Draft
Environmental Impact Report
Appendices

SCH# 2020079007

Volume 4
Appendix H through Appendix L

Raceway 2.0 Solar Project
By sPower Development Company

SPA 26, Map 231; SPA 27, Map 231; SPA 28, Map 231; SPA 29, Map 231; SPA 30, Map 231; SPA 2, Map 231-20; SPA 1, Map 231-21; SPA 2, Map 231-21; SPA 3, Map 231-28; SPA 4, Map 231-28; ZCC No. 149, Map 231; ZCC No. 150, Map 231; ZCC No. 151, Map 231; ZCC No. 1, Map 231-21; ZCC No. 2, Map 231-28; CUP No. 110, Map 231; CUP No. 111, Map 231; CUP No. 112, Map 231; CUP No. 3, Map 231-20; CUP No. 1, Map 231-21; CUP No. 6, Map 231-28;
Cancellation of a Williamson Act Contract 20-06;
Kern County Franchise Agreement

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March 2021

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March 2021

Appendix H

Phase I Environmental Site Assessment

Phase I Environmental Site Assessment

Raceway 2.0

East of 90th Street, North of West Avenue A, West of 70th Street West, South of Rosamond Avenue

Rosamond, Kern County, California

October 7, 2019 (Revised August 14, 2020)

Terracon Project No. 60197265



Prepared for:
sPower
Long Beach, California

Prepared by:
Terracon Consultants, Inc.
Tustin, California

terracon.com

Terracon

Environmental • Facilities • Geotechnical • Materials

October 7, 2019
(Revised August 14, 2020)

sPower
5000 E Spring Street, Suite 130
Long Beach, California 90815

Attn: Mr. Dallas Pugh
P: (562) 348-1119
E: dallas.pugh@spower.com

Re: Phase I Environmental Site Assessment
Raceway 2.0
East of 90th Street, North of West Avenue A
West of 70th Street West, South of Rosamond Avenue
Rosamond, Kern County, California
Terracon Project No. 60197265

Dear Mr. Pugh:

Terracon Consultants, Inc. (Terracon) is pleased to submit the enclosed Phase I Environmental Site Assessment (ESA) report for the above-referenced site. This assessment was performed in accordance with our Master Services Agreement, dated September 18, 2017, Task Order 42, and Terracon Proposal No. P60197265 dated June 26, 2019, revised September 5, 2019.

We appreciate the opportunity to be of service to you on this project. In addition to Phase I services, our professionals provide geotechnical, environmental, construction materials, and facilities services on a wide variety of projects locally, regionally and nationally. For more detailed information on all of Terracon's services please visit our website at www.terracon.com. If there are any questions regarding this report or if we may be of further assistance, please do not hesitate to contact us.

Sincerely,
Terracon Consultants, Inc.

Eric J. St Michel
Staff Scientist

Islam (Sami) R. Noaman, E.I.T.
Environmental Department Manager

Fabio M. Minervini, P.G.
California Licensed Geologist No. 7861
Attachments

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EXECUTIVE SUMMARY

This Phase I Environmental Site Assessment (ESA) was performed in accordance with our Master Services Agreement, dated September 18, 2017, Task Order 42, and Terracon Proposal No. P60197265 dated June 21, 2019, revised September 5, 2019, and was conducted consistent with the procedures included in ASTM E1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The ESA was conducted under the supervision or responsible charge of Sami (Islam) Noaman, Environmental Professional. Eric J. St Michel performed the site reconnaissance on September 19, 2019.

Findings and Opinions

A summary of findings is provided below. It should be recognized that details were not included or fully developed in this section, and the report must be read in its entirety for a comprehensive understanding of the items contained herein.

Site Description and Use

The site is located east of 90th Street, north of west Avenue A, west of 70th Street West, and south of Rosamond Avenue in Rosamond, Kern County, California and consists of two non-contiguous tracts totaling approximately 1,311 gross acres including Assessor Parcel Numbers (APNs) 374-011-04, 374-011-11, 374-011-13, 374-250-01, 374-250-06 through -09, 374-020-41 & -42, 374-020-47 through -50, 374-011-07 & -08, 374-440-01 through -08, 374-210-08, 374-250-04, and a portion of 374-020-55. Additionally, the site includes five proposed routes for interconnections to substations located on 100th Street West, 110th Street West, 90th/ 95th Street West, 80th Street West and Rosamond Boulevard. Terracon understands the site is proposed for the development of six commercial solar farms identified herein as Site 1 through Site 6. Refer to Exhibit 2A of Appendix A for the layout the proposed commercial solar farms. During the site reconnaissance, the site was observed to be mostly vacant scrubland and paved/unpaved roads. Site improvements consisted of two dilapidated residential dwellings and an abandoned barn (northeast corner of Site 4), two metal rectangular warehouse buildings, one corrugated metal roof awning structure and a shed (Site 2), two metal roofed previous hay storage structure (northwest corner on Site 4), three pole-mounted transformers and thirteen groundwater wells.

Historical Information

Based on a review of historical information, the site consisted of undeveloped and/or agricultural land with apparent residences and/or agricultural structures by the early 1940s. The western portion of the western tract was developed with an additional residence and/or agricultural structure by the late 1980s. Since the late 2000s, the site has remained relatively unchanged through the present.

The site has been utilized as agricultural land and the agricultural practice of crop production often includes the use of pesticides and/or herbicides. The historical agricultural activities on the site

may have included the use of pesticides and herbicides. The lack of stressed vegetation observed during the site reconnaissance would indicate the absence of extensive use of pesticides or herbicides on the site. Indications of pesticide and/or herbicide misuse or vegetative stress on the site or surrounding property were not observed during the site reconnaissance.

The properties surrounding the site and proposed gen-tie lines have consisted of undeveloped and/or agricultural land with apparent residences and/or agricultural structures to the south and west of the site by the early 1940s. Additional residences and/or agricultural structures were developed surrounding the site from the early 1960s through the present.

Prior Reports

Terracon performed a previous Phase I Environmental Site Assessment for portions of an approximately 1,854 acres of land, including some of the site parcels, in February 2019. The area assessed at that time was divided into seven plots and consisted of ten vacant barns/sheds, three vacant single-family residences, and twenty groundwater wells. The previous Phase I Environmental Site Assessment did not include the five gen-tie lines that are presented in this report. Recognized Environmental Condition (REC) or Controlled (CRECs) were not identified in connection with the site. No additional investigation was recommended.

Records Review

Selected federal and state environmental regulatory databases as well as responses from state and local regulatory agencies were reviewed. Calandri / Sonrise Farms – Kim Ranch, formerly located on proposed Site 4 of the site, is identified in the Facility Index System / Facility Registry System (FINDS/FRS) regulatory database. Based on a review of the listing, the area was reported as a vegetable farm and the owner submitted a risk management plan on June 9, 2006. Based on the apparent operations and the absence of release listings, Calandri / Sonrise Farms – Kim Ranch, does not represent a REC to the site.

In addition, the Southern CA Edison listing associated with a down pole-mounted transformer at the 70th Street and Holiday Avenue intersection was identified on the California Hazardous Material Incident Reporting System (CHMIRS). The CHMIRS listing indicated that a pole supporting a transformer collapsed on September 21, 2000 causing the transformer to rupture. The listing reported that approximately 10 gallons of mineral oil was released; however, information in regards to PCB content was not available. It is unclear if the release occurred on the site, road or adjoining property at the intersection. Based on the limited nature and contents of the release (mineral oil) and anticipated depth to groundwater in the site vicinity, the Southern CA Edison listing does not constitute a REC to the site.

The remaining facilities listed in the database report do not appear to represent RECs to the site at this time based upon regulatory status, apparent topographic gradient, depth to groundwater in the site vicinity (>175 feet bgs), and/or distance from the site.

Site Reconnaissance

During the site reconnaissance, one above ground storage tank (AST), a household waste dumping area, a total of seven abandoned structures (including abandoned residential dwellings), and thirteen groundwater wells (previously used for agricultural practices) and three pole mounted transformers were observed on the site. RECs were not identified.

Adjoining Properties

The properties surrounding the site and gen-tie lines have consisted of undeveloped scrubland, residences, and agricultural land with associated agricultural structures. Currently, the southern portion across of 110th, 100th and 80th Street west consists of active solar farms. RECs were not identified.

Additional Services

As requested by the client, the following additional services were performed:

- Visual Observations for Suspect Asbestos
- Visual Observations of Suspect Lead-Based Paint

Findings for the additional services are as follows:

- Terracon identified potential asbestos-containing materials (ACM) on the site. On August 12 and 13, 2020 an asbestos survey was performed at the site.
- Terracon identified potential lead-based paint (LBP) on the site buildings painted surfaces. A lead-based paint survey was additionally performed at the site on August 12 and 13, 2020.

Findings of the ACM and LBP survey will be presented under separate cover.

Significant Data Gaps

Significant data gaps were not identified.

Conclusions

We have performed a Phase I ESA consistent with the procedures included in ASTM Practice E1527-13 East of 90th Street, north of West Avenue A, West of 70th Street West, and South of Rosamond Avenue as well as five proposed gen-tie lines (Rosamond Boulevard gen-tie, 110th Street gen-tie, 100th Street gen-tie, 90th/95th Street gen-tie and 80th Street gen-tie) in Rosamond, Kern County, California, the site. Recognized Environmental Conditions (RECs) or Controlled RECs (CREC) were not identified in connection with the site.

