

February 19, 2026

Hand-Delivered at APAC Meeting

Dear Agricultural Policy Advisory Commissioners,

Your Commission will soon be reviewing the Santa Cruz County Draft Battery Energy Storage System (BESS) Ordinance as well as the proposed Seahawk BESS Project at 90 Minto Road, Watsonville, currently in permit process. It will present a very complex series of issues, including converting substantial agricultural acreage from an apple orchard to an industrial utility.

We respectfully request that you schedule a Study Session for these matters well in advance of making your recommendations. Please be advised that the County Planning Commission, also being required to review the two projects (County Draft BESS Ordinance and Seahawk BESS at 90 Minto Road), is very clear in this necessity and their recent request of staff to schedule a Study Session before their Commission makes any recommendations.

Many people in Santa Cruz County are concerned by the potential significant and damaging impacts of the Seahawk Energy Storage Facility at 90 Minto Road, Watsonville that is in permit process and being evaluated concurrently with the County Draft Battery Energy Storage System (BESS) Ordinance.

The Seahawk BESS Project, next to College Lake, proposes to remove 10-16 acres of existing productive apple orchard, spanning two parcels (APN 051-101-77 and -78), claiming the land is not economically viable.

The remaining portion of the parcels the developer claims are better soil would continue to be farmed and placed in an agricultural conservation agreement as a mitigation for removing agricultural land from production. To our knowledge, there have been no on-site soil samples taken to verify the developer's claim the soils are hydric and not able to be economically farmed, instead relying only on soil map units for the area.

On January 13, 2026, during their meeting held in Scotts Valley, the Santa Cruz County Board of Supervisors approved moving the two projects forward for environmental review. The level of environmental review taken will depend upon the contents of the Initial Study of the Seahawk BESS project that is being written by the Seahawk BESS Project developer consultant. This document has not yet been submitted to the County Planning Department, nor has the County released an RFP for an environmental consultant to conduct the review work related to that project and the Draft BESS Ordinance.

There have been no town hall meetings held in Watsonville regarding the Seahawk BESS project. Notice of the one public meeting required of the developer by the County before filing the

project application was very minimal, and the post card failed to provide the time of the meeting, resulting in very low attendance.

Because the Seahawk BESS Project developers propose removing viable agricultural land from production, conflicting with Santa Cruz County Measure J and County Policies mandating preservation of agricultural resources, the County Planning Department required the developer (New Leaf Energy and Sequoia Energy LLC) to submit an Agricultural Viability Analysis Report for the project.

We believe that you have received a copy of this Report in your agenda packet with correspondence already submitted by Becky Steinbruner on February 15, 2026 to Mr. Evan Ditmars.

In our informed opinion, we feel the Ag. Viability Analysis Report merits your careful examination and questioning, for the following reasons:

- 1) There are discrepancies and inaccuracies (examples below) in the Ag Viability Report submitted by Rush & Duttle Consulting, Agricultural Consultants from Fresno, CA to John Swift at Swift Consulting Services in Santa Cruz: "Re: Agricultural land assessment of APN 051-101-77 and APN 051-101-78, 90 Minto Road, Watsonville, California"**

The report makes claims, and presents photos supporting, that the land is not economically viable. No date is provided when the photos were taken, or coordinates for photos purportedly within the orchard.

Example 1:

Per the report, Exhibit 10 page 17, provides a photo and refers to abandoned berry fields adjacent to the BESS project parcel, supporting an image of the area as struggling economically.

As you can see in the more recent photo we have provided marked "Example #1", taken early February 2026, this same "abandoned berry field" is now fully planted in strawberry production.

Example 2;

Our photos of the orchard at 90 Minto Road, taken September 17, 2025, show trees laden with apples and harvest boxes standing by. This is a testament that the orchard is productive. You can see that the branches are supported by stakes to support the branches, due to a good crop of apples.

Example 3:

Recent photos at the 90 Minto Road orchard not only show that the farmer has maintained the having the stakes at all trees to support heavy branches and abundant harvests, but also tall mustard uniformly throughout the orchard, indicating good soil. (Photos taken early February 2026 at 90 Minto Road orchard.)

- 2) The report uses financial data with limited number of years which were also economically atypical due to the pandemic and provides vague information supporting developer's objective that the soils are not productive.**

Economic fluctuation does not equal physical impossibility of agricultural use. The developer's consultant chose to report data for 2019 -2023, but with vague and inconclusive data in the final year. The time frame for data analysis should be at least a full 10-year trend for a more accurate representation of the orchard's economic viability.

Also, the data does not reflect productivity during the years when the owner, Mr. John Lukrich, was managing the land as an experienced apple grower. It is unknown if the recent tenants have managed the land effectively or efficiently, or what their experience level has been as apple growers.

- 3) The financial data must include audited statements, not submitted by an unknown source.**

We have researched the *"Sample Costs to Produce and Harvest Apples for Processing"* Central Coast Region in 2023 by the University of California Agriculture and Natural Resources UC Cooperative Extension data

(<https://coststudyfiles.ucdavis.edu/uploads/pub/2023/11/13/2023applesccfullfinal-nov23.pdf>) and raise questions about the figures presented in the developer's Report.

For example, if the Cost /Ton average for the Central Coast Region is \$376 (page 14), why does the developer claim the Cost / Ton ranges from \$1,190 (2019) to \$556 (2021), and provided no data for this in 2023 (page 28)?

- 4) The developer claims the soil is very poor in the area proposed for the BESS facility but claims the adjacent area is excellent soil and will continue farming it.**

The developer's Ag. Viability Analysis Report claims (supported with their photos as Exhibit 13 on page 25) the soils in the area where the BESS Project is proposed to be located is very poor-quality "hydric" soil, citing only a soil unit map, but without any on-site soil sampling to verify actual soil quality. The "Soil Survey" (page 3 of the Report) cites the USDA Soil Map (Exhibit 16) indicating a Watsonville Loam (Soil Map Unit 177)

that is declared “*Farmland of Statewide Importance*” yet the developer categorically claims it is not economically productive.

According to the USDA and National Soil Conservation Resources (NSCR) data, hydric soils may present management challenges for apple orchards but do not automatically render land agriculturally non-viable.

Once again, we wish to point out to your Commission that NO site-specific soil analysis is included in the developer’s Agricultural Viability Analysis Report to substantiate the claim that the Map Unit 177 soil area where the BESS facility is proposed to be located, conveniently alongside Minto Road, is very poor quality, or that it is vastly different than the parcel’s soils in Map Unit 162, which the developer claims is “excellent”.

There is no data to show differences in production within the parcel to support this notion, yet the developer claims there is.

The developer’s consultant cites hear-say narratives about the drainage of the surrounding areas and within the orchard itself. (page 2, last paragraph)

The claim that the land is non-viable is scientifically inaccurate without site-specific hydrologic data.

5) Santa Cruz County Measure J mandates agricultural resources be preserved.

In 1978, Santa Cruz County voters approved the Measure J referendum that mandates preservation of agricultural resources. This mandate is codified in the Santa Cruz County Code Chapter 16.50. The voters have never approved changing this preservation requirement. Measure J also established the existence of the APAC, to monitor and protect agricultural resources.

Your Commission’s recommendations regarding permanent conversion of the existing productive apple orchard at 90 Minto Road in Watsonville will require the Seahawk BESS Project developer to demonstrate true agricultural incapacity, NOT management limitations. Hydric soil classification alone does not establish that lack of capability.

6) Other agricultural uses are possible for this land.

Other forms of agricultural practice are possible and are in fact being implemented near the 90 Minto Road farmland. High-value containerized cane berries and nursery crops exist on farmland adjacent to Holohan Road as well as Highway 152 near the Santa Cruz County Fairgrounds. (See photos “Example #4”)

7) Other agricultural parcels near 90 Minto Road are potentially planned for BESS facility use.

We have learned that the Seahawk BESS owner, Sequoia Energy LLC, has already made agreements with property owners of agricultural parcels adjacent to the 90 Minto Road site. (See recorded document package ^{attached} *in the record*)

Your recommendations to the Board of Supervisors regarding the Draft BESS Ordinance and Seahawk BESS Project will set a precedent for future conversion of agricultural land to BESS-related facility applications.

8) Defending Measure J mandate to preserve agricultural land is critical for the economic future of Santa Cruz County.

Our group explored the use of AI to learn more about agricultural viability and soils in Santa Cruz County. We asked AI to answer this question:
Compare the number of acres of viable agricultural land converted to non-agricultural uses in Santa Cruz County before and after Measure J was approved.

The answer supports the need for defending Measure J:
Between 1955-1978, 15,000-25,000 acres of agricultural land in Santa Cruz County was converted to non-agricultural use, at the rate of 50 - 1,000 acres annually.

After Measure J was approved by the voters in 1978, the rate of agricultural land conversion to non-agricultural use has averaged 30-70 acres/year.
From 1984 -2,000, State Farmland Mapping & Monitoring Program (FMMP) has identified conversion of agricultural land in Santa Cruz County to non-agricultural uses to be 1,500 - 3,000 acres over 40 years.

