

**RECORDING REQUESTED BY:**  
Stewart Title Guaranty Company

Recorded in Official Records, Orange County  
Hugh Nguyen, Clerk-Recorder

**WHEN RECORDED MAIL TO AND  
MAIL TAX STATEMENTS TO:**  
Johanna Energy Center, LLC  
Attn: Rosemary Antonopoulos  
Vice President and Assistant General Counsel  
4160 Dublin Boulevard, Suite 100  
Dublin, California 94568



\* \$ R 0 0 1 0 7 4 1 7 3 2 \$ \*  
**2019000106765 8:00 am 04/04/19**  
156 403 G02 7 11  
7233.60 7233.60 20.00 0.00 18.00 0.00 0.000.000.00 0.00

(Above Space For Recorder's Use Only)

APNs: 016-150-52 and 016-150-74

**GRANT DEED**

Documentary Transfer Tax Due for this conveyance:

City of Santa Ana:                 \$0.00  
  
County of Orange:                 \$14,467.20

Pursuant to Senate Bill 2 – Building Homes and Jobs Act (GC Code Section 27388.1), effective January 1, 2018, a fee of seventy-five dollars (\$75.00) shall be paid at the time of recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, except those expressly exempted from payment of recording fees, per each single transaction per parcel of real property. The fee imposed by this section shall not exceed two hundred twenty-five dollars (\$225.00).

- Exempt from the fee per GC 27388.1 (a) (2); This document is subject to Documentary Transfer Tax
- Exempt from fee per GC 27388.1 (a) (2); recorded concurrently “in connection with” a transfer subject to the imposition of documentary transfer tax (DTT).
- Exempt from fee per GC 27388.1 (a) (2); recorded concurrently “in connection with” a transfer of real property that is a residential dwelling to an owner-occupier.
- Exempt from fee per GC 27388.1 (a) (1); fee cap of \$225.00 reached.
- Exempt from the fee per GC 27388.1 (a) (1); not related to real property.

MAIL TAX STATEMENTS TO THE RETURN ADDRESS NOTED ABOVE

THIS COVER SHEET ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION  
(\$3.00 Additional Recording Fee Applies)

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(Above Space For Recorder's Use Only)

AP#: 016-150-52 and 016-150-74

**GRANT DEED**

Documentary Transfer Tax Due for this conveyance:

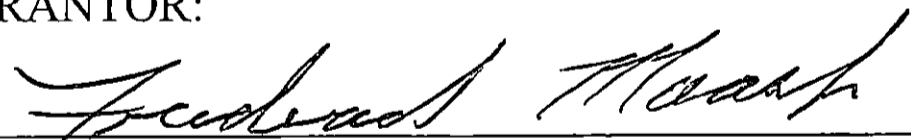
City of Santa Ana:                    \$0.00

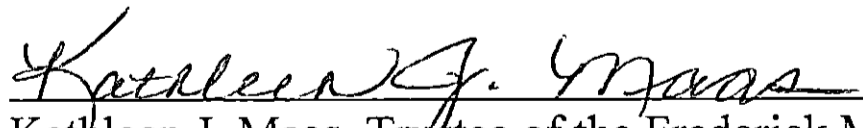
County of Orange:                    \$14,467.20

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Frederick Maas, Jr. and Kathleen J. Maas, Trustees of the Frederick Maas, Jr. and Kathleen J. Maas Trust under Declaration of Trust dated October 2, 2006, as Amended and Restated February 26, 2008 ("**Grantor**"), hereby GRANTS to Johanna Energy Center, LLC, a Delaware limited liability company ("**Grantee**") that certain real property which is more particularly described on Exhibit A which is attached hereto.

Dated: April 4, 2019

GRANTOR:

  
\_\_\_\_\_  
Frederick Maas, Jr., Trustee of the Frederick Maas, Jr. and Kathleen J. Maas Trust under Declaration of Trust dated October 2, 2006, as Amended and Restated February 26, 2008

  
\_\_\_\_\_  
Kathleen J. Maas, Trustee of the Frederick Maas, Jr. and Kathleen J. Maas Trust under Declaration of Trust dated October 2, 2006, as Amended and Restated February 26, 2008

ACKNOWLEDGMENT

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.