Recommendations

Based on the scope of services, limitations, and conclusion of this assessment, Terracon did not identify RECs or CRECs. As such, no additional investigation is warranted at this time. However, on the basis of the historical agricultural use of the site, if soils located on the site are to be disturbed during future excavation or construction activities, proper procedures should be followed with respect to worker health and safety.

Additionally, based on the observed structures located on the northeast corner of Site 4 and the central portion of Site 2, Terracon recommends that prior to demolition and/or renovations to the on-site structures, a thorough ACM/LP survey needs to be conducted prior to buildings demolition. It should be noted on August 12 and 13, 2020, Terracon performed an ACM/LP survey for the reported structures, the results of which are currently pending will be presented under separate cover.

Furthermore, thirteen (13) water wells were observed at the time of the site reconnaissance. Terracon recommends protection of the on-site water wells in place during construction activities and if these wells are to be abandoned, local and state requirements should be followed.

1.0 INTRODUCTION

1.1 Site Description

Site Name	Raceway 2.0
Site Location/Address	East of 90th Street, north of west Avenue A, west of 70th Street West, and south of Rosamond Avenue Assessor Parcel Numbers (APNs) 374-011-04, 374-011-11, 374-011-13, 374-250-01, 374-250-06 through -09, 374-020-41 & -42, 374-020-47 through -50, 374-011-07 & -08, 374-440-01 through -08, 374-210-08, 374-250-04, and a portion of 374-020-55.
Land Area	Approximately 1,311 acres and five proposed gen-ties
Site Improvements	Site improvements consisted of seven vacant barns/sheds/residential dwellings, three pole-mounted transformers and thirteen groundwater wells.
Anticipated Future Site Use	Redevelopment for commercial use as a solar farm
Purpose of the ESA	Requirement for Permit Application.

The location of the site is depicted on Exhibit 1 of Appendix A, which was reproduced from a portion of the USGS 7.5-minute series topographic map. The site and adjoining properties are depicted on the Site Diagram, which is included as Exhibit 2A/2B of Appendix A. Acronyms and terms used in this report are described in Appendix F.

1.2 Scope of Services

This Phase I ESA was performed in accordance with our Master Services Agreement, dated September 18, 2017, Task Order 42, and Terracon Proposal No. P60197265 dated June 26, 2019, revised September 5, 2019, and was conducted consistent with the procedures included in ASTM E1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The purpose of this ESA was to assist the client in developing information to identify RECs in connection with the site as reflected by the scope of this report. This purpose was undertaken through user-provided information, a regulatory database review, historical and physical records review, interviews, including local government inquiries, as applicable, and a visual noninvasive reconnaissance of the site and adjoining properties. Limitations, ASTM deviations, and significant data gaps (if identified) are noted in the applicable sections of the report.

ASTM E1527-13 contains a new definition of “migrate/migration,” which refers to “the movement of hazardous substances or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface.” By including this explicit reference to migration in ASTM E1527-13, the Standard clarifies that the potential for vapor

migration should be addressed as part of a Phase I ESA. This Phase I ESA has considered vapor migration in evaluation of RECs associated with the site.

As requested by the client, the following additional services were performed:

- Visual Observations for Suspect Asbestos
- Visual Observations of Suspect Lead-Based Paint

1.3 Standard of Care

This ESA was performed in accordance with generally accepted practices of this profession, undertaken in similar studies at the same time and in the same geographical area. We have endeavored to meet this standard of care, but may be limited by conditions encountered during performance, a client-driven scope of work, or inability to review information not received by the report date. Where appropriate, these limitations are discussed in the text of the report, and an evaluation of their significance with respect to our findings has been conducted.

Phase I ESAs, such as the one performed at this site, are of limited scope, are noninvasive, and cannot eliminate the potential that hazardous, toxic, or petroleum substances are present or have been released at the site beyond what is identified by the limited scope of this ESA. In conducting the limited scope of services described herein, certain sources of information and public records were not reviewed. It should be recognized that environmental concerns may be documented in public records that were not reviewed. No ESA can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs. No warranties, express or implied, are intended or made. The limitations herein must be considered when the user of this report formulates opinions as to risks associated with the site or otherwise uses the report for any other purpose. These risks may be further evaluated – but not eliminated – through additional research or assessment. We will, upon request, advise you of additional research or assessment options that may be available and associated costs.

1.4 Additional Scope Limitations, ASTM Deviations and Data Gaps

Based upon the agreed-on scope of services, this ESA did not include subsurface or other invasive assessments, vapor intrusion assessments or indoor air quality assessments (i.e. evaluation of the presence of vapors within a building structure), business environmental risk evaluations, or other services not particularly identified and discussed herein. Credentials of the company (Statement of Qualifications) have not been included in this report but are available upon request. Pertinent documents are referred to in the text of this report, and a separate reference section has not been included. Reasonable attempts were made to obtain information within the scope and time constraints set forth by the client; however, in some instances, information requested is not, or was not, received by the issuance date of the report. Information obtained for this ESA was received from several sources that we believe to be reliable; nonetheless, the authenticity or reliability of these sources cannot and is not warranted hereunder.

An evaluation of the significance of limitations and missing information with respect to our findings has been conducted, and where appropriate, significant data gaps are identified and discussed in the text of the report. However, it should be recognized that an evaluation of significant data gaps is based on the information available at the time of report issuance, and an evaluation of information received after the report issuance date may result in an alteration of our conclusions, recommendations, or opinions. We have no obligation to provide information obtained or discovered by us after the issuance date of the report, or to perform any additional services, regardless of whether the information would affect any conclusions, recommendations, or opinions in the report. This disclaimer specifically applies to any information that has not been provided by the client.

This report represents our service to you as of the report date and constitutes our final document; its text may not be altered after final issuance. Findings in this report are based upon the site's current utilization, information derived from the most recent reconnaissance and from other activities described herein; such information is subject to change. Certain indicators of the presence of hazardous substances or petroleum products may have been latent, inaccessible, unobservable, or not present during the most recent reconnaissance and may subsequently become observable (such as after site renovation or development). Further, these services are not to be construed as legal interpretation or advice.

1.5 Reliance

This ESA report is prepared for the exclusive use and reliance of Sustainable Power Group, LLC (sPower). Use or reliance by any other party is prohibited without the written authorization of Sustainable Power Group, LLC (sPower) and Terracon Consultants, Inc. (Terracon).

Reliance on the ESA by the client and all authorized parties will be subject to the terms, conditions and limitations stated in the proposal, ESA report, and Terracon's Agreement. The limitation of liability defined in the Agreement is the aggregate limit of Terracon's liability to the client and all relying parties.

Continued viability of this report is subject to ASTM E1527-13 Sections 4.6 and 4.8. If the ESA will be used by a different user (third party) than the user for whom the ESA was originally prepared, the third party must also satisfy the user's responsibilities in Section 6 of ASTM E1527-13.

1.6 Client Provided Information

Prior to the site visit, Mr. Dallas Pugh, client's representative, was asked to provide the following user questionnaire information as described in ASTM E1527-13 Section 6.

Client Questionnaire Responses

Client Questionnaire Item	Client Did Not Respond	Client's Response	
		Yes	No
Specialized Knowledge or Experience that is material to a REC in connection with the site.			X
Actual Knowledge of Environmental Liens or Activity Use Limitations (AULs) that may encumber the site.			X
Actual Knowledge of a Lower Purchase Price because contamination is known or believed to be present at the site.			X
Commonly Known or Reasonably Ascertainable Information that is material to a REC in connection with the site.			X
Obvious Indicators of Contamination at the site.			X

Terracon's considerations of the client-provided responses did not identify RECs in connection with the site. A copy of the user questionnaire is included in Appendix C.

2.0 PHYSICAL SETTING

Physical Setting Information		Source
Topography		
Site Elevation	Approximately 2,400 feet above sea level	USGS Topographic Map, Little Buttes and Rosamond Quadrangle, 2015
Topographic Gradient	Relatively flat area with general gradient towards the east.	
Closest Surface Water	Unnamed ponds, approximately 6,850 feet east of the site.	
Soil Characteristics		
Soil Type	Rosamond fine sandy loam (46%) Rosamond loam (27%) Rosamond silty clay loam (9%) Rosamond silty clay loam, saline-alkali (7%) Hesperia fine sandy loam (6%) Hesperia fine sandy loam, loamy substratum (3%) Cajon loamy sand (2%)	Kern County, California USDA-NRCS Web Soil Survey issued September 2016
Description	Well drained soils with 0 to 2 percent slopes. Parent materials is alluviam deprived from granite. The typical soil profiles consist of fine sandy loam, loam, silty clay loam, and loamy sand.	

Physical Setting Information		Source
Geology/Hydrogeology		
Formation	Pleistocene – Holocene marine and continental sedimentary rocks (Q)	California Department of Conservation, Geologic Map of California, 2010
Description	Alluvium, lake, playa, and terrace deposits; unconsolidated and semiconsolidated. Mostly continental but includes marine deposits near the coast.	
Estimated Depth to First Occurrence of Groundwater	Unknown. Greater than 175 feet below ground surface (bgs), based on groundwater levels measured in water wells on the site.	California Department of Water Resources, Water Data Library, 1950s and 1960s.
*Hydrogeologic Gradient	Not known – may be inferred to be parallel to topographic gradient (primarily to the east).	

* The groundwater flow direction and the depth to shallow, unconfined groundwater, if present, would likely vary depending upon seasonal variations in rainfall and other hydrogeological features. Without the benefit of on-site groundwater monitoring wells surveyed to a datum, groundwater depth and flow direction beneath the site cannot be directly ascertained.