[here is a link to the 2004 FMMP Report, stating the purpose and goals of the farmland mapping requirement by the legislature:

https://www.conservation.ca.gov/dlrp/fmmp/Documents/fmmp/Archive/fmmp_guide_2004.pdf

There current action to remove a large area of agricultural land south of Watsonville, recently reported by County Supervisor Justin Cummings. Now, more than ever, your Commission must carefully review any proposal to convert agricultural land to other non-agricultural use.

We again request that your Commission schedule a Study Session soon, before you are required to review and make recommendations on the Draft County BESS Ordinance and/ or the Seahawk BESS Project at 90 Minto Road.

Please feel free to contact us for further discussion. Thank you.

Sincerely,



Linda Santos



Elizabeth Quinn

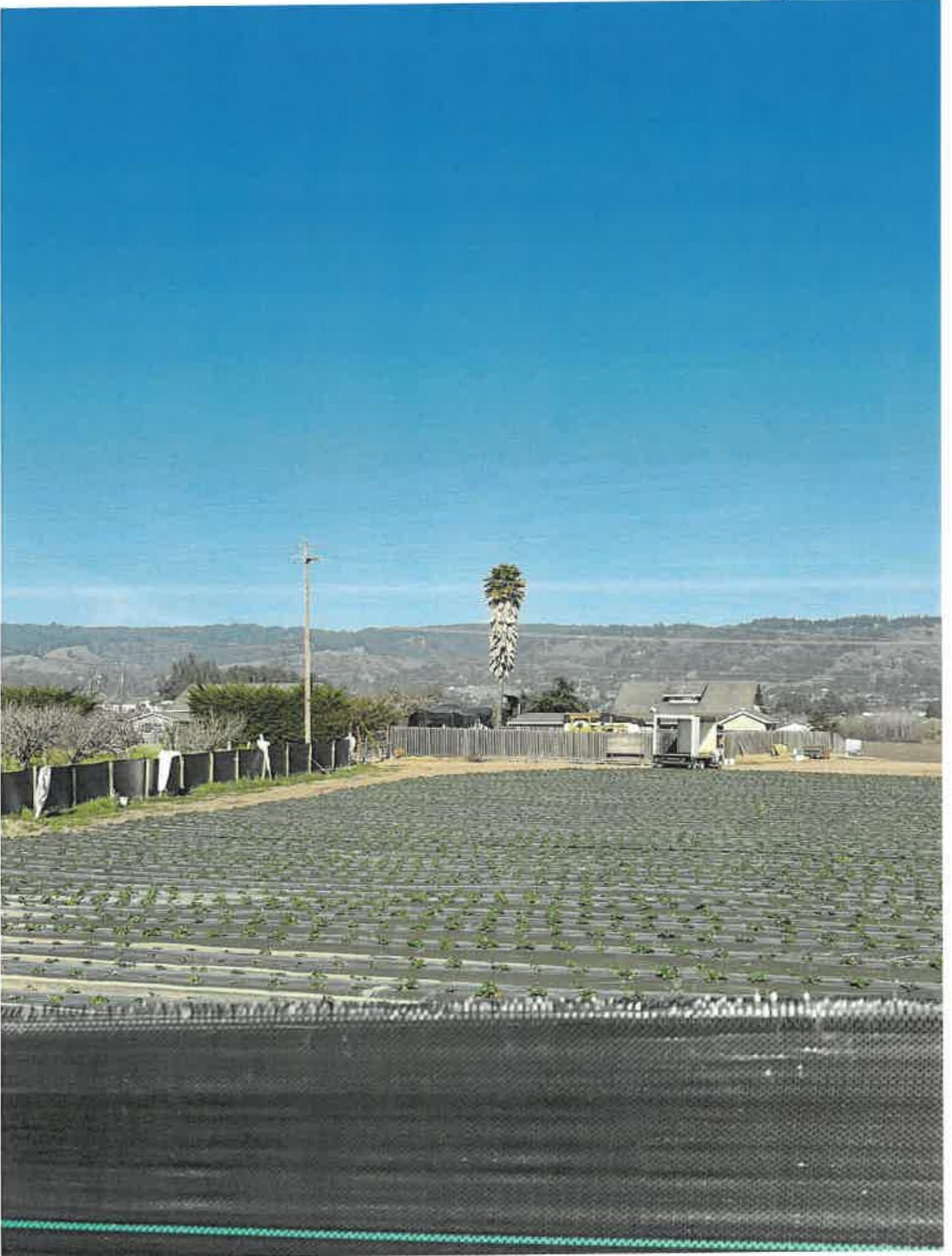


Becky Steinbruner

9x exhibit 10
+
Example #1



Example #1 + #3



Example #2



Example # 2

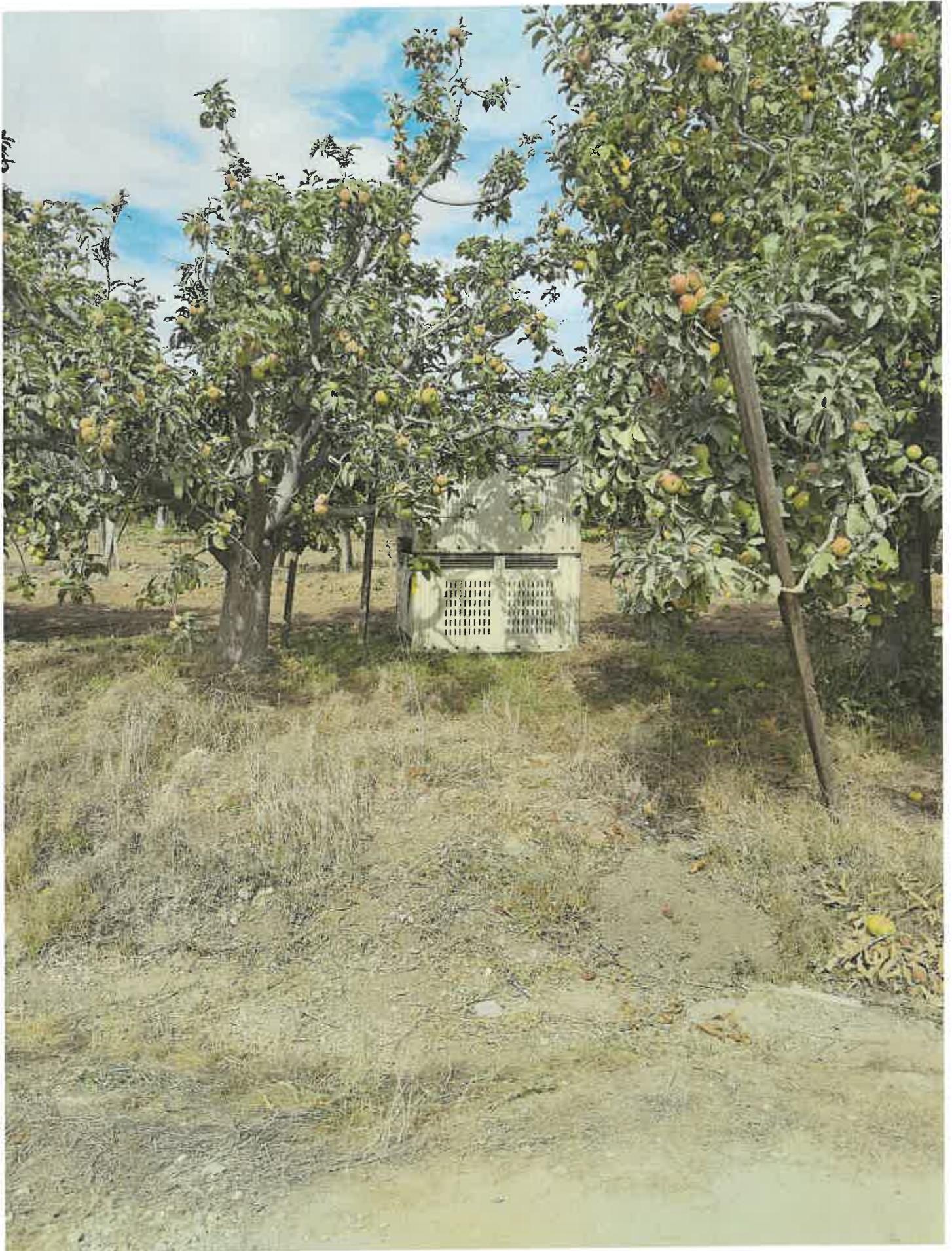
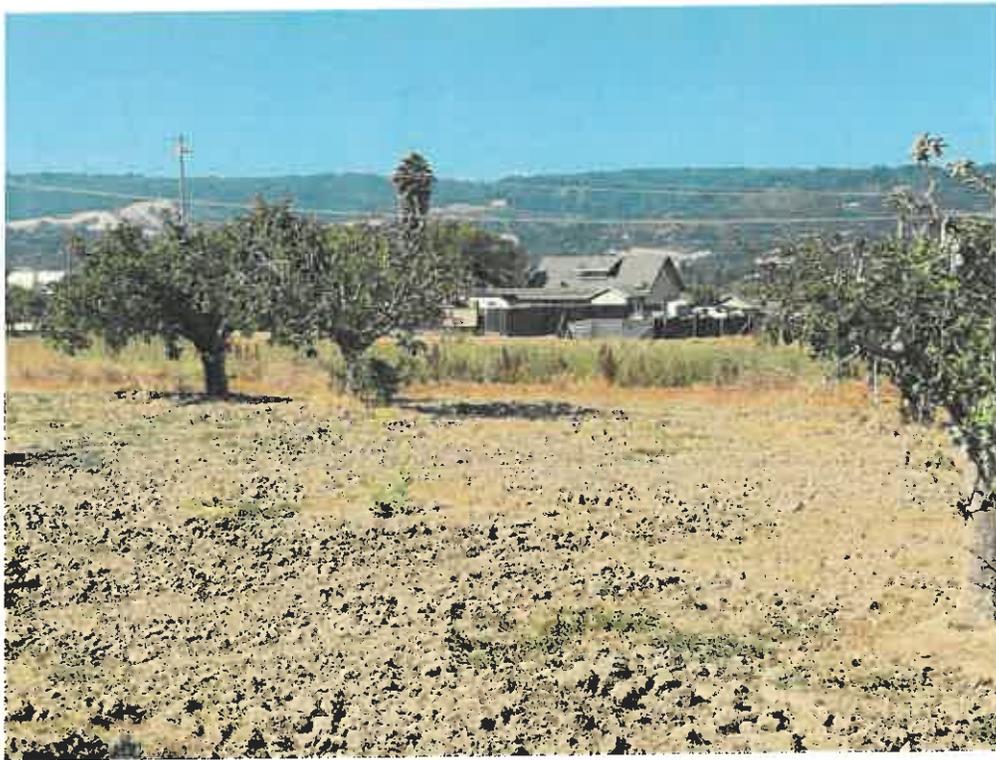
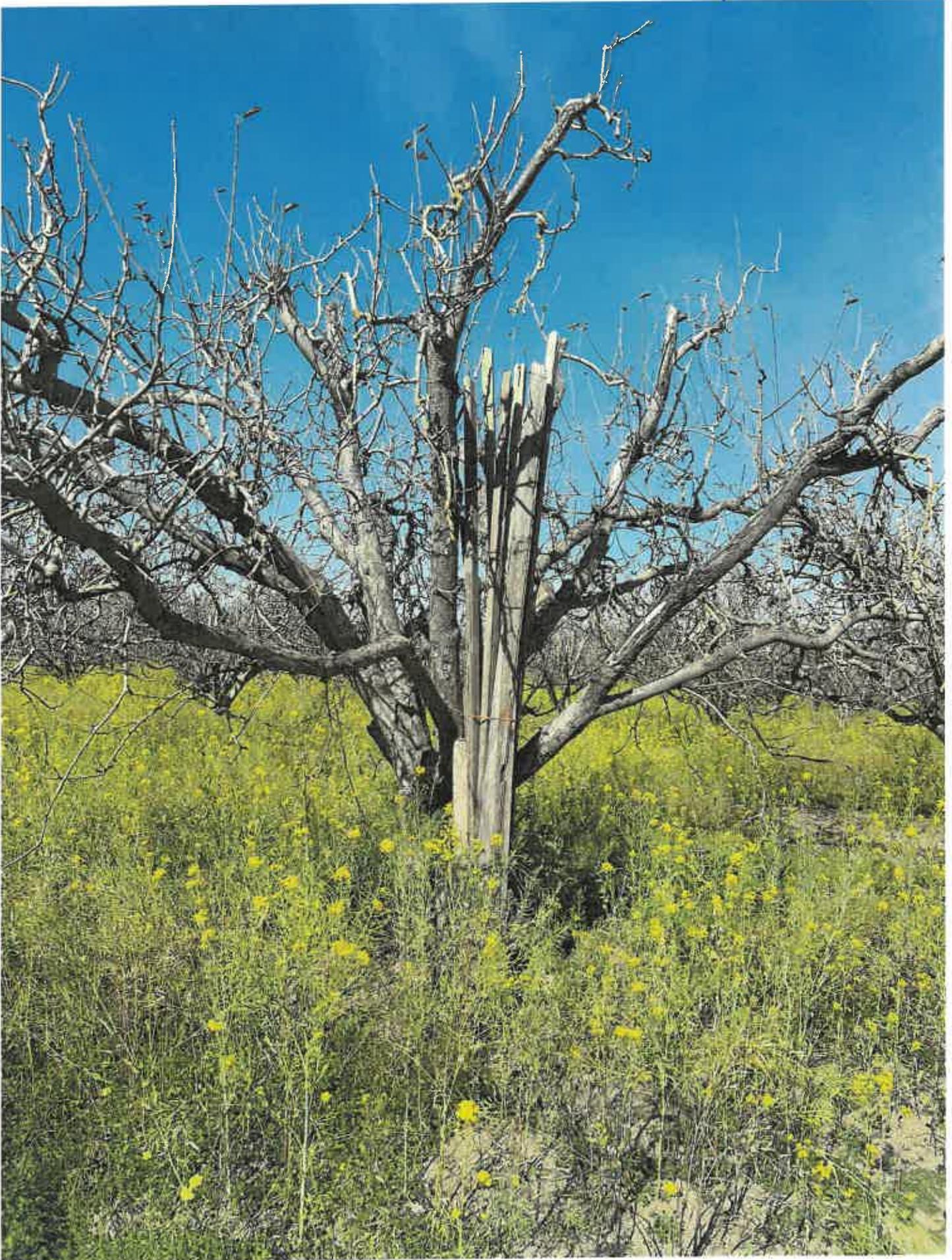


EXHIBIT ~~10~~ 13
+
Example #B



Example #3



Example
#3





Exemplett 4



Example #4

Keep Our Neighborhoods Safe

**STOP LITHIUM
BATTERY ENERGY
STORAGE SYSTEMS
(BESS) IN OUR
NEIGHBORHOODS**



**COMMUNITY MEETING Saturday 2/28
at 12:30PM Pinto Lake City Park**

