANGE 7 EAST

Section 11: SE1/4, TOGETHER WITH an easement for road purposes as conveyed to Crown Zellerbach Corporation in instrument recorded November 8, 1972 in Book 64 at Page 677.

Section 12: S1/2, Gov. Lot 2, 3, 4

Section 13: W1/2

Section 14: N1/2, SE1/4, N1 2 SW1/4

Section 22: NE1/4 NE1/4

Section 22: SE1/4 NE1/4

Section 23: W1/2 W1/2, SE1/4 NW1/4, NE1/4 SW1/4, TOGETHER WITH an easement for road purposes as described in instrument recorded October 21, 1975 in Book 69 at Page 898.

Section 24: W1/2 NW1/4, NW1/4 NE1/4 SW1/4

Section 24: E1/2 NW1/4

TOWNSHIP 3 NORTH, RANGE 7 1/2 EAST

Section 24: SE1/4, Gov. Lots 5, 6, 7, 8 & 9, that part of Gov. Lot 10 lying Northerly of Wolf Creek

Section 25: Gov. Lots 5 and 8, W1/2 of Gov. Lot 7

Section 25: N1/2 NE1/4, SE1/4 NE1/4, E1/2 SW1/4 NE1/4, NE1/4 SE1/4, E1/2 NW1/4 SE1/4, that portion of the East 231 feet of the West 34 rods of the W1/2 SW1/4 NE1/4 lying easterly of County Road #28, EXCEPT that portion thereof lying southerly of the northerly boundary of a strip of land 300 feet in width acquired by the United States of American for the Bonneville Power Administration's power transmission line; and ALSO EXCEPTING that portion thereof deeded to Skamania County by deed recording June 2, 1976 in Book 71 at Page 63.

Section 25: Gov. Lot 6, West 34 rods of the W1/2 SW1/4 NE1/4, LESS AND EXCEPT that part of the East 231 feet of the West 34 rods of the W1/2 SW1/4 NE1/4 lying East of County Road 28, which was conveyed by Longview Fibre Company to Carl Krohn and Ester Krohn by deed dated 9/21/1964, recorded in Book 55, page 363, Skamania County records.

Section 25: That portion of the N1/2 SE1/4 lying South of that 300 foot strip of land acquired by the United States of America for the Bonneville Power Administration's electric power transmission lines by Judgment on a declaration of taking entered on February 3, 1939, in the District Court of the United States for the Western District of Washington, Southern Division. Civil Cause No. 34 in said Court, recorded on February 6, 1939, under Auditor's File No. 26971, Book 27, Page 315, Deed Records of Skamania County, Washington.

TOWNSHIP 3 NORTH, RANGE 8 EAST

Section 5: N1/2 SW1/4, SE1/4 SW1/4, SW1/4 NW1/4

Section 6: S1 2 NE1/4, NE1/4 SE1/4, SE1/4 SE1/4, N1/2 NW1/4 SE1/4

Section 14: N1/2

Section 16: SW1/4 SW1/4

Section 17: That portion of E1/2 SE1/4 as described in instrument recorded June 25, 1957 in Book 43, Page 401

Section 18: SE1/4 SW1/4

Section 19: Gov. Lot 4, SE1/4 SW1/4, SW1/4 SE1/4, The East Half of the Northwest Quarter and the Northwest Quarter of the Northeast Quarter of Section 19, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington.

Section 21: That portion of N1/2 NW1/4 as described in instrument recorded June 25, 1957 in Book 43, Page 401

Section 30: W1/2 SE1/4

Section 30: Lots 1 and 2, E1/2 NW1/4 less power line.

Section 30: Lots 3 and 4 less power line.

Section 30: SE1/4 SW1/4, NE1/4 SW1/4 less power line.

TOWNSHIP 4 NORTH, RANGE 7 1/2 EAST

Section 25: Commencing at a point 1,980 feet East of the SW corner of the SE 1/4 of Section 25, Township 4 North Range 7 1/2 East of the Willamette Meridian, Skamania County, Washington; thence North 1,080 feet; thence East 660 feet to the section line; thence South 1,080 feet to the SE corner of said Section 25; thence West 660 feet to the point of beginning.

Section 36: NE1/4 NE1/4

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