3.0 HISTORICAL USE INFORMATION

Terracon reviewed the following historical sources to develop a history of the previous uses of the site and surrounding area, in order to help identify RECs associated with past uses. Copies of selected historical documents are included in Appendix C.

3.1 Historical Topographic Maps, Aerial Photographs, Sanborn Maps

Readily available historical USGS topographic maps, selected historical aerial photographs (at approximately 10 to 15 year intervals) and historical fire insurance maps produced by the Sanborn Map Company were reviewed to evaluate land development and obtain information concerning the history of development on and near the site. Reviewed historical topographic maps, aerial photographs and Sanborn maps are summarized below.

Historical fire insurance maps produced by the Sanborn Map Company were requested from ERIS to evaluate past uses and relevant characteristics of the site and surrounding properties. ERIS did not provide Sanborn maps for the site.

- Topographic maps:
  - Rosamond, California, published in **1943** (1:62,500)
  - Willow Springs, California, published in **1947** (1:62,500)
  - Rosamond, California, published in **1956** (1:62,500)
  - Little Buttes, California, published in **1965** (1:24,000)
  - Rosamond, California, published in **1973** (1:24,000)
  - Little Buttes, California, published in **1974** (1:24,000)

- Little Buttes, California, published in **2015** (1:24,000)

- Aerial photographs:
  - ASCS, **1948,** 1"=36,000'
  - AMS, **1954,** 1"=36,000'
  - USGS, **1963, 1972, 1995** 1"=36,000'
  - NHAP, **1987,** 1"=36,000'
  - NAIP, **2005, 2009, 2014, 2018,** 1"=36,000'

Historical Maps and Aerial Photographs

Direction	Description
Site	Undeveloped and/or agricultural land with an apparent residence and/or agricultural structure on Site 5 (1943-1972); what appears to be a residential dwelling can be observed on the northern portion of Site 6 and a residential dwelling on Plot 3(1976-2018). **110th Street Gen-Tie** – Appears as an unpaved road (1943-1995); Appears as paved road (2005-2018). **100th Street Gen-Tie** – Appears as an unpaved dirt road (1943-2018). **90th/95th Street Gen-Tie** – Appears as multiple unpaved roads (1943-2018). **80th Street Gen-Tie** – Appears as multiple broken-up dirt roads (1943-1987); portions of 80th Street can now be observed as paved. **Rosamond Boulevard Gen-Tie** – Appears as a dirt road (1943-1963); Rosamond Boulevard appears to be paved (1972-2018).
North	Undeveloped and/or agricultural land (1943-1948); developed with apparent residences and agricultural structures (1963-2018). **110th Street Gen-Tie Line** – Appears as agricultural land (1948-1972); a farm-house/residential structure can be observed as well as agricultural land (1978); two-residential/farm structures can be observed; the land does not appear to be utilized for agricultural practices (1986-2018). **100th Street Gen-Tie Line** – Appears as agricultural land (1948-1995); A structure can be observed that is most likely a residential dwelling (2005-2018). **90th/95th Street Gen-Tie** – Appears as agricultural land (1943-1963); the land north of the gen-tie that travels on West Avenue B appears to be vacant (1972); a residential dwelling can be observed surrounded by agricultural land (1978-2018). **80th Street Gen-Tie Line** – Appears as agricultural land (1948-1987); the land appears to be vacant (1995-2018). **Rosamond Boulevard Gen-Tie Line** – Appears as vacant/undeveloped land (1948); appears as agricultural land (1954-1995); appears as vacant land and two residential dwellings and a single commercial property (9009 Rosamond Boulevard) (2005-2018).

Direction	Description
East	**Site** – Undeveloped and/or agricultural land (1943-1948); developed with apparent residences and agricultural structures (1963-2018). **110th Street Gen-Tie** – Appears as agricultural land and vacant land with scattered residential/ farm houses (1948-1972); Appears as vacant land with scattered residential/farm houses (1978-2005); Appears as vacant with approximately four residential dwellings. **100th Street Gen-Tie** – Appears as agricultural land and vacant land (1948-1978) appears as vacant land with scattered residential dwellings (1987-2018). **90th/95th Street Gen-Tie** – Appears as agricultural land, vacant land, and a residential dwelling located to the east of the portion of the gen-tie line on 95th Street West (1943-1954); appears as vacant land (1963-2018). **80th Street Gen-Tie** – Appears as agricultural land with scattered residential dwellings (1948). Two large x-shaped runways can be observed to the east of 80th Street (1958); Appears as vacant and agricultural land (1963-1972); appears mostly as vacant land (1978); multiple residential dwellings and vacant land (1987-2018). **Rosamond Boulevard Gen-Tie** – Appears as vacant/undeveloped land (1948-1995); A residential dwelling can be observed (2005-2018).
South	**Site** – Undeveloped and/or agricultural land and apparent residences/agricultural structures (1943-2018). **110th Street Gen-Tie** – Appears as agricultural land (1948-1963); appears as vacant land (1972-2014); multiple solar panels/solar farms can be observed (2018). **100th Street Gen-Tie** – Appears as agricultural land and a small farm structure/ residential dwelling (1948-1972); the land is no longer agricultural; a small structure can still be observed (1987-2005); vacant land (2009-2014); multiple solar panels/solar farms can be observed (2018). **90th/95th Street Gen-Tie** – Appears as agricultural land and a residential dwelling located south of portion of the gen-tie on West Avenue B (1943-1963); appears as vacant land (1972-2018). **80th Street Gen-Tie** – Appears as agricultural land and multiple residential/farm dwellings (1948-1972); appears as agricultural land, a residential dwelling, and now Del Sur School can be observed (9023 W Avenue H) (1978-2014); multiple solar panels/solar farms can be observed (2018). **Rosamond Boulevard Gen-Tie** – Appears as vacant land (1948); Appears as vacant land, parts of agricultural fields and two residential dwellings/ farm houses (1954-1978); appears as vacant land with scattered residential dwellings (1987-2018).

Direction	Description
West	**Site** – Undeveloped and/or agricultural land and apparent residences/agricultural structures (1943-2016). **110th Street Gen-Tie** – Appears as agricultural land (1948-1963); appears as vacant land with a single residential dwelling (1972-1978); vacant land with scattered residential dwellings (1987-2018). **100th Street Gen-Tie** – Appears as agricultural land with scattered farm houses and residential dwellings (1948-1972); appears as vacant land (1978-2018). **90th/95th Street Gen-Tie** – Appears as agricultural land (1943-1963); the land to the west of the 90th Street portion of the gen-tie is utilized for agricultural land, the remainder of the land is vacant (1972-2018). **80th Street Gen-Tie** – Appears as agricultural land with scattered residential dwellings and a residential housing tract (1948-1987), a small portion of land to the west of 80th Street is agricultural land, the remaining is vacant and/or residential dwellings (1995-2018). **Rosamond Boulevard Gen-Tie** – Rosamond Boulevard appears to continue to the west as a dirt road (1948); Rosamond Boulevard appears as an asphalt paved road (1956-2018).

The site has been utilized as agricultural land and the agricultural practice of crop production often includes the use of pesticides and/or herbicides. The historical agricultural activities on the site may have included the use of pesticides and herbicides. The lack of stressed vegetation observed during the site reconnaissance would indicate the absence of extensive use of pesticides or herbicides on the site. Indications of pesticide and/or herbicide misuse or vegetative stress on the site or surrounding property were not observed during the site reconnaissance. Therefore, the agricultural use of the site does not appear to represent a REC to the site.

3.2 Historical City Directories

The Haines and Digital Business Directory city directories used in this study were made available through ERIS (selected years reviewed: 1972-2016) and were reviewed at approximate five-year intervals, if readily available. The current street address for the site was identified as 603 60th Street West, 1346 80th Street West, 502 85th Street West, 775 85th Street West, 102 90th Street, and 1908 90th Street West.

Historical City Directories

Direction	Description
Site	**603 60th Street West** – No listings (1972-2016). **1346 80th Street West** – No listings (1972-2016). **775 85th Street West** – No listings (1972-2016). **502 85th Street West** – No listings (1972-2016). **1908 90th Street West** – No listings (1972-2016).

Direction	Description
Adjoining	**Site:** **6318-9159 West Avenue A** – Residential listings (1976-1986); residential listings and Select Horse Care (1991); residential listings, Select Horse Care, Posca Dental Products (1996); residential listings (2001-2007); residential listings and Tapia Brothers Inc. (2009); Tapia Brother Inc., Health Companions (2014-2016). **115-2392 90th Street West** – Residential listings (1972-2007). **5970-8443 Gaskell Road** – Residential listings (1972-1976); residential listings and Alesso Farms Shop (1981); residential listings (1986-1991); residential listings, Japan Produce, Willow Springs Farming (1996-2001); residential listings (2007); Richardson and Farmer Trucking (2009). **736-2470 80th Street West** – Residential listings (1972-2007). **7543-7801 Willow Avenue** – Residential listings (1986); residential listings (2007); Sunburst Consultation Services (2014-2016). **8352 Mojave Avenue** – No listings (1972-2016). **7834-7956 Dinkey Avenue** – Residential listings (1996-2007). **1527-1575 La Linda Lane** – No listings (1972-2016). **6532 Birch Street** – Residential listings (2001-2007). **7968 Elder Avenue** – Residential listings (1996-2007). **7963 Roland Avenue** – Residential listings (2007). **7943-7952 Cathy Avenue** – Residential listings (2007). **6530 Cypress Avenue** – No listings (1972-2016). **775-1256 65th Street West** – Residential listings (1972-1996); Desert West Construction (2009-2016). **1101-1201 71st Street West** – Residential listings (2001-2007); Refrigeration Plus (2009). **542-908 60th Street West** – Residential listings (1972-2007); Nehl Fence and Bob Caldara Trucking (2009); Nehl Fence (2014-2016). **2285 78th Street West** – No listings (1972-2016). **6727-7792 Holiday Avenue** – Residential listings (1991-2014). **6521-7965 Dogwood Avenue** – Residential listings (1991-2007); residential listings and DC Homes (2009); residential listings (2014-2016). **Gen-Ties:** **9017 West Rosamond Boulevard** – No listings (1972-1990); Nadines Cute Classy (1995) **7805 West Rosamond Boulevard** – No listings (1972-1980); Abest Firewood (1995-1998)

3.3 Site Ownership

Based on a review of client provided preliminary title reports, the current site owner is Antelope Valley East Kern Water Agency (APNs 374-011-13; 374-020-40, -42, and -50), ADM Investments, LLC, a California limited liability company (APN: 374-011-08), James T. Hsu (APNs: 375-011-11 and 374-011-04), John Berry and Jacque L Berry (APN: 374-440-04), Couturier (APNs 374-440-02 and -04), Vinam World Investment and Dev. LLC (APNs 374-020-48 and -47), Lombardi, Andrew (APN: 374-011-07), Diane S. Neary, Trustee of the Frank W. Neary Residuary Trust (374-250-09), Marylyn Ziesner and Mark Ziesner (APN: 374-250-08).