concerning the proposed hazardous, flammable, explosive BESS
right next to homes at 90 Minto Road
Meet your neighbors, bring and share food, and food for thought!
451 Green Valley Road

Learn more about the County Supervisors' plans for lithium BESS, starting here in Watsonville.
We can stop this with strong participation from our community – help us to organize our
neighbors, businesses and schools to address this life-changing issue.

BESS do not belong in NEIGHBORHOODS. Safety, health, 90 decibel buzzing sound issues,
farmland, water, wildlife, natural resource protection and property values are all at stake!

Speakers from stoplithiumbessinsantacruz.org and various groups.
Spanish translation will be provided.



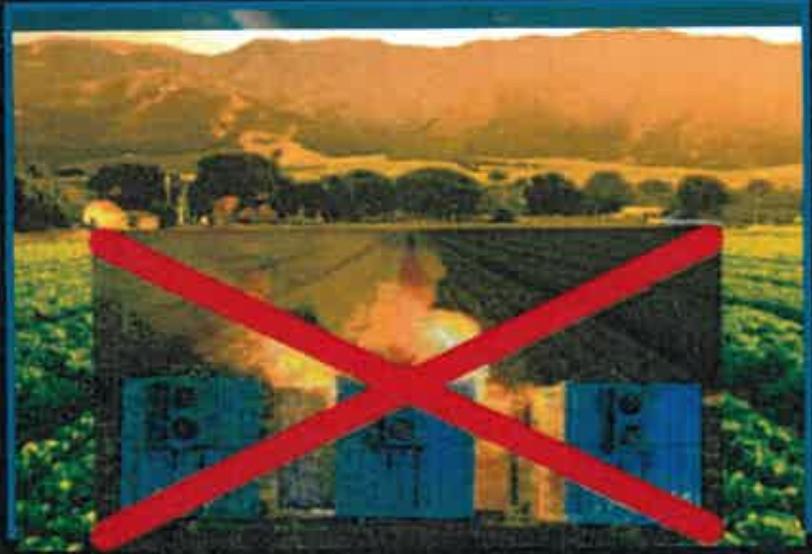
Join us on our website!
stoplithiumbessinsantacruz.org



**Sign our petition
on Change.org!**

Mantengamos
nuestros barrios
seguros

**DETENER LOS
SISTEMAS DE BATERÍAS
DE LITIO (BESS)
en nuestros barrios**



REUNIÓN COMUNITARIA Sábado 28/2 a las 12:30 PM en el Parque de la Ciudad, Pinto Lake

sobre el proyecto de almacenamiento de energía con baterías (BESS)
peligroso, inflamable y explosivo

ubicado justo al lado de las casas en 90 Minto Road

¡Conozca a sus vecinos, traiga comida para compartir y participe en la
conversación!

