

April 2, 2021

Portland General Electric
Attn: Mr. Mark Lindley
121 SW Salmon St., 1 WTC1302
Portland, OR 97204-9951

Electronic with hard copy to follow.

Dear Mr. Lindley,

Thank you for working with our team at NEXT Renewable Fuels, Inc to develop our Port Westward renewable diesel project in a manner that protects the operations and rights of Portland General Electric. Mr. Law's and Mr. Morton's feedback has also been instrumental in defining the project's interface with Portland General Electric.

NEXT has prepared and discussed with PGE draft alternative routes for interconnection to services at Port Westward. Based on PGE's feedback, we prepared a series of easements that will be presented from the Port to PGE crossing Port Westward and PGE's lease area for final review and we seek your acceptance for their location. Accepting the location of the easements provides the foundation for studies and permitting. The subsequent approval by the Port of Columbia County is part of the permitting and commercial process. These easements are:

1. The Hermo Rd. Access Lease Parcel, ~14.28 acres
2. The Piperack Easement to interconnect to Cascade Kelly Holdings (services easement, ~1.21 acres ← Should be aprox 4.04 acres)
3. The Emergency Access Rd. to be used for initial entry and construction of the project site until the Hermo Rd. access is passible, ~0.67 acres.

Later, during engineering design and power interconnection processes, we will coordinate with the Clatskanie PUD to define interconnection with their 115kV and 57kV power systems. This will require our Project site plan to be complete and placement of our substation and interconnection to be designed. The Clatskanie PUD would be a member to this easement crossing PGE leasehold property, but not crossing any transmission corridor of PGE's. We request your further input for coordination with Clatskanie PUD.

NEXT is also working with the Port for easement for a spur to the P&W rail lead north of the Kallunki Rd. crossing. The easements for this rail spur are outside any PGE lease or easement properties. We are also connecting to the Port's water and sewer systems.


Your kind response on acceptance of these easement locations on PGE leasehold is necessary for preparation of Use Agreements and permitting progression; an acceptance letter format is attached. We understand from our call that PGE may accept the easement locations in support of footprint delineation, but then wishes to conduct an operational analysis. NEXT will provide information regarding the operations of the Project as filed in its Joint Permit Application in support of PGE's study with supplements and continued conversations with PGE.

Conditions have been discussed and would be incorporated into easement agreements between PGE and the Port (and NEXT where applicable) after your acceptance of the easement placements (all formal agreements will follow):

1. Mr. Law discussed that the emergency road access easement would best be performed as an easement with joint use to maintain PGE's access to the leasehold.
2. The piperack, PUD powerline, and Hermo Rd. access easements would be deducted from the PGE Leasehold with the Port. NEXT would compensate the Port within its lease agreements. The emergency access road is excluded from the PGE leasehold deduction because it will stay in joint use.
3. Emergency Access Rd. use would require use of PGE's Kallunki Rd. gate for early access to the site during construction. A security Sharing Agreement would be required to compensate PGE for its security services.
4. Port Gravity Sewer will need to be extended across the PGE leasehold area as planned within the corridors of the former Summit project. (Terminal end location of the pipe is in question and must be confirmed by potholing.)

NEXT would like to continue discussions regarding logistics and equipment. We will prepare and propose agreements for future discussion.

Thank you,



James "Kelly" Merritt, Jr.

SVP Development

Next Renewable Fuels, Inc.,

the single and managing member of NEXT Renewable Fuels Oregon, LLC