Based on a review of client provided preliminary title reports, the current site owner for the gen-tie parcels are as follows: 240 Lancaster Avenue K LLC (APNs: 3265-018-001, -002), Anjela J. Olson (APNs: 3267-006-041, -042), Antonios, Margaritis (APNs: 3267-004-017, 018, 3267-004-044, -052) John DiPietro and Madlene DiPietro (APNs: 3265-020-49, -50 and 3265-020-009, -010), Sapar Family LLC, Hypericum Interests LLC, and Rosamond Associates LLC (APNs: 3265-006-002, 3265-007-001, -003 and -007), Shueh Chiao L. Hsiao (APNs: 3267-006-003, and -004), and Southern California Edison Co. (APNs: 3265-020-803 and 3265-002-010).

3.4 Title Search

At the direction of the client, a title search was not included as part of the scope of services. Unless notified otherwise, we assume that the client is evaluating this information outside the scope of this report.

3.5 Environmental Liens and Activity and Use Limitations

The ERIS regulatory database report included a review of both Federal and State Engineering Control (EC) and Institutional Control (IC) databases. Based on a review of the database report, the site was not listed on the EC or IC databases. Please note that in addition to these federal and state listings, AULs can be recorded at the county and municipal level that may not be listed in the regulatory database report. Environmental lien and activity and use limitation records recorded against the site were not provided by the client. At the direction of the client, performance of a review of these records was not included as part of the scope of services and unless notified otherwise, we assume that the client is evaluating this information outside the scope of this report.

3.6 Interviews Regarding Current and Historical Site Uses

The following individual was interviewed regarding the current and historical use of the site.

Interviewee

Interviewer	Name / Phone #	Title	Date/Time
Mr. Eric J. St. Michel	Mr. Dallas Pugh / (562) 348-1119	Permitting Manager / sPower	September 23, 2019

Terracon received a completed user questionnaire from Mr. Dallas Pugh of sPower on September 23, 2019 that revealed the following:

- The future plan for the site is for the development of a solar generating facility.
- Multiple entities currently own various parcels throughout the site.
- Most of the project site was used for agriculture at some point in time. Agricultural operations have stopped to sPowers' knowledge.
- Some historical resources have been found onsite, but according to the projects' cultural resources Phase I Report, these resources are not significant under the California Environmental Quality Act (CEQA).
- Mr. Pugh was not aware of any pending, threatened or past environmental litigation proceedings or notices of possible violations.

3.7 Prior Report Review

Terracon requested the client provide any previous environmental reports they are aware of for the site.

- Phase I Environmental Site Assessment Raceway Solar
  East of 90th Street, North of West Avenue A, West of 60th Street West, and South of Astoria Avenue
  Dated: February 15, 2019
  Prepared By: Terracon Consultants, Inc.
  Prepared for: sPower

Terracon performed a previous Phase I Environmental Site Assessment for portions of an approximately 1,854 acres of land, including some of the site parcels, in February 2019. The area assessed at that time was divided into seven plots and consisted of ten vacant barns/sheds, three vacant single-family residences, and twenty groundwater wells. The previous Phase I Environmental Site Assessment did not include the four gen-tie lines that are presented in this report. Recognized Environmental Condition (REC) or Controlled (CRECs) were not identified in connection with the site. No additional investigation was recommended.

4.0 RECORDS REVIEW

Regulatory database information was provided by ERIS, a contract information services company. The purpose of the records review was to identify RECs in connection with the site. Information in this section is subject to the accuracy of the data provided by the information services company and the date at which the information is updated. The scope herein did not include confirmation of facilities listed as "unmappable" by regulatory databases.

In some of the following subsections, the words up-gradient, cross-gradient and down-gradient refer to the topographic gradient in relation to the site. As stated previously, the groundwater flow

direction and the depth to shallow groundwater, if present, would likely vary depending upon seasonal variations in rainfall and the depth to the soil/bedrock interface. Without the benefit of on-site groundwater monitoring wells surveyed to a datum, groundwater depth and flow direction beneath the site cannot be directly ascertained.

4.1 Federal and State/Tribal Databases

Listed below are the facility listings identified on federal and state/tribal databases within the ASTM-required search distances from the approximate site boundaries. Database definition, descriptions, and the database search report are included in Appendix D.

Federal Databases

Database	Description	Distance (miles)	Listings
CERC	Comprehensive Environmental Response, Compensation and Liability Information System – CERCLIS	0.5	0
CERL	CERCLIS Liens	Site	0
CNFR	CERCLIS – No Further Remedial Action Planned	0.5	0
EC	Federal Engineering Controls-ECs	0.5	0
ERN1	Emergency Response Notification System	Site	0
ERN2	Emergency Response Notification System	Site	0
ERNS	Emergency Response Notification System	Site	0
FBFL	The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database	0.5	0
FRS	Facility Registry Service/Facility Index	Site	3
HMIR	Hazardous Materials Information Reporting System	0.10	0
HTSC	Hist TSCA	0.10	0
IC	Federal Institutional Controls- ICs	0.5	0
IODI	EPA Report on the Status of Open Dumps on Indian Lands	0.5	0
NCDL	National Clandestine Drug Labs	Site	0
NPL	National Priority List	1	0
NPLD	Delisted NPL	0.5	0
NPLP	National Priority List – Proposed	1	0
ODI	Inventory of Open Dumps, June 1985	0.5	0
RCOR	RCRA CORRACTS- Corrective Action	1	0
RGEN	RCRA Generator List	0.25	0
RNGN	RCRA Non-Generators	0.25	6
RTSD	RCRA non-CORRACTS TSD Facilities	0.5	0
TRI	Toxics Release Inventory (TRI) Program	Site	0
TSCA	Toxic Substances Control Act	0.10	0

State/Tribal Databases

Database	Description	Distance (miles)	Listings
AST	Aboveground Storage Tanks	0.25	1
CDL	Clandestine Drug Lab Sites	0.10	4
CHMR	California Hazardous Material Incident Report System (CHMIRS)	Site	1
DEED	Deed Restrictions and Land Use Restrictions	0.5	0
ENVS	EnviroStor Database	1	2
GTCL	GeoTracker Cleanup Sites Data	0.5	0
HLUR	Hazardous Waste Management Program Facility Sites with Deed / Land Use Restrictions	0.5	0
HWF	EnviroStor Hazardous Waste Facilities	1	0
ICE	EnviroStor Inspection, Compliance, and Enforcement	1	0
ILST	Leaking Underground Storage Tanks (LUSTs) on Indian Lands	0.5	0
IUST	Underground Storage Tanks (USTs) on Indian Lands	0.25	0
LDS	Land Disposal Sites	0.5	0
LUR	Site Mitigation and Brownfields Reuse Program Facility Sites with Land Use Restrictions	0.5	0
LUST	Leaking Underground Fuel Tank Reports	0.5	2
RESP	State Response Sites	1	0
SCH	School Property Evaluation Program Sites	1	1
SWAT	Sites Listed in the Solid Waste Assessment Test (SWAT) Program Report	0.5	0
SWF	Solid Waste Information System (SWIS)	0.5	1
UST	Permitted Underground Storage Tank (UST) in GeoTracker	0.25	0
VCP	Voluntary Cleanup Program	1	0
HHSS	Historical Hazardous Substance Storage Information Database	0.25	5
CERS TANK	California Environmental Reporting System (CERS) Tanks	0.25	1
DELISTED CTNK	Delisted California Environmental (CERS) Tanks	0.25	1
HIST TANK	Historical Hazardous Substance Storage Container Information	0.25	4
KERN CUPA	Kern County CUPA List	0.25	4
KERN AST	Kern County Above Ground Storage Tanks List	0.25	2
LA HMS	Los Angeles County Hazardous Materials Site	0.25	5
EMISSIONS	Toxic Pollutant Emissions Facilities	0.25	1
CERS HAZ WASTE	California Environmental Reporting System (CERS) Hazardous Waste Sites	0.125	1
HIST MANIFEST	Historical Hazardous Waste Manifest Data	Site	1

In addition to the above ASTM-required listings, Terracon reviewed other federal, state, local, and proprietary databases provided by the database firm. A list of the additional reviewed databases is included in the regulatory database report included in Appendix D.