451 Green Valley Road

Infórmese sobre los planes de la Junta de Supervisores del Condado para el sistema de
almacenamiento de energía con baterías de litio, que comienza aquí en Watsonville.
Podemos detener esto con una fuerte participación de nuestra comunidad; ayúdenos a organizar
a nuestros vecinos, negocios y escuelas para abordar este problema que afectará nuestras vidas.

Los sistemas BESS no pertenecen a las zonas residenciales. ¡La seguridad, la salud, el ruido de 90
decibelios, las tierras agrícolas, el agua, la vida silvestre, la protección de los recursos naturales y
el valor de las propiedades están en juego!

Ponentes de stoplithiumbessinsantacruz.org y de
varios grupos. **Se proporcionará traducción al español.**



**¡Únete a nosotros en nuestra página web!
stoplithiumbessinsantacruz.org**

**¡Firma nuestra petición
en [Change.org](https://www.change.org)!**

Stephen W. Pearson

Anne K. Secker

Randy Meyenberg

Christine G. Kemp

Timothy J. Baldwin

* Charles Des Roches

* Robert D. Simpson

Ana C. Toledo

* Leslie E. Finnegan

Lindsey Berg-James

Daniel J. Little

Heidi A. Quinn

Sharilyn R. Payne

Anne Frassetto Olsen

* Yvonne A. Ascher

William H. Falor III

Geraldine A. Villa

Charles W. Mullaney

Chiara Veronesi

Sierra A. Rhodes

Jake J. Fathy

Michael Masuda

(Of Counsel)

Harry L. Noland
(1904-1991)

Paul M. Hamerly
(1920-2000)

Myron E. Etienne, Jr.
(1924-2016)

Peter T. Hoss
(1934-2018)

* CERTIFIED SPECIALIST IN
PROBATE, ESTATE PLANNING,
AND TRUST LAW BY
THE CALIFORNIA BOARD OF
LEGAL SPECIALIZATION
STATE BAR OF CALIFORNIA

September 23, 2025

VIA EMAIL TO: BOARD OF SUPERVISORS@SANTACRUZCOUNTYCA.GOV

Kimberly De Serpa, Supervisor
Santa Cruz County 2nd District
701 Ocean Street, Room 500
Santa Cruz, CA 95060

Re: **Proposed Energy Storage Facilities within the Central Water
District Sphere of Influence**

Dear Supervisor De Serpa,

Our firm serves as general counsel to the Central Water District ("District"), which is a special water district located in Santa Cruz County. I am writing on behalf of the District Board of Directors ("Board") to express the District's strong opposition to the Santa Cruz County ("County") Board of Supervisors regarding the installation of the proposed battery energy storage system ("BESS") facility in Aptos, California ("Project"). The District has many concerns regarding the proposed Project and its potential negative impacts on our community.

Proposed Site Location

The proposed Project is less than 100 feet from residential homes and is located 500 feet from Aptos High School (with over 1,300 students on campus when in session). The proposed Project site is also located 900 feet away from the New Hope Aptos church, a local institution with a Food Pantry program that regularly distributes produce and pantry goods to the community. Additionally, the District's new drinking water well, coming online in 2026, is less than 600 feet away from the proposed Project site, and the District's remaining three (3) drinking water wells are just downstream of the proposed Project.

Wildfire Vulnerability

The Project site is highly vulnerable to wildfire. The BESS facility would be composed of lithium batteries, which can be extremely dangerous if they overheat, causing the batteries to catch fire. While all types of batteries used in similar large

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September 23, 2025
Kimberley De Serpa, Supervisor
Page 2

storage facilities have a history of failures, lithium-ion battery fires emit toxic gases within seconds of igniting, are notoriously difficult to extinguish, are prone to reignition, and can blanket entire neighborhoods in hazardous smoke for days. Containment efforts are often the only option for such fires, but containment cannot eliminate the smoke and toxic material that would be released into the local atmosphere with contaminants that are unsafe to breathe and can leach into the soil and reach the groundwater table. This poses severe health risks to first responders, local residents, and schoolchildren. In the event that a fire spreads beyond containment, the proposed Project site's natural vegetation, steep terrain, and surrounding landscape pose a significant and immediate threat to all nearby homes, schools, churches, and businesses.

Environmental and Public Health Risks

In addition to the heightened risk of wildfires, the proposed Project site presents other environmental and public health risks. Thermal runaway fires at BESS facilities require significant amounts of water to cool and control. The proposed Project site currently has no water connection or source to implement fire protection measures. As a result, there are concerns regarding the volume of water needed to fight this type of fire, and the potential for contamination of any water or fire-extinguishing compound used to combat the fire. The only nearby water supply is the District's wells, primarily used as a source of residential drinking water for our customers. A prolonged fire could eliminate the District's storage supply of drinking water and cause significant damage to infrastructure, resulting in health and safety issues for District customers.

The proposed Project's location within the Santa Cruz Mid-County Groundwater Basin water table raises additional water quality concerns. Water or fire-extinguishing compounds used to combat the fire could easily become contaminated with heavy metals and toxic material and be absorbed into the region's soil, causing severe negative environmental impacts to the local ecosystem. Water and compounds used to fight a fire that are not absorbed into the soil above the aquifer will flow offsite. Runoff not absorbed into the aquifer would flow toward Valencia Lagoon, a primary habitat for the endangered Santa Cruz Long-toed Salamander, and continue from there to merge with Valencia Creek, Trout Creek, and Aptos Creek before it exits to Monterey Bay.

The proposed Project presents an unacceptable risk to the health and safety of our customers and community. This letter serves as an official protest against the Project. The District respectfully requests that the County Board of Supervisors reject the proposed Project location.

CEQA Compliance

Further, as you evaluate other proposed BESS projects within the County and within the District's Sphere of Influence, the District requests that the County carefully and fully consider the associated adverse fire, economic, environmental, and public

September 23, 2025
Kimberley De Serpa, Supervisor
Page 3

COPY

safety risks. Accordingly, this letter serves as a standing protest against the consideration or approval of any future BESS facilities within the District's Sphere of Influence that do not include full environmental review under the California Environmental Quality Act ("CEQA"). Failure to comply with CEQA requirements results in a lack of consideration for the potentially significant impacts of a project, including the loss of endangered species habitat, degradation of water quality, and compliance with Section 15201 of the CEQA guidelines regarding provisions for wide public involvement, consistent with existing activities and procedures, in order to receive and evaluate public reactions to environmental issues.

Sincerely,

NOLAND, HAMERLY, ETIENNE & HOSS
A Professional Corporation

Heidi A. Quinn
Heidi A. Quinn

HAQ:tsg

cc: Board of Directors, Central Water District
Santa Cruz County Board of Supervisors

Receipt Cover Page

Printed By: Ryan Morris
Print Date: 11/25/25 3:07 PM
Customer Name: BECKY STEINBRUNER
Address:

2/19/2026
Submitted by
Becky Steinbruner
for the Record
Cited in hand-
delivered Letter
as "attached"

Number of Items: 5

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Jennifer L. Mispagel, Esq.
Hopkins & Carley Law Corporation
P.O. Box 1469
San Jose, CA 95109-1469



2023-0020666 10/26/2023 11:12:28 AM
OFFICIAL RECORDS OF Santa Cruz County
Sheri Thomas Recorder
RECORDING FEE: \$95.00
COUNTY TAX: \$0.00
CITY TAX: \$0.00

MAIL TAX STATEMENTS TO:
Steven K. Dobler, Trustee
320 Edenvale Court
Watsonville, CA 95076



DEED
3 PGS
RCD179

QUITCLAIM DEED

The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct:
Documentary transfer tax is \$0.00 Distribution from trust to beneficiary thereof – not pursuant to a sale; exempt pursuant to R&TC §11930.

Declarant: Steven K. Dobler

- computed on full value of property conveyed, or
- computed on full value less value of liens and encumbrances remaining at time of sale.
- Unincorporated area: () City of _____, and

FOR NO VALUABLE CONSIDERATION, Steven K. Dobler and Anne P. Dobler, Trustees of the John A. Lukrich Trust dated February 25, 1999, as to its entire undivided 50% interest,

hereby REMISE(S), RELEASE(S) AND FOREVER QUITCLAIM(S) TO Steven K. Dobler, Trustee of the Steven K. Dobler 2012 Heritage Trust dated November 1, 2012, all of its right, title and interest (consisting of an undivided 50% interest),

the following described real property in the County of Santa Cruz, State of California:

FOR LEGAL DESCRIPTION, SEE EXHIBIT "A"
ATTACHED HERETO AND INCORPORATED HEREIN

APN: 051-101-77 & 051-101-78 / Commonly known as 90 Minto Road, Watsonville, CA

****Before the within transfer, Grantor held a 50% ownership interest in the subject parcels and Grantee held a 50% ownership interest. After the within transfer, Grantor holds 0% ownership interest in the subject parcels and Grantee holds a 100% ownership interest.*

John A. Lukrich Trust dated February 25, 1999

Dated 9-28, 2023

Steven K. Dobler, Trustee

Dated 9-28, 2023

Anne P. Dobler, Trustee

MAIL TAX STATEMENTS AS DIRECTED ABOVE
39676.0001
4891-1802-0225.1

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Santa Clara)

On Sept. 28, 2023, before me, T. Kramer, Notary Public, personally appeared **Steven K. Dobler**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[SEAL]

Signature T. Kramer



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Santa Clara)

On Sept. 28, 2023, before me, T. Kramer, Notary Public, personally appeared **Anne P. Dobler**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[SEAL]

Signature T. Kramer



Exhibit "A"

Situate in the Rancho Corralitos, Santa Cruz County, California.