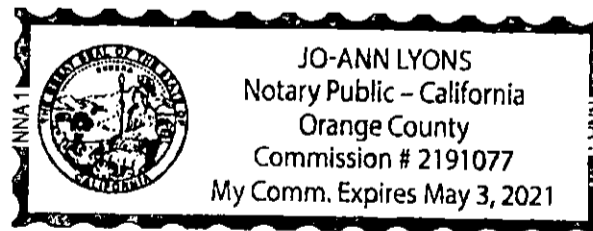
STATE OF CALIFORNIA )  
 )  
COUNTY OF ORANGE )

On MARCH 27, 2019, before me, JO-ANN LYONS, a Notary Public, personally appeared FREDERICK MAAS JR., who proved to me on the basis of satisfactory evidence to be the person(●) whose name(●) 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(●) on the instrument the person(●), or the entity upon behalf of which the person(●) 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.

Signature Jo-Ann Lyons



(SEAL)

**ACKNOWLEDGMENT**

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.

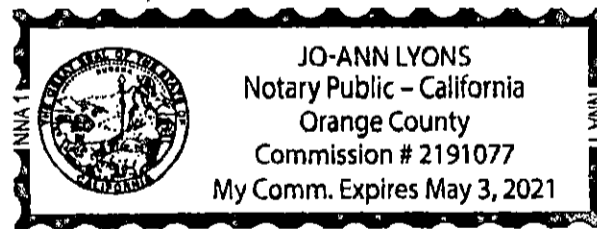
STATE OF CALIFORNIA )  
 )  
COUNTY OF ORANGE )

On MARCH 27, 2019, before me, JO-ANN LYONS, a Notary Public, personally appeared KATHLEEN J. MAAS, who proved to me on the basis of satisfactory evidence to be the person(●) whose name(●) 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(●) on the instrument the person(●), or the entity upon behalf of which the person(●) 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.

Signature Jo-Ann Lyons



(SEAL)

Exhibit A

Legal Description

PARCEL 1:

THAT PORTION OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 30, TOWNSHIP 5 SOUTH, RANGE 9 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 89 DEGREES 20' 25" WEST 517.44 FEET FROM THE NORTHEAST CORNER OF SAID FRACTIONAL SECTION 30, SAID POINT BEING THE ESTABLISHED BOUNDARY LINE AS DESCRIBED IN THE AGREEMENT BETWEEN BERNARD A. STOFFEL AND EMMA G. STOFFEL, HUSBAND AND WIFE AND OTHERS RECORDED FEBRUARY 20, 1948 IN BOOK 1623, PAGE 496, OF OFFICIAL RECORDS; THENCE SOUTH 0 DEGREES 26' 50" WEST ALONG SAID BOUNDARY LINE AND THE SOUTHERLY EXTENSION THEREOF, 1122 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THE LAND DESCRIBED IN THE DEED TO BERNARD A. STOFFEL AND WIFE RECORDED APRIL 13, 1945 IN BOOK 1312 PAGE 184, OF OFFICIAL RECORDS; THENCE WEST ALONG THE SOUTHERLY LINE OF SAID LAND OF STOFFEL 549.18 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH ALONG THE EASTERLY BOUNDARY OF THE LAND DESCRIBED AS PARCEL 1 IN THE DEED TO EARL D. YOUNG AND WIFE RECORDED NOVEMBER 21, 1941 IN BOOK 1117, PAGE 439, OF OFFICIAL RECORDS, 1122 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID SECTION 30; THENCE EAST ALONG SAID NORTH LINE, 549.18 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 9 WEST, SAN BERNARDINO BASE AND MERIDIAN, DISTANT NORTH 89 DEGREES 20' 25" WEST 1060.62 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 30; THENCE SOUTH 0 DEGREES 26' 50" WEST 845.00 FEET; THENCE NORTH 40 DEGREES 34' 45" EAST 31.03 FEET; THENCE NORTH 0 DEGREES 26' 50" EAST 822.00 FEET TO THE NORTHERLY LINE OF SAID SECTION 30; THENCE NORTH 89 DEGREES 20' 25" WEST 20.00 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM, PARCEL 1 AS DESCRIBED IN THAT CERTAIN JUDGMENT OF CONDEMNATION AND FINAL ORDER OF CONDEMNATION SUPERIOR COURT CASE NO. 193464, A CERTIFIED COPY OF WHICH WAS RECORDED JANUARY 14, 1974 IN BOOK 11056 PAGE 428, OF OFFICIAL RECORDS.