The following table summarizes the site-specific information provided by the database and/or gathered by this office for identified facilities. Facilities are listed in order of proximity to the site. Additional discussion for selected facilities follows the summary table.

Listed Facilities

Facility Name And Location	Estimated Distance / Direction/Gradient	Database Listings	Is a REC, CREC, or HREC to the Site
Gus Zepeda 71405 90th Street W	Site / Site 1	HAZNET	No, discussed below
Clandri / Sonrise Farms – Kim Ranch 90th Street W and Gaskell Road	Site / Site 4	FINDS/FRS	No, discussed below
Tapia Bros Inc. 85th Street and Gaskell	75 feet / North / Cross-gradient of Site 2 and 75 feet east and down-gradient of Site 3	HHSS, HIST TANK	No, discussed below
Southern CA Edison 70th Street and Holiday Avenue	Site / Site 5 or down-gradient adjoining	CHMIRS	No, discussed below
Tapia Bros Inc. 8425 Avenue A	Adjoining / East-southeast and down-gradient of Site 3 / West and up-gradient of West 80th Gen-Tie	DELISTD CTNK, KERN CUPA, KERN AST, AST, RCRA Non Gen/ NLR	No, discussed below
Adams, Bryan 48011 West 80th Street	Adjoining west and up-gradient of Gen-Tie West 80th Street	RCRA NonGen/NLR	No, discussed below
Wil's Precision Auto Care 46440 80th Street W	Adjoining / East to Gen-Tie 80th Street W / Down-gradient	HAZNET	No, based on gradient and location of Gen-Tie (overhead), and anticipated depth to groundwater
Unnamed Facility 49913 West 80th Street	20 feet / West / Upgradient of Gen-Tie West 80th Street	CDL	No, discussed below
Atenogenes Ortega 49317 80th Street W	Adjoining / 20 feet west / Upgradient of Gen-Tie West 80th Street	HAZNET and CDL	No, based on Gen-Tie (overhead), and anticipated depth to groundwater

Facility Name And Location	Estimated Distance / Direction/Gradient	Database Listings	Is a REC, CREC, or HREC to the Site
Timber Properties 46400 & 46401 80th Street W	20 feet / West / Upgradient of Gen-Tie of 80th Street W	LUST, LA HMS, CDL	No, discussed below
Unnamed Facility 9171 West Rosamond Boulevard	20 feet / North / Cross-gradient of the West Rosamond Boulevard Gen-Tie	CDL	No, discussed below
American Performance Engineering 7347 West Rosamond Blvd.	350 feet / Northwest / Cross-gradient to Site 6	CERS HAZ WASTE, KERN CUPA, RCRA NonGen/NLR	No, based on distance, topographic gradient, and anticipated depth to groundwater
Elizabeth Layton 8130 West Avenue E12	800 feet / West / Up-gradient of West 80th Street Gen-Tie	RCRA NonGen/NLR	No, based on distance, anticipated depth to groundwater, and regulatory status
Ritter and Godde Ranch West 90th Street & Avenue A	1,000 feet / West / Up-gradient of Site 1	HHSS, HIST TANK	No, based on distance, anticipated depth to groundwater, and absence of release listings
Little Rock Disposal Site 75th Street East and Avenue U	30 miles / southeast / cross-gradient	SW/LF	No, based on distance, anticipated depth to groundwater

Calandri / Sonrise Farms – Kim Ranch (90th Street West and Gaskell Road)

Calandri / Sonrise Farms – Kim Ranch, formerly located on Site 4 of the site, is identified in the Facility Index System / Facility Registry System (FINDS/FRS) regulatory database. Based on a review of the listing, the area was reported as a vegetable farm and the owner submitted a risk management plan on June 9, 2006. Based on the apparent operations and the absence of release listings, Calandri / Sonrise Farms – Kim Ranch, does not represent a REC to the site.

Gus Zepeda (71405 West 90th Street)

Gus Zepeda, located on site on the southwest corner of Site 1, is identified in the Facility and Manifest Data (HAZNET) regulatory database. Based on a review of the listing, the facility generated oil/water separation sludge in 2009. No further information regarding the facility was provided from the review of the listings and from the Department of Toxic Substances Control (DTSC) Hazardous Waste Tracking System (HTWS) online database. Based on waste streams identified and depth to groundwater (>175 feet), Gus Zepeda does not represent a REC to the site.

Tapia Bros Inc. (85th Street and Gaskell Road)

Tapia Bros Inc. located approximately 75 feet north and cross-gradient of Site 2 and 75 feet east and down-gradient of Site 3, is identified in the Historical Hazardous Substance Storage Information Database (HHSS) and Historical Hazardous Substance Storage Container Information (HIST TANK) regulatory databases. Based on a review of the listings the facility historically operated as a farm and was permitted with one 10,000-gallon underground storage tank (UST) and one 10,000-gallon gasoline UST; which were reportedly installed in 1981. A review of the historical aerial photographs and site observations indicates the closest building or area where the USTs may have been present is located approximately 230 feet east of Site 3 and approximately 140 feet north of Site 2. Based on the topographic down and cross-gradient position relative to the Sites 3 and 2, anticipated depth to groundwater (>175 feet bgs), and apparent distance to potential USTs, the Tapia Bros Inc., does not represent a REC to the site.

Southern California Edison (70th Street at Holiday Avenue)

Southern California Edison, located either on proposed Site 5 or on the adjoining down-gradient eastern property is identified in the California Hazardous Materials Information Reporting System (CHIMRS) regulatory database. Based on a review of the listing, the listing is associated with a down pole-mounted transformer at the 70th Street and Holiday Avenue Intersection. On September 21, 2000, the pole supporting the transformer collapsed, causing the transformer to rupture. Reportedly, approximately 10-gallons of mineral oil was released; however, information in regard to PCB content was not available. It is unclear if the release occurred on the site, road, or adjoining property at the intersection. Based on the limited nature and contents of the release (mineral oil) and the anticipated depth to groundwater (>175 feet bgs), Southern California Edison, does not represent a REC to the site.

Tapia Bros Inc. (8425 West Avenue A)

Tapia Bros Inc.'s located 330 feet east to the southern portion of Site 3 and topographically down-gradient, is identified in the RCRA Non Generator / No Longer Regulated (RCRA Non-Gen/NLR), Aboveground Storage Tanks (AST), Kern County Above Ground Storage Tanks List (KERN AST), Kern County CUPA List (KERN CUPA), and Delisted California Environmental (CERS) Tanks (DELISTED CTNK) regulatory databases. Based on a review of the AST, KERN AST, and KERN CUPA listings, the facility was permitted with a 3,480-gallon AST. The location, installation date, and contents of the AST are not provided. Additionally, based on a review of the DELISTED CTNK listing, it is assumed the AST was removed on May 6, 2019. Furthermore, based on a review of the California State Water Quality Control Board (GeoTracker) online database, the facility is not identified. The facility is also reported as permitted with a non-generator status, based on the RCRA NonGen/NLR listing; however, there is no information pertaining to the installation of the generator nor any compliance monitoring and enforcement records.

Based on the facility's current regulatory status, down-gradient position relative to Site 3, and anticipated depth to groundwater (>175 feet bgs) in the site vicinity, Tapia Bros Inc. (8425 West Avenue A) does not represent a REC to the site.

Adams, Bryan (48001 West 80th Street)

Adams, Bryan located on the western adjoining parcel and in a topographic up-gradient position relative to the West 80th Street Gen-Tie, is identified in the RCRA NonGen/NLR regulatory database. Based on the review of the listing, the facility is permitted with a non-generator; however, information pertaining to the installation of the generator nor any compliance monitoring and enforcement records is not reported. Based on the facility's regulatory status and the anticipated depth to groundwater (>175 feet bgs), Adams, Bryan, does not represent a REC to the site.

Unnamed Facility (49913 West 80th Street)

An unnamed facility is identified approximately 20 feet west and in a topographic up-gradient position to the West 80th Street Gen-Tie, is identified in the Clandestine Drug Lab (CDL) regulatory database. Based on a review of the listing, in 2001 abandoned drug lab waste and/or abandoned equipment from an illegal drug lab, located away from the dump site, were identified at the address. Based on the typical layout of the proposed gen-tie (overhead) and anticipated depth to groundwater (>175 feet bgs), the unnamed facility does not represent a REC to the site.

Timber Properties (46401 West 80th Street)

Timber Properties located approximately 20 feet west and in a topographic up-gradient position relative to the 80th Street West Gen-Tie, is identified in the CDL, Los Angeles County Hazardous Materials Site (LA HMS), and Leaking Underground Fuel tank Reports (LUST) regulatory databases.

Based on a review of the LUST listing, the facility reported a contaminant release on April 2, 1990, however, the contaminants of concern were not reported. The media of concern was identified as soil, and the case is reported closed the same day which it was opened and reportedly closed on April 2, 1990. An additional Cleanup Up Fund – Letter to RP dated March 26, 2009 and No Further Action letter dated July 21, 2010 is identified in the State Water Resources Board online database (GeoTracker). Further information regarding the release and remediation activities are not provided in the database; however, the GeoTracker database reported the release to have impacted soils at the facility. Based on a review of the LA HMS listings, equipment has reportedly been removed from the facility; however, the equipment types and date of removal, are not provided. Furthermore, based on the CDL listing, the facility operated as an illegal drug lab.

Based on depth to groundwater (>175 feet bgs), typical location of Gen-Tie (overhead) and limited excavation associated with its installation, and regulatory closure status of the LUST case, Timber Properties does not constitute a REC to the site.