Being that parcel of land conveyed to John M. Lukrich, by deed recorded in Book 304, of Deeds, at Page 478, Santa Cruz County Records, and more particularly described as follows:

Beginning at the northwest corner of the above mentioned lands of Lukrich, thence from said point of beginning S 52°45' E 1100.88 feet; thence S 35° W 312.18 feet; thence S 52°30' E 859.98 feet; thence S 35°05' W 914.10 feet; thence N. 50°30' W 226.38 feet; thence N 68°45' W 198.00 feet; thence N 53° W 619.08 feet; thence North 1605.78 feet to the point of beginning.

APN: 051-101-77

Situate in the Rancho Corralitos, Santa Cruz County, California.

Being that parcel of land conveyed to John M. Lukrich, by deed recorded in Book 122, Official Records, at Page 86, Santa Cruz County Records, and more particularly described as follows:

Beginning at the western corner of the above mentioned lands of Lukrich, and the south corner of the lands conveyed to John M. Lukrich by deed recorded in Book 304, of Deeds, at Page 478, thence from said point of beginning along the common boundary between the lands of Lukrich, N 35°05' E 597.96 feet; thence leave said common boundary S 52°25' E 905.85 feet; thence N 72° E 316.80 feet; thence N 17°30' E 337.92 feet; thence S 72°30' E 14.98 feet; thence S 17°30' W 330.00 feet; thence S 72° W 1129.92 feet; thence N 39° W 306.90 feet; thence N 50°30' W 138.60 feet to the point of beginning.

APN: 051-101-78

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Customer Name: BECKY STEINBRUNER

Address:

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RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Jennifer L. Mispagel, Esq.
HOPKINS & CARLEY, A Law Corporation
P.O. Box 1469
San Jose, California 95109-1469

MAIL TAX STATEMENTS TO:

Steven K. Dobler, Trustee
Anne P. Dobler, Trustee
320 Edenvale Court
Watsonville, CA 95076

APN: 051-101-77 & 051-101-78



2023-0020665 10/26/2023 11:12:28 AM

OFFICIAL RECORDS OF Santa Cruz County
Sheri Thomas Recorder
RECORDING FEE: \$104.00
COUNTY TAX: \$0.00
CITY TAX: \$0.00



ADER
5 PGS
RCD179

AFFIDAVIT – DEATH OF TRUSTEE

I, Steven K. Dobler, of legal age, being first duly sworn, depose and say:

1. John A. Lukrich, as Settlor and Trustee, established the John A. Lukrich Trust dated February 25, 1999 (the "Trust"). The Trust has not since been revoked or modified in any manner that would cause representations made herein to be incorrect.

2. John Anthony Lukrich ("Decedent"), mentioned in that certain Certificate of Death attached hereto and incorporated herein by reference, died on November 8, 2022 and is the same person as John A. Lukrich, the Settlor and Trustee mentioned above.

3. Section 12.2 of the Trust provides, in pertinent part, that, "if the Settlor shall for any reason cease to act as Trustee, Anne P. Dobler (also known as Ann Lukrich Dobler) and Steven K. Dobler shall act as successor co-Trustees."

4. Decedent is the same person as John A. Lukrich, Trustee who is named in those certain Unconditional Certificate of Compliance documents dated February 13, 2002, executed by Cathy Graves, Principal Planner of the County of Santa Cruz, recorded on March 13, 2002, as Document Nos. 2002-0018408 and 2002-0018409 in the Official Records of Santa Cruz County, California, covering property located in the County of Santa Cruz, State of California, commonly known as 90 Minto Road, Watsonville, CA, (APN: 051-101-77 & 051-101-78) and more particularly described as follows:

**FOR LEGAL DESCRIPTION, SEE EXHIBIT "A"
ATTACHED HERETO AND INCORPORATED HEREIN**

5. As a result of John A. Lukrich's death on November 8, 2022, and the terms of the Trust concerning trusteeship of the Trust following such death, Affiants, Steven K. Dobler and

Anne P. Dobler are now the currently acting co-Trustees of the John A. Lukrich Trust dated February 25, 1999.

6. Accordingly, by virtue of recordation of this Affidavit, title to an undivided 50% interest in the property located in the County of Santa Cruz, State of California, commonly known as 90 Minto Road, Watsonville, CA, (APN: 051-101-77 & 051-101-78), and more particularly described above, is now held by Affiants as follows:

“Steven K. Dobler and Anne P. Dobler, Trustees of the John A. Lukrich Trust dated February 25, 1999, as to its entire undivided 50% interest”

7. This document may be signed in counterparts with the same effect as if all parties have signed the same document, and each such counterpart shall be deemed to be an original document and all such executed counterparts together shall constitute one and the same document.

Dated: 9-28, 2023

Steven K. Dobler
Steven K. Dobler

Dated: 9-28, 2023

Anne P. Dobler
Anne P. Dobler

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Clara

Subscribed and sworn to (or affirmed) before me on this 28 day of September, 2023, by Steven K. Dobler, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature: *T. Kramer* (Seal)

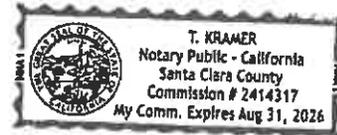


A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Clara

Subscribed and sworn to (or affirmed) before me on this 28 day of September, 2023,
by Anne P. Dobler, proved to me on the basis of satisfactory evidence to be the person(s) who
appeared before me.

Signature: T. Kramer (Seal)



STATE OF CALIFORNIA

CERTIFICATION OF VITAL RECORD

COUNTY OF SANTA CRUZ

SANTA CRUZ, CALIFORNIA

3052022261866

CERTIFICATE OF DEATH

3202244001607

Form containing personal data, residence, informant, cause of death, and coroner's certification sections.

CERTIFIED COPY OF VITAL RECORD

This is a true and exact reproduction of the document officially registered and placed on file in the Vital Records Section, Santa Cruz County Public Health Department.

DATE ISSUED



000374431

Signature of Gail J. Newel, M.D.

GAIL J. NEWEL, M.D. CHIEF PUBLIC HEALTH OFFICER SANTA CRUZ, CALIFORNIA

This copy is not valid unless prepared on an engraved border, displaying the date, seal and signature of the Registrar.

ANY ALTERATION OR ERASURE VOID. THIS CERTIFICATE



. . . .

Exhibit "A"

Situate in the Rancho Corralitos, Santa Cruz County, California.

Being that parcel of land conveyed to John M. Lukrich, by deed recorded in Book 304, of Deeds, at Page 478, Santa Cruz County Records, and more particularly described as follows:

Beginning at the northwest corner of the above mentioned lands of Lukrich, thence from said point of beginning S 52°45' E 1100.88 feet; thence S 35° W 312.18 feet; thence S 52°30' E 859.98 feet; thence S 35°05' W 914.10 feet; thence N. 50°30' W 226.38 feet; thence N 68°45' W 198.00 feet; thence N 53° W 619.08 feet; thence North 1605.78 feet to the point of beginning.

APN: 051-101-77

Situate in the Rancho Corralitos, Santa Cruz County, California.

Being that parcel of land conveyed to John M. Lukrich, by deed recorded in Book 122, Official Records, at Page 86, Santa Cruz County Records, and more particularly described as follows:

Beginning at the western corner of the above mentioned lands of Lukrich, and the south corner of the lands conveyed to John M. Lukrich by deed recorded in Book 304, of Deeds, at Page 478, thence from said point of beginning along the common boundary between the lands of Lukrich, N 35°05' E 597.96 feet; thence leave said common boundary S 52°25' E 905.85 feet; thence N 72° E 316.80 feet; thence N 17°30' E 337.92 feet; thence S 72°30' E 14.98 feet; thence S 17°30' W 330.00 feet; thence S 72° W 1129.92 feet; thence N 39° W 306.90 feet; thence N 50°30' W 138.60 feet to the point of beginning.