PARCEL 2:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID LAND ALLOTTED TO JAMES MCFADDEN, BEING ALSO THE NORTHERLY LINE OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 9 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, SAID POINT BEING DISTANT NORTH 89 DEGREES 20' 25" WEST 1060.62 FEET FROM THE NORTHEASTERLY CORNER OF SAID SECTION 30, SAID POINT BEING THE NORTHERLY TERMINUS OF THAT CERTAIN BOUNDARY LINE AS DESCRIBED IN BOUNDARY LINE DEED AND AGREEMENT BETWEEN EARL D. YOUNG AND WIFE, JACK TOSHIKI SAKIOKA AND JOHNNY KATSUI SAKIOKA, RECORDED DECEMBER 7, 1955 IN BOOK 3307, PAGE 203, OF OFFICIAL RECORDS; THENCE SOUTH 0 DEGREES 26' 50" WEST ALONG SAID AGREED THAT BOUNDARY LINE 845.80 FEET TO THE MOST NORTHERLY CORNER OF THE LAND DESCRIBED IN A DEED TO JACK TOSHIKI SAKIOKA AND JOHNNY KATSUI SAKIOKA, BOTH MARRIED MEN, RECORDED DECEMBER 7, 1955 IN BOOK 3307, PAGE 199, OF OFFICIAL RECORDS; THENCE ALONG THE NORTHWESTERLY LINE OF SAID LAND OF SAKIOKA, THE FOLLOWING BEARINGS AND DISTANCES: SOUTH 40 DEGREES 34' 45" WEST 56.84 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 470.28 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 19 DEGREES 23' 35" AN ARC DISTANCE OF 159.18 FEET TO THE EASTERLY LINE OF THE LAND DESCRIBED IN A DEED TO THE SANTA ANA RAILROAD RECORDED DECEMBER 4, 1890 IN BOOK 10, PAGE 125 OF DEEDS; THENCE NORTH 0 DEGREES 34' 45" EAST ALONG SAID EASTERLY LINE, 1026.29 FEET TO SAID NORTHERLY LINE OF SECTION 30; THENCE SOUTH 89 DEGREES 20' 25" EAST ALONG SAID NORTHERLY LINE OF SECTION 30, A DISTANCE OF 114.52 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM, PARCEL 1 AS DESCRIBED IN THAT CERTAIN JUDGMENT OF CONDEMNATION AND FINAL ORDER OF CONDEMNATION SUPERIOR COURT CASE NO. 193464, A CERTIFIED COPY OF WHICH WAS RECORDED JANUARY 14, 1974 IN BOOK 11056, PAGE 428, OF OFFICIAL RECORDS OF SAID ORANGE COUNTY.

PARCEL 3:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 9 WEST, SAN BERNARDINO BASE AND MERIDIAN, DISTANT NORTH 89 DEGREES 20' 25" WEST 1060.62 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 30; THENCE SOUTH 0 DEGREES 26' 50" WEST 845.80 FEET; THENCE NORTH 40 DEGREES 34' 45" EAST 31.03 FEET; THENCE NORTH 0 DEGREES 26' 50" EAST 822.00 FEET TO THE NORTHERLY LINE OF SAID SECTION 30; THENCE NORTH 89 DEGREES 20' 25' WEST 20.00 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM, PARCEL 1 AS DESCRIBED IN THAT CERTAIN JUDGMENT OF CONDEMNATION AND FINAL ORDER OF CONDEMNATION SUPERIOR COURT CASE

NO. 193464, AS CERTIFIED COPY OF WHICH WAS RECORDED JANUARY 14, 1974 IN  
BOOK 11056, PAGE 428, OF OFFICIAL RECORDS OF SAID COUNTY.