Unnamed Facility (9171 West Rosamond Boulevard)

An unnamed facility is identified approximately 20 feet north of the western tract and in a topographic cross-gradient position relative to the West Rosamond Boulevard Gen-Tie, and approximately 0.75 miles northwest of proposed Site 4 is identified in the CDL regulatory database. Based on a review of the listing, the facility operated as an illegal drug lab in 2000. Based on the review of the listings and the anticipated depth to groundwater (>175 feet bgs), the unnamed facility, does not represent a REC to the site.

The remaining facilities listed in the database report do not appear to represent RECs to the site at this time based upon regulatory status, apparent topographic gradient, and/or distance from the site.

Unmapped facilities are those that do not contain sufficient address or location information to evaluate the facility listing locations relative to the site. The report listed thirteen facilities in the unmapped section. Determining the location of unmapped facilities is beyond the scope of this assessment; however, none of these facilities were identified as the site or adjacent properties. These facilities are listed in the database report in Appendix D.

4.2 Local Agency Inquiries

Agency Contacted/ Contact Method	Response
Kern County Environmental Health Division / E-mail: PH@kerncounty.com	On September 30, 2019, a response was received from Nycole Brewer of the Kern County Health Department stating that there were no records found for the site.
Department of Toxic Substances Control / E-mail: pubrecact@dtsc.ca.gov	On September 23, 2019, a response was received from Andrea Drushell stating that no records were available for the site.
Eastern Kern Air Pollution Control District / E-mail: ekapcd@co.kern.ca.us	On September 20, 2019, a response was received from Gary Ray, Jr. Air Quality Administrative Manager for the Eastern Kern Air Pollution Control District that stated only three documents could be found on the site: three permits for diesel water well pumps were found for 603 60th Street. All three permits were cancelled / expired in August of 2015. The documents reviewed for 603 60th Street does not represent a REC to the site.
Lahontan Regional Water Quality Control Board / E-mail: angelica.soto@waterboards.ca.gov	On September 20, 2019, a response from Angelica Soto, Office Technician for the Lahontan Regional Water Quality Control Board was received and stated no information was available on the site.

4.3 Local Area Knowledge

Based on a review of the California Department of Conservation Division of Oil, Gas, and Geothermal Resource Well Finder website (DOGGR), there are no active or plugged oil production wells located on the site.

5.0 SITE RECONNAISSANCE

5.1 General Site Information

Information contained in this section is based on a visual reconnaissance conducted while walking through the site and the accessible interior areas of structures, if any, located on the site. The site and adjoining properties are depicted on the Site Diagram, which is included in Exhibit 2 of Appendix A. Photo documentation of the site at the time of the visual reconnaissance is provided in Appendix B. Credentials of the individuals planning and conducting the site visit are included in Appendix E.

General Site Information

Site Reconnaissance	
Field Personnel	Eric J. St Michel
Reconnaissance Date	September 19, 2019
Weather Conditions	Sunny 82°F
Site Contact/Title	N/A

Building Description

Building Identification	Building Use	Approx. Construction Date	Number of Stories	Approx. Size (ft²)
Previous residential dwelling (Site 4)	Abandoned	1954	1	3,900
Previous residential dwelling (Site 4)			1	2,000
Previous Barn/Shed (Site 4)			1	1,700
Previous metal hay storage structures (Site 4)		1960	1	400
Rectangular Steel Building (Site 2)	Vacant	1987	1	2,200
Rectangular Steel Building (Site 2)			1	5,400
Shed			1	400

5.2 Overview of Current Site Occupants

The site is located east of 90th Street, north of west Avenue A, west of 70th Street West, and south of Rosamond Avenue in Rosamond, Kern County, California and consists of two non-contiguous tracts totaling approximately 1,311 gross acres including Assessor Parcel Numbers

(APNs) 374-011-04, 374-011-11, 374-011-13, 374-250-01, 374-250-06 through -09, 374-020-41 & -42, 374-020-47 through -50, 374-011-07 & -08, 374-440-01 through -08, 374-210-08, 374-250-04, and a portion of 374-020-55. Additionally, the site includes five proposed routes for interconnections to substations located on 100th Street West, 110th Street West, 90th/95th Street West, 80th Street West and Rosamond Boulevard. Terracon understands the site is proposed for the development of six commercial solar farms identified herein as Site 1 through Site 6. Refer to Exhibit 2A of Appendix A for the layout the proposed commercial solar farms. During the site reconnaissance, the site was observed to be mostly vacant scrubland and paved/unpaved roads. Site improvements consisted of two dilapidated residential dwellings and an abandoned barn (northeast corner of Site 4), two metal rectangular warehouse buildings, one corrugated metal roof awning structure and a shed (Site 2), two metal roofed previous hay storage structure (northwest corner on Site 4), three pole-mounted transformers and thirteen groundwater wells.

5.3 Overview of Current Site Operations

During the site reconnaissance, the site was observed to be mostly vacant scrubland. The site improvements consisted of seven vacant barns/sheds/residential dwellings, three pole-mounted transformers and 13 groundwater wells. The Rosamond Boulevard proposed gen-tie and 110th Street gen-tie were paved roads, while all of 100th Street proposed gen-tie was observed as unpaved. Portions of the 80th Street West proposed gen-tie line were paved. The 90th/95th Street gen-tie was observed as being unpaved. A water line was observed on 80th Street West in a north to south orientation.

5.4 Site Observations

The following table summarizes site observations and interviews. Affirmative responses (designated by an “X”) are discussed in more detail following the table.

Site Characteristics

Category	Item or Feature	Observed or Identified
Site Operations, Processes, and Equipment	Emergency generators	
	Elevators	
	Air compressors	
	Hydraulic lifts	
	Dry cleaning	
	Photo processing	
	Ventilation hoods and/or incinerators	
	Waste treatment systems and/or water treatment systems	
	Heating and/or cooling systems	
	Paint booths	

Category	Item or Feature	Observed or Identified
	Sub-grade mechanic pits	
	Wash-down areas or carwashes	
	Pesticide/herbicide production or storage	
	Printing operations	
	Metal finishing (e.g., electroplating, chrome plating, galvanizing, etc.)	
	Salvage operations	
	Oil, gas or mineral production	
	Other processes or equipment	
Aboveground Chemical or Waste Storage	Aboveground storage tanks	X
	Drums, barrels and/or containers ≥ 5 gallons	
	MSDS or SDS	
Underground Chemical or Waste Storage, Drainage or Collection Systems	Underground storage tanks or ancillary UST equipment	
	Sumps, cisterns, French drains, catch basins and/or dry wells	
	Grease traps	
	Septic tanks and/or leach fields	
	Oil/water separators, clarifiers, sand traps, triple traps, interceptors	
	Pipeline markers	X
	Interior floor drains	
Electrical Transformers/ PCBs	Transformers and/or capacitors	X
	Other equipment	
Releases or Potential Releases	Stressed vegetation	
	Stained soil	
	Stained pavement or similar surface	
	Leachate and/or waste seeps	
	Trash, debris and/or other waste materials	
	Dumping or disposal areas	X
	Construction/demolition debris and/or dumped fill dirt	
	Surface water discoloration, odor, sheen, and/or free floating product	
	Strong, pungent or noxious odors	
	Exterior pipe discharges and/or other effluent discharges	
Other Notable Site Features	Surface water bodies	
	Quarries or pits	

Category	Item or Feature	Observed or Identified
	Wastewater lagoons	
	Wells	X

Aboveground Chemical or Waste Storage

Aboveground storage tanks (ASTs)

A single AST was observed on the site during the site reconnaissance. The AST was observed within an abandoned residential dwelling property which was located on Site 3. Based on associated signage, the ASTs contained water. Based on the AST contents and site observations, the ASTs do not constitute a REC to the site.

Underground Chemical or Waste Storage, Drainage or Collection Systems

Pipeline Markers

Multiple water pipeline markers and water man-hole covers were observed on portions of 80th Street West. The approximate location of the water pipeline was observed on 80th Street West between West Avenue C and West Avenue F, primarily between where residential dwellings are located. It is believed that the water pipeline/markers are for the residential dwellings in the area. Leakage, spills or other releases from the water pipeline were not observed. Based on site observation, the water pipeline/ pipeline markers do not represent a REC to the site.

Electrical Transformers/ PCBs

Transformers and/or capacitors

Terracon observed three pole-mounted transformers located on Holiday Road within Site 6 between two water wells. No information regarding PCB content of the transformer fluids was observed. Some transformers contain mineral oil which may contain PCBs.

Southern California Edison maintains responsibility for the transformer, and if the transformer was "PCB contaminated," Southern California Edison is not required to replace the transformer fluids until a release is identified. However, evidence of current or prior release was not observed in the vicinity of the electrical equipment during the site reconnaissance.

Releases or Potential Releases

Dumping or disposal areas

A dumping area was observed on the eastern portion of Site 5 at the intersection of Holiday Avenue and 70th Street West during the site reconnaissance. The amount of debris was approximately 60 cubic yards. Based upon visual observation of surface materials only, this area appeared to consist primarily of household waste items. Leakage, spills or other releases from

these materials evidence of release was not observed. Based site observations of the contents of the dump as household materials, the dump does not constitute a REC to the site.

Other Notable Site Features

Wells

Thirteen (13) groundwater wells were observed on the site. The wells appear to have been installed for agricultural / irrigation purposes. During the site reconnaissance, oil releases from the pump equipment from several the wells was observed. However, the releases were limited to the concrete pads beneath the pumps. The staining appeared *de minimus* in nature. Based on site observations, the groundwater wells do not constitute a REC to the site.