APN: 051-101-78

Receipt Cover Page

Printed By: Ryan Morris

Print Date: 11/25/25 3:07 PM

Customer Name: BECKY STEINBRUNER

Address:

Number of Items: 5

Self Service Copies	Page(s)	Price
OFFICIAL RECORDS COPIES - 2023-0020666	1-3	\$3.00
OFFICIAL RECORDS COPIES - 2023-0020665	1-5	\$5.00
OFFICIAL RECORDS COPIES - 2022-0030406	1-3	\$3.00
OFFICIAL RECORDS COPIES - 2023-0014334	1-7	\$7.00
OFFICIAL RECORDS COPIES - 2023-0014334	1-7	\$7.00

RECORDING REQUESTED BY AND
WHEN RECORDED, MAIL DOCUMENT TO:
Jennifer L. Mispagel, Esq.
Hopkins & Carley Law Corporation
70 S. First Street
San Jose, CA 95113



2022-0030406 11/09/2022 02:25:46 PM
OFFICIAL RECORDS OF Santa Cruz County
Sean Saldavia Recorder
RECORDING FEE: \$58.00
COUNTY TAX: \$0.00
CITY TAX: \$0.00



MAIL TAX STATEMENTS TO:
John A. Lukrich, Trustee
460 Martinelli Street
Watsonville, CA 95076

QUITCLAIM DEED

The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct:
Documentary transfer tax is \$0.00 Bona fide gift, for love and affection, of free and clear property from Grantor's revocable trust to irrevocable trust FBO Grantor's nephew; exempt from documentary transfer tax pursuant to R&TC §11930.

John A. Lukrich
John A. Lukrich, Trustee

- () computed on full value of property conveyed, or
- () computed on full value less value of liens and encumbrances remaining at time of sale.
- () Unincorporated area: () City of _____, and

FOR NO VALUABLE CONSIDERATION, John A. Lukrich, as Trustee of the John A. Lukrich Trust,
hereby REMISE(S), RELEASE(S) AND FOREVER QUITCLAIM(S) TO Steven K. Dobler, Trustee of the Steven K. Dobler 2012 Heritage Trust dated November 1, 2012, as to an undivided fifty percent (50%),
the following described real property in the City of Watsonville, County of Santa Cruz, State of California:

FOR LEGAL DESCRIPTION, SEE EXHIBIT "A"
ATTACHED HERETO AND INCORPORATED HEREIN

APN: 051-101-77 & 051-101-78 / Commonly known as Minto Road, Watsonville, CA

****Before the within transfer, Grantor held a 100% ownership interest in the subject parcels and Grantee held a 0% ownership interest. After the within transfer, Grantor holds a 50% ownership interest in the subject parcels and Grantee holds a 50% ownership interest.*

John A. Lukrich Trust:

Dated 10/27/22, 2022

John A. Lukrich
John A. Lukrich, Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Santa Cruz)

On October 27, 2022, before me, Monique A. Soares, Notary Public, personally appeared John A. Lukrich, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal [SEAL]

Signature Monique A. Soares

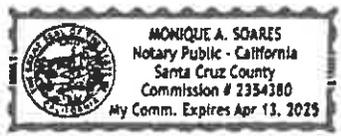


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APN: 051-101-77

Situate in the Rancho Corralitos, Santa Cruz County, California.

Being that parcel of land conveyed to John M. Lukrich, by deed recorded in Book 122, Official Records, at Page 86, Santa Cruz County Records, and more particularly described as follows:

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APN: 051-101-78

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OFFICIAL RECORDS OF Santa Cruz County

Sheri Thomas, Recorder



RECORDING FEE: \$199.00

COUNTY TAX: \$0.00

CITY TAX: \$0.00

20181 ER NEW LEAF ENERGY OPTI

Electronically Recorded 7 PGS

RCD157

Recording Requested by and after recording return to:

Sequoia Energy Storage 1, LLC
c/o New Leaf Energy, Inc.
55 Technology Drive, Suite 102
Lowell, MA 01851
Attn: Legal Department

No transfer tax due. Term of Lease is less than 35 years.

MEMORANDUM OF OPTION AND LEASE

THIS MEMORANDUM OF OPTION AND LEASE (the "*Memorandum*"), is made as of June 6, 2023, by and between Efrain Alanis and Leocadia Alanis, husband and wife as joint tenants, an undivided one-half interest, with an address of 1437 69th Avenue, Sacramento, California 95822, and Federico Alanis and Juana Alanis, husband and wife as joint tenants, an undivided one-half interest, with an address of 938 Lewis Road, Royal Oaks, California 95076 ("*Lessor*") and Sequoia Energy Storage 1, LLC, a Delaware limited liability company with its principal place of business located at 55 Technology Drive, Suite 102, Lowell, MA 01851 ("*Lessee*").

1. Lessor and Lessee are parties to that certain Option and Lease Agreement (the "*Lease*"), dated as of March 12, 2021 (the "*Effective Date*") covering a portion of that certain parcel of land and the improvements thereon commonly known as Santa Cruz County, California and identified in the deed dated February 18, 1994, and recorded in the Official Records of Santa Cruz County at Vol 5470, Page 660, as well as identified in the deed dated October 29, 1997 and recorded in the Official Records of Santa Cruz County as Document Number 1997-0051326 (the "*Property*").
2. Under the Lease, Lessee has an option to lease a portion of the Property and acquire easements over a portion of the Property as described in Exhibit A annexed hereto (the "*Premises*"), which option commences on the Effective Date and lasts for three hundred sixty-five (365) days thereafter. The option term may be extended for two (2) additional terms of three hundred sixty-five (365) days each.
3. The commencement date of Lessor's lease of the Premises shall be the date of Lessor's exercise of the option.
4. If the option is exercised, the initial term of the lease and the easements will be for fifteen (15) years, and Lessee shall have the option to extend the lease for up to three (3) additional five (5) year terms, subject to earlier termination pursuant to the terms of the Lease or applicable law.
5. The System, as defined in the Lease, installed and operated by Lessee at the Premises shall not be deemed a fixture. The System is Lessee's personal property and Lessor has no right, title or interest in the System. Further, Lessor has waived all right of levy for rent, all claims and demands against the System and all rights it may have to place a lien on the System.

- 6. All of the terms, covenants and conditions of the Lease are incorporated herein and made a part hereof. The purpose of this Memorandum is to give notice of the existence of the tenancy and easements created by the Lease; and shall not be construed to vary or otherwise affect the rights or obligations of the parties under the Lease as it may be amended. All capitalized terms not defined herein have the meaning attributed to them in the Lease.

IN WITNESS WHEREOF, the parties have duly executed this Memorandum as of the date first above written.

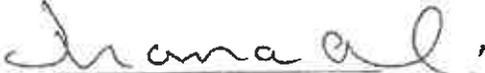
LESSOR:
EFRAIN & LEOCADIA ALANIS, HUSBAND AND WIFE AS JOINT TENANTS, AN UNDIVIDED ONE-HALF INTEREST


Efrain Alanis


Leocadia Alanis

FEDERICO & JUANA ALANIS, HUSBAND AND WIFE AS JOINT TENANTS, AN UNDIVIDED ONE-HALF INTEREST


Federico Alanis


Juana Alanis

LESSEE:

SEQUOIA ENERGY STORAGE 1, LLC,
a Delaware limited liability company

By: **1115 SOLAR DEVELOPMENT, LLC,**
its sole member and manager

By: _____
Name: _____
Title: _____

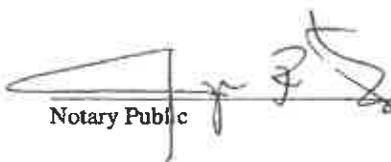
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Cruz
On June 6, 23 before me Jorge Dorantes, Notary Public personally appeared Efrain Alanis

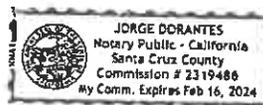
Efrain Alanis, who proved to me on the basis of satisfactory evidence to be the person(s), whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public



(seal)

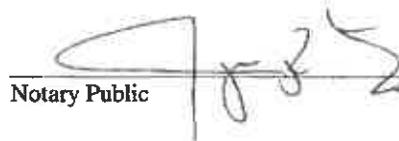
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Cruz
On 06/06/2023 before me Jorge Dorantes, Notary Public personally appeared Leocadia Alanis

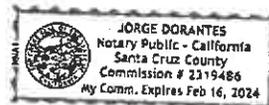
Leocadia Alanis, who proved to me on the basis of satisfactory evidence to be the person(s), whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public



(seal)

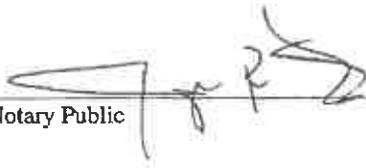
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Cruz
On 06/06/2023 before me Jorge Dorantes Notary
Public personally appeared Federica Alanis

_____, who proved to me on the basis of satisfactory evidence to be the person(s), whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public



(seal)

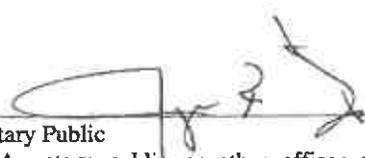
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Cruz
On 06/06/2023 before me Jorge Dorantes Notary
Public personally appeared Juana Alanis

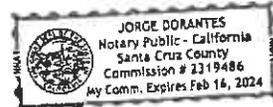
_____, who proved to me on the basis of satisfactory evidence to be the person(s), whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public

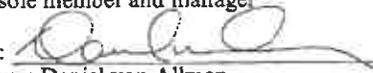


(seal) A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

LESSEE:

SEQUOIA ENERGY STORAGE 1, LLC,
a Delaware limited liability company

By: 1115 SOLAR DEVELOPMENT, LLC,
its sole member and manager

By: 
Name: Daniel von Allmen
Title: Sr. Director, Project Development

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Massachusetts
County of Middlesex
On the 8 2023 before me Domna Barbosa, Notary
Public personally appeared Daniel von Allmen

who proved to me on the basis of satisfactory evidence to be the person(s), whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Massachusetts that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.


Notary Public

(seal)

 DOMNA M. BARBOSA
Notary Public
Commonwealth of Massachusetts
My Commission Expires
September 5, 2023

wp
enb
gac
hcc

enb
hcc

EXHIBIT A

DESCRIPTION OF PROPERTY

The land described herein is situated in the State of California, County of Santa Cruz, unincorporated area, described as follows:

APN: 051-091-01

PARCEL ONE:

BEGINNING AT A POINT ON THE WESTERN LINE OF THE LAND NOW OR FORMERLY OF ONE GRIMMER, WHICH POINT IS AT THE NORTHEASTERN CORNER OF A TRACT OF LAND NOW OR FORMERLY OF GEORGE PEKOCH, ET AL., WHICH TRACT IS PARTICULARLY DESCRIBED IN AN ORDER CONFINING SALE OF REAL PROPERTY MADE IN THE MATTER OF THE ESTATE OF PEDRO ARBUES ARANO, DECEASED, A CERTIFIED COPY OF WHICH ORDER IS OF RECORD IN VOLUME 317 OF DEEDS, PAGE 301, SANTA CRUZ COUNTY RECORDS; THENCE RUNNING FROM SAID POINT OF BEGINNING ALONG THE NORTHERN BOUNDARY OF SAID LANDS OF PEKOCH, ET AL., NORTH 73 DEGREES 16' WEST 10.00 CHAINS AND SOUTH 74 DEGREES 50' WEST 0.62 CHAINS TO A STATION ON A BRIDGE FROM WHICH A SYCAMORE TREE 12 INCHES IN DIAMETER BEARS SOUTH 19 DEGREES 45'; WEST 21 1/2 LINKS DISTANT; THENCE NORTH 9 1/2 DEGREES EAST 12.50 CHAINS TO A STATION IN AN OLD LAGOON; THENCE NORTH 7 DEGREES 18' WEST 5.08 CHAINS TO A STATION IN THE FENCE ON THE SOUTHERN SIDE OF A 20 FOOT PRIVATE ROAD LEADING FROM THE GREEN VALLEY ROAD TO LANDS NOW OR FORMERLY OF ECKEL; THENCE SOUTH 87 1/4 DEGREES EAST 8.72 CHAINS TO A STATION ON THE WESTERN LINE OF THE LAND OF LUKRICH; THENCE ALONG SAID LINE OF THE LAND OF LUKRICH AND THE WESTERN LINE OF THE LAND OF GRIMMER SOUTH 0 DEGREES 7' EAST 19.55 CHAINS TO THE POINT OF BEGINNING.

EXCEPTING FROM THE ABOVE DESCRIBED LAND SO MUCH THEREOF AS LIES WITHIN THE EXTERIOR BOUNDARIES OF THE COUNTY ROAD KNOWN AS MINTO ROAD.

ALSO EXCEPTING FROM THE ABOVE DESCRIBED LAND, THE LAND CONVEYED FROM L. A. DOERING, ET AL., TO CARL S. TEAGUE, ET UX., BY DEED RECORDED DECEMBER 3, 1947, IN VOLUME 592, PAGE 408, OFFICIAL RECORDS OF SANTA CRUZ COUNTY.

PARCEL TWO:

A RIGHT OF WAY, APPURTENANT TO PARCEL ONE OVER AND UPON THAT CERTAIN STRIP OF LAND SITUATE IN SAID COUNTY AND DESCRIBED AS FOLLOWS:

BEING A STRIP OF LAND 18 FEET IN WIDTH THROUGHOUT ITS ENTIRE LENGTH, BEING 9 FEET MEASURED AT RIGHT ANGLES ON EACH SIDE OF A CENTERLINE DESCRIBED AS FOLLOWS: BEGINNING ON THE EASTERN SIDE OF THE GREEN VALLEY ROAD AT THE NORTHWESTERN CORNER OF THE LAND DESCRIBED IN THE ORDER CONFIRMING SALE HEREINABOVE MENTIONED WHICH POINT IS DISTANT NORTH 24 DEGREES 45' EAST 5.60 CHAINS FROM THE NORTHWESTERN CORNER OF THE LANDS NOW OR FORMERLY OF ONE BALDWIN AND NORTH 24 DEGREES 45' EAST 2.99 CHAINS FROM THE NORTHWESTERN CORNER OF THE LANDS NOW OR FORMERLY OF WHITEMAN AND RUNNING THENCE ALONG THE NORTHERN BOUNDARY OF

THE LANDS OF PEKOCH, ET AL., SOUTH 85 DEGREES EAST 17.39 CHAINS TO A STATION ON A BRIDGE FROM WHICH A SYCAMORE TREE 12 INCH IN DIAMETER BEARS SOUTH 19 DEGREES 45' WEST 21 1/2 LINKS DISTANT AND THENCE NORTH 74 DEGREES 50' EAST 0.62 CHAINS AS SET OUT IN THE DEED FROM HARRY B. HOPKINS, ET AL., TO L.A.A DOERING, RECORDED NOVEMBER

17, 1936, IN VOLUME 319, PAGE 109, OFFICIAL RECORDS OF SANTA CRUZ COUNTY.
N.W. 1/4 SEC. 28, T11S., R2E

Receipt Cover Page

Printed By: Ryan Morris

Print Date: 11/25/25 3:07 PM

Customer Name: BECKY STEINBRUNER

Address:

Number of Items: 5

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OFFICIAL RECORDS COPIES - 2023-0014334	1-7	\$7.00

OFFICIAL RECORDS OF Santa Cruz County

Sheri Thomas, Recorder



RECORDING FEE: \$199.00

COUNTY TAX: \$0.00

CITY TAX: \$0.00

20181 ER NEW LEAF ENERGY OPTI

Electronically Recorded 7 PGS

RCD157

Recording Requested by and after recording return to:

Sequoia Energy Storage 1, LLC
c/o New Leaf Energy, Inc.
55 Technology Drive, Suite 102
Lowell, MA 01851
Attn: Legal Department

No transfer tax due. Term of Lease is less than 35 years.

MEMORANDUM OF OPTION AND LEASE

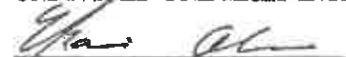
THIS MEMORANDUM OF OPTION AND LEASE (the "*Memorandum*"), is made as of June 6, 2023, by and between Efrain Alanis and Leocadia Alanis, husband and wife as joint tenants, an undivided one-half interest, with an address of 1437 69th Avenue, Sacramento, California 95822, and Federico Alanis and Juana Alanis, husband and wife as joint tenants, an undivided one-half interest, with an address of 938 Lewis Road, Royal Oaks, California 95076 ("*Lessor*") and Sequoia Energy Storage 1, LLC, a Delaware limited liability company with its principal place of business located at 55 Technology Drive, Suite 102, Lowell, MA 01851 ("*Lessee*").

1. Lessor and Lessee are parties to that certain Option and Lease Agreement (the "*Lease*"), dated as of March 12, 2021 (the "*Effective Date*") covering a portion of that certain parcel of land and the improvements thereon commonly known as Santa Cruz County, California and identified in the deed dated February 18, 1994, and recorded in the Official Records of Santa Cruz County at Vol 5470, Page 660, as well as identified in the deed dated October 29, 1997 and recorded in the Official Records of Santa Cruz County as Document Number 1997-0051326 (the "*Property*").
2. Under the Lease, Lessee has an option to lease a portion of the Property and acquire easements over a portion of the Property as described in Exhibit A annexed hereto (the "*Premises*"), which option commences on the Effective Date and lasts for three hundred sixty-five (365) days thereafter. The option term may be extended for two (2) additional terms of three hundred sixty-five (365) days each.
3. The commencement date of Lessor's lease of the Premises shall be the date of Lessor's exercise of the option.
4. If the option is exercised, the initial term of the lease and the easements will be for fifteen (15) years, and Lessee shall have the option to extend the lease for up to three (3) additional five (5) year terms, subject to earlier termination pursuant to the terms of the Lease or applicable law.
5. The System, as defined in the Lease, installed and operated by Lessee at the Premises shall not be deemed a fixture. The System is Lessee's personal property and Lessor has no right, title or interest in the System. Further, Lessor has waived all right of levy for rent, all claims and demands against the System and all rights it may have to place a lien on the System.