6.0 ADJOINING PROPERTY RECONNAISSANCE

Visual observations of adjoining properties (from site boundaries) are summarized below.

Adjoining Properties

Direction	Description
North	Site: The property to the adjoining north of the site consists of undeveloped scrubland, residences, and agricultural land with associated agricultural structures. Rosamond Boulevard Gen-Tie: Vacant land with scattered residential dwellings and a previous mini-market (9009 West Rosamond Boulevard). 110th Street Gen-Tie: Multiple residential dwellings and vacant land. 100th Street Gen-Tie: Vacant land. 90th/95th Street Gen-Tie: Vacant land and West Avenue A. 80th Street Gen-Tie: Continuation of 80th Street (unpaved).

Direction	Description
East	Site: The property to the adjoining south of the site consists of undeveloped scrubland, residences, and agricultural land with associated agricultural structures. Rosamond Boulevard Gen-Tie: Continuation of Rosamond Boulevard. 110th Street Gen-Tie: Multiple residential dwellings and vacant/undeveloped land. 100th Street Gen-Tie: Vacant land as well as solar farms. 90th/95th Street Gen-Tie: Vacant land and unpaved roads. 80th Street Gen-Tie: Vacant land and residential dwellings.
South	Site: The property to the adjoining south of the site consists of undeveloped scrubland, residences, and agricultural land with associated agricultural structures. Rosamond Boulevard Gen-Tie: small portion of agricultural land, residential dwellings and vacant land. 110th Street Gen-Tie: Continuation of 110th Street as well as active solar farms. 100th Street Gen-Tie: Continuation of 100th Street (unpaved). 90th/95th Street Gen-Tie: Vacant land and West Avenue B. 80th Street Gen-Tie: agricultural land, solar farms, a residential/farm dwelling and Del Sur Elementary School (9023 West Avenue H).

Direction	Description
West	Site: The property to the adjoining west of the site consists of undeveloped scrubland, residences, and agricultural land with associated agricultural structures. Rosamond Boulevard Gen-Tie: Vacant land and continuation of Rosamond Boulevard. 110th Street Gen-Tie: multiple residential dwellings and vacant land. 100th Street Gen-Tie: Vacant land and solar farms near the southern portion of the gen-tie. 90th/95th Street Gen-Tie: Agricultural land west of 90th Street West, vacant land. 80th Street Gen-Tie: agricultural land, vacant land and multiple residential dwellings in a residential housing tract (known as Antelope Acres).

RECs were not observed with the adjoining properties.

7.0 ADDITIONAL SERVICES

Per the agreed scope of services, the following additional services (e.g. visual observations for suspect asbestos, and visual observations of suspect lead-based paint) were conducted.

7.1 Visual Observations for Suspect Asbestos

Terracon visually assessed the interior of the on-site buildings for suspect asbestos-containing materials (ACM). The limited visual observations were performed by Mr. Eric St. Michel during the site reconnaissance. No samples of suspect ACM/LPB were collected or analyzed as part of the observations during the Phase I Environmental Site Assessment; however, on August 12th and 13th, 2020, Terracon completed an ACM survey at the site. The survey was conducted by Mr. Michael Jarboe (License No. 10-4639) a Certified Site Surveillance Technician employed by Terracon. Findings of the asbestos survey will be presented under separate cover.

7.2 Visual Observations of Suspect Lead-Based Paint

Terracon visually assessed the site to identify areas (paint combinations) of suspect LBP. A paint combination consists of painted surfaces which appear similar throughout in terms of color, texture and date of application. Painted surfaces in the abandoned structures were visually assessed for evidence of distress, flaking, and/or peeling. Additionally, Terracon completed a LBP survey of the at the site on August 12th and 13th, 2020.

Findings of the LBP survey will be presented under separate cover.

8.0 DECLARATION

I, Islam (Sami) Noaman, declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in Section 312.10 of 40 CFR 312; and I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the site. I have developed and performed the All Appropriate Inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Islam (Sami) Noaman, E.I.T.
Environmental Professional