- 6. All of the terms, covenants and conditions of the Lease are incorporated herein and made a part hereof. The purpose of this Memorandum is to give notice of the existence of the tenancy and easements created by the Lease; and shall not be construed to vary or otherwise affect the rights or obligations of the parties under the Lease as it may be amended. All capitalized terms not defined herein have the meaning attributed to them in the Lease.

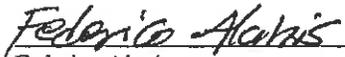
IN WITNESS WHEREOF, the parties have duly executed this Memorandum as of the date first above written.

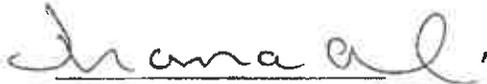
LESSOR:
EFRAIN & LEOCADIA ALANIS, HUSBAND AND WIFE AS JOINT TENANTS, AN UNDIVIDED ONE-HALF INTEREST


Efrain Alanis


Leocadia Alanis

FEDERICO & JUANA ALANIS, HUSBAND AND WIFE AS JOINT TENANTS, AN UNDIVIDED ONE-HALF INTEREST


Federico Alanis


Juana Alanis

LESSEE:

SEQUOIA ENERGY STORAGE 1, LLC,
a Delaware limited liability company

By: **1115 SOLAR DEVELOPMENT, LLC,**
its sole member and manager

By: _____
Name: _____
Title: _____

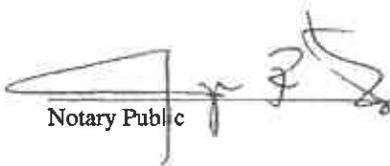
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Cruz
On June 6, 23 before me Jorge Dorantes, Notary
Public personally appeared Efrain Alanis

, who proved to me on the basis of satisfactory evidence to be the person(s), whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Notary Public



(seal)

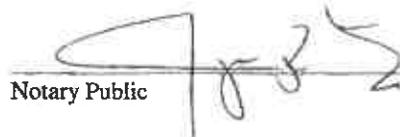
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

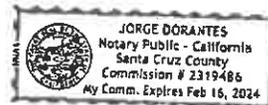
State of California
County of Santa Cruz
On 06/06/2023 before me Jorge Dorantes, Notary
Public personally appeared Leocadia Alanis

, who proved to me on the basis of satisfactory evidence to be the person(s), whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Notary Public



(seal)

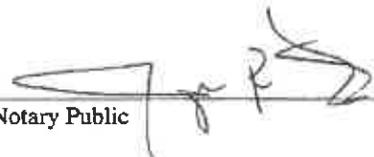
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Cruz
On 06/06/2023 before me Jorge Dorantes Notary
Public personally appeared Federica Alanis

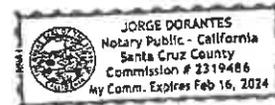
who proved to me on the basis of satisfactory evidence to be the person(s), whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public



(seal)

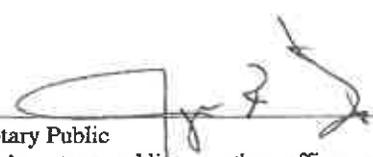
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Cruz
On 06/06/2023 before me Jorge Dorantes Notary
Public personally appeared Juana Alanis

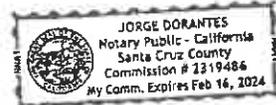
who proved to me on the basis of satisfactory evidence to be the person(s), whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public

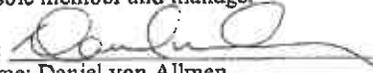


(seal) A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

LESSEE:

SEQUOIA ENERGY STORAGE 1, LLC,
a Delaware limited liability company

By: 1115 SOLAR DEVELOPMENT, LLC,
its sole member and manager

By: 
Name: Daniel von Allmen
Title: Sr. Director, Project Development

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Massachusetts
County of Middlesex
On 8, 2023 before me Dorina Barbosa, Notary
Public personally appeared Daniel von Allmen

who proved to me on the basis of satisfactory evidence to be the person(s), whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Massachusetts that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.


Notary Public

(seal)

 **DORINA M. BARBOSA**
Notary Public
Commonwealth of Massachusetts
My Commission Expires
September 5, 2025

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EXHIBIT A

DESCRIPTION OF PROPERTY

The land described herein is situated in the State of California, County of Santa Cruz, unincorporated area, described as follows:

APN: 051-091-01

PARCEL ONE:

BEGINNING AT A POINT ON THE WESTERN LINE OF THE LAND NOW OR FORMERLY OF ONE GRIMMER, WHICH POINT IS AT THE NORTHEASTERN CORNER OF A TRACT OF LAND NOW OR FORMERLY OF GEORGE PEKOCH, ET AL., WHICH TRACT IS PARTICULARLY DESCRIBED IN AN ORDER CONFINING SALE OF REAL PROPERTY MADE IN THE MATTER OF THE ESTATE OF PEDRO ARBUES ARANO, DECEASED, A CERTIFIED COPY OF WHICH ORDER IS OF RECORD IN VOLUME 317 OF DEEDS, PAGE 301, SANTA CRUZ COUNTY RECORDS; THENCE RUNNING FROM SAID POINT OF BEGINNING ALONG THE NORTHERN BOUNDARY OF SAID LANDS OF PEKOCH, ET AL., NORTH 73 DEGREES 16' WEST 10.00 CHAINS AND SOUTH 74 DEGREES 50' WEST 0.62 CHAINS TO A STATION ON A BRIDGE FROM WHICH A SYCAMORE TREE 12 INCHES IN DIAMETER BEARS SOUTH 19 DEGREES 45'; WEST 21 1/2 LINKS DISTANT; THENCE NORTH 9 1/2 DEGREES EAST 12.50 CHAINS TO A STATION IN AN OLD LAGOON; THENCE NORTH 7 DEGREES 18' WEST 5.08 CHAINS TO A STATION IN THE FENCE ON THE SOUTHERN SIDE OF A 20 FOOT PRIVATE ROAD LEADING FROM THE GREEN VALLEY ROAD TO LANDS NOW OR FORMERLY OF ECKEL; THENCE SOUTH 87 1/4 DEGREES EAST 8.72 CHAINS TO A STATION ON THE WESTERN LINE OF THE LAND OF LUKRICH; THENCE ALONG SAID LINE OF THE LAND OF LUKRICH AND THE WESTERN LINE OF THE LAND OF GRIMMER SOUTH 0 DEGREES 7' EAST 19.55 CHAINS TO THE POINT OF BEGINNING.

EXCEPTING FROM THE ABOVE DESCRIBED LAND SO MUCH THEREOF AS LIES WITHIN THE EXTERIOR BOUNDARIES OF THE COUNTY ROAD KNOWN AS MINTO ROAD.

ALSO EXCEPTING FROM THE ABOVE DESCRIBED LAND, THE LAND CONVEYED FROM L. A. DOERING, ET AL., TO CARL S. TEAGUE, ET UX., BY DEED RECORDED DECEMBER 3, 1947, IN VOLUME 592, PAGE 408, OFFICIAL RECORDS OF SANTA CRUZ COUNTY.

PARCEL TWO:

A RIGHT OF WAY, APPURTENANT TO PARCEL ONE OVER AND UPON THAT CERTAIN STRIP OF LAND SITUATE IN SAID COUNTY AND DESCRIBED AS FOLLOWS:

BEING A STRIP OF LAND 18 FEET IN WIDTH THROUGHOUT ITS ENTIRE LENGTH, BEING 9 FEET MEASURED AT RIGHT ANGLES ON EACH SIDE OF A CENTERLINE DESCRIBED AS FOLLOWS: BEGINNING ON THE EASTERN SIDE OF THE GREEN VALLEY ROAD AT THE NORTHWESTERN CORNER OF THE LAND DESCRIBED IN THE ORDER CONFIRMING SALE HEREINABOVE MENTIONED WHICH POINT IS DISTANT NORTH 24 DEGREES 45' EAST 5.60 CHAINS FROM THE NORTHWESTERN CORNER OF THE LANDS NOW OR FORMERLY OF ONE BALDWIN AND NORTH 24 DEGREES 45' EAST 2.99 CHAINS FROM THE NORTHWESTERN CORNER OF THE LANDS NOW OR FORMERLY OF WHITEMAN AND RUNNING THENCE ALONG THE NORTHERN BOUNDARY OF

THE LANDS OF PEKOCH, ET AL., SOUTH 85 DEGREES EAST 17.39 CHAINS TO A STATION ON A BRIDGE FROM WHICH A SYCAMORE TREE 12 INCH IN DIAMETER BEARS SOUTH 19 DEGREES 45' WEST 21 1/2 LINKS DISTANT AND THENCE NORTH 74 DEGREES 50' EAST 0.62 CHAINS AS SET OUT IN THE DEED FROM HARRY B. HOPKINS, ET AL., TO L.A.A DOERING, RECORDED NOVEMBER

17, 1936, IN VOLUME 319, PAGE 109, OFFICIAL RECORDS OF SANTA CRUZ COUNTY.
N.W. 1/4 SEC. 28, T11S., R2E