APPENDIX A
EXHIBIT 1 – TOPOGRAPHIC MAP
EXHIBIT 2A – SITE DIAGRAM
EXHIBIT 2B - GEN-TIE LAYOUT

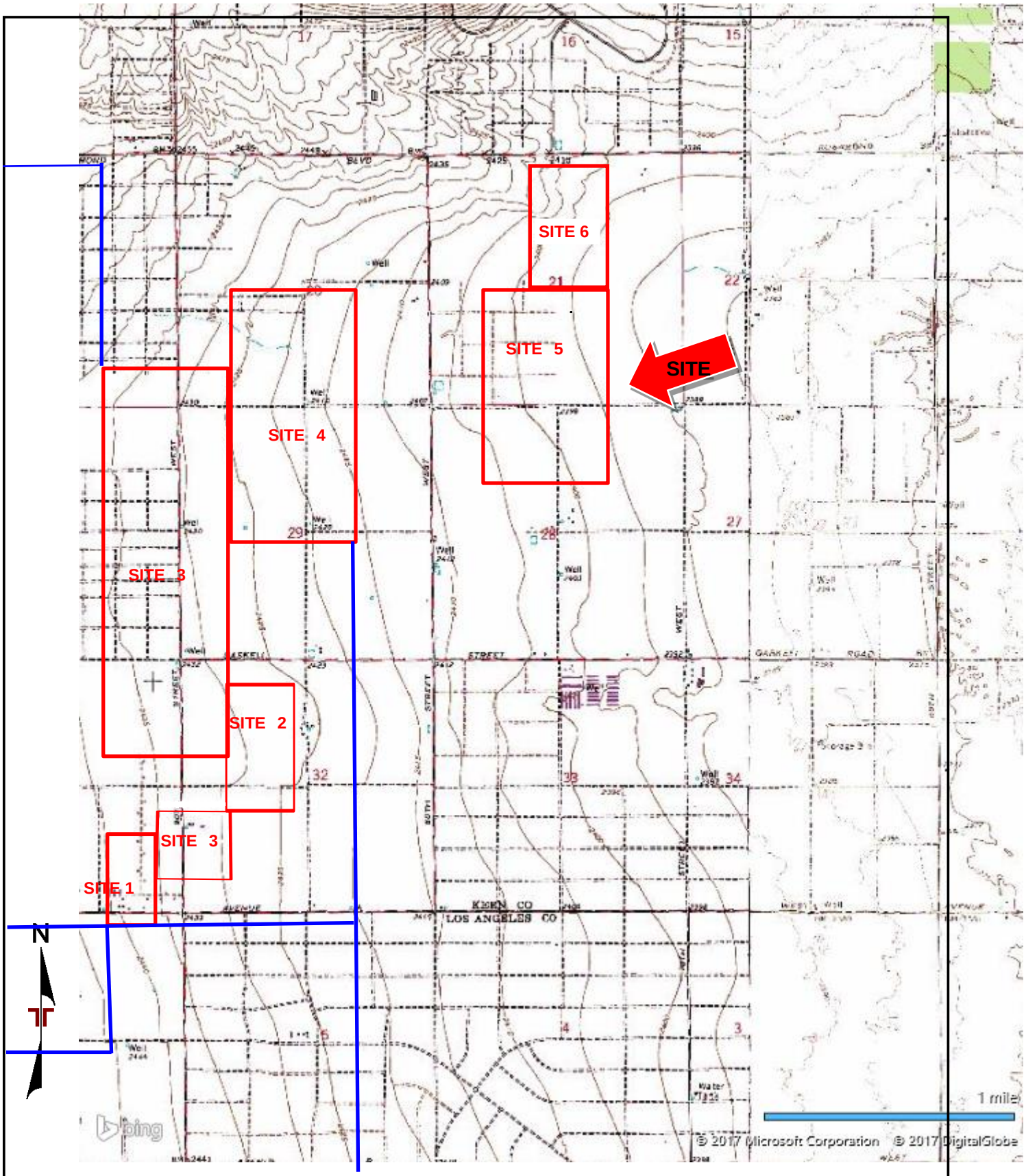


DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

AERIAL PHOTOGRAPHY PROVIDED BY MICROSOFT BING MAPS

Project Manager:	IRN
Drawn by:	EJS
Checked by:	IRN
Approved by:	IRN

Project No.	60197265
Scale:	AS SHOWN
File Name:	N/A
Date:	OCT 2019

Terracon
1421 Edinger Ave. Ste. C
Tustin, CA 92780-6287

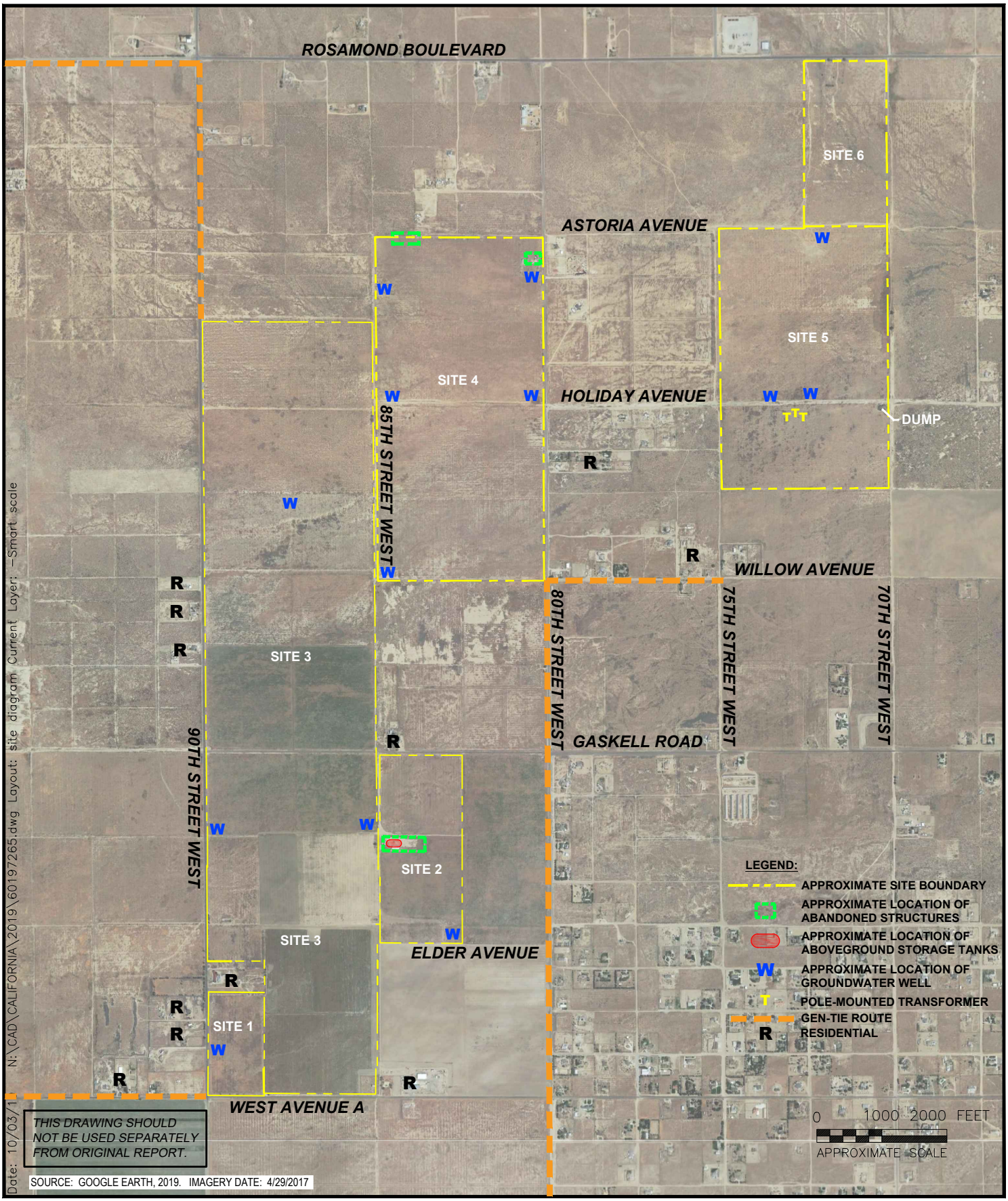
TOPOGRAPHIC MAP

RACEWAY 2.0

EAST OF 90th ST. WEST, NORTH OF WEST AVE. A, WEST OF 70th ST. WEST, AND SOUTH OF ROSAMOND BOULEVARD ROSAMOND, KERN COUNTY, CALIFORNIA

Exhibit

1



Project Mngr:	ESM
Drawn By:	CDD
Checked By:	ESM
Approved By:	IRN

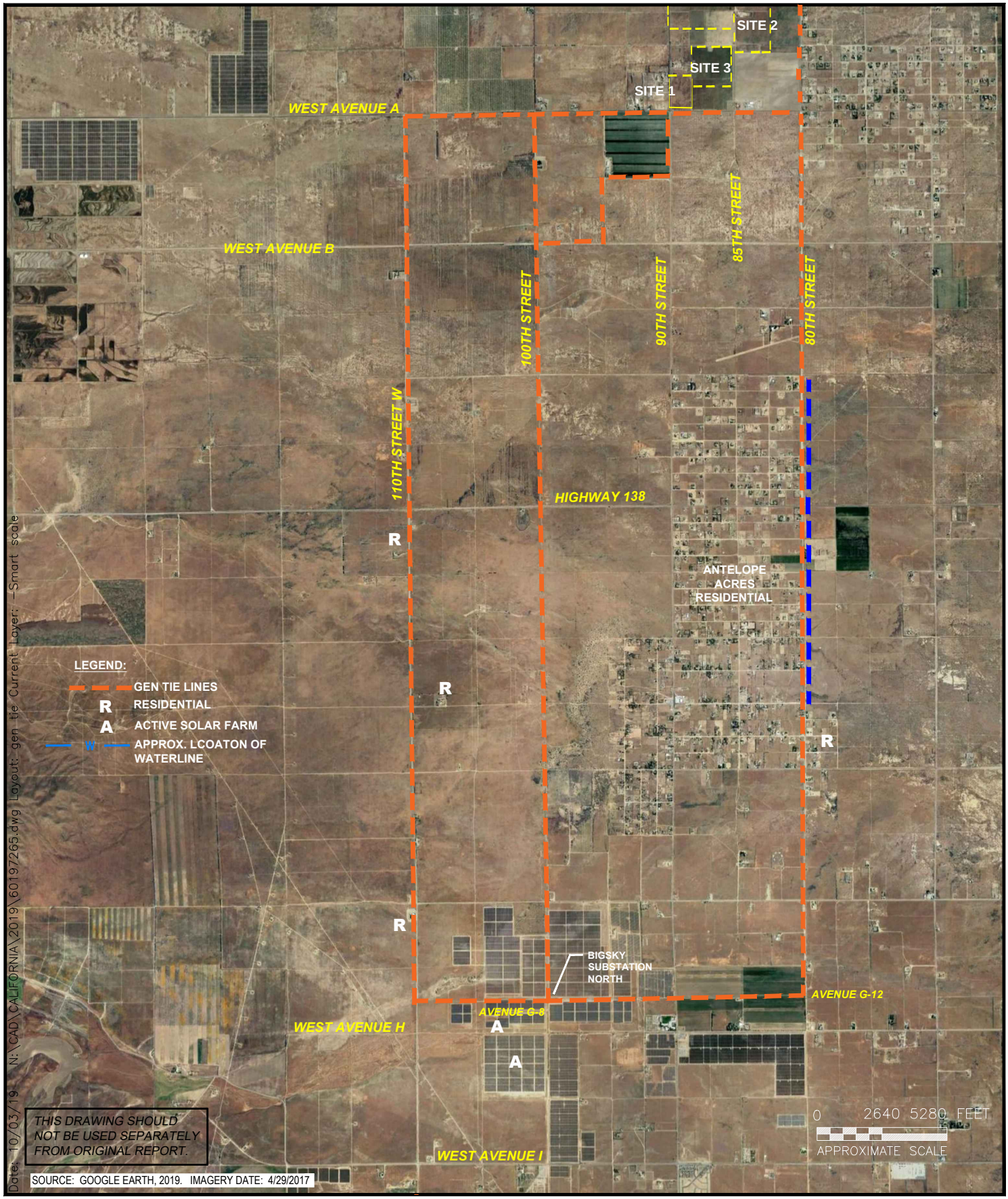
Project No.	60197265
Scale:	AS SHOWN
Date:	10/03/19

Terracon
Consulting Engineers and Scientists
1421 EDINGER AVE. STE. C TUSTIN, CALIFORNIA 92780
PH. (949) 261-0051 FAX. (949) 261-6110

SITE DIAGRAM

RACEWAY 2.0
EAST OF 90TH STREET, NORTH OF WEST AVENUE A, WEST OF 70TH STREET WEST & SOUTH OF ROSAMOND AVENUE
ROSAMOND, LOS ANGELES COUNTY, CALIFORNIA

EXHIBIT 2A



Project Mngr:	IRN
Drawn By:	CDD
Checked By:	ESM
Approved By:	IRN

Project No.	60197265
Scale:	AS SHOWN
Date:	10/03/19

Terracon
Consulting Engineers and Scientists
1421 EDINGER AVE. STE. C TUSTIN, CALIFORNIA 92780
PH. (949) 261-0051 FAX. (949) 261-6110

GEN TIE LAYOUT

RACEWAY 2.0
EAST OF 90TH STREET, NORTH OF WEST AVENUE A, WEST OF 70TH STREET
WEST & SOUTH OF ROSAMOND BOULEVARD
ROSAMOND, LOS ANGELES COUNTY, CALIFORNIA

EXHIBIT
2B

APPENDIX B
SITE PHOTOGRAPHS



Photo #1 View of Site 1 looking northeast.



Photo #2 Southern adjoining view from Site 1 across West Avenue A.



Photo #3 View of water well located on Site 1.



Photo #4 View of Site 3 looking southeast.



Photo #5 View of agricultural land east of Site 3.



Photo #6 Water well located on the southern portion of Site 3.



Photo #7 View of stained (*de minimis)* concrete pad on Site 3.



Photo #8 View abandoned residence and water AST located on Site 2.



Photo #9 View another groundwater well located on the southeast corner of Site 3.



Photo #10 View of the eastern adjoining property from Site 3.



Photo #11 Northern portion of Site 3.



Photo #12 View across 90th Street looking to the west from Site 3.



Photo #13 View looking north up 90th Street West from the west side of Site 3.



Photo #14 View of Site 4 looking north from Willow Avenue.



Photo #15 View of previous groundwater well located at the southwest corner of Site 4.



Photo #16 View of the southern adjoining property from Site 4.



Photo #17 View of the northern portion of Site 3.



Photo #18 View of the eastern adjoining property from Site 4.



Photo #19 View of groundwater well and pole-mounted transformers located on Site 5.



Photo #20 View of the Dump located on the eastern side of Site 5.



Photo #21 View of the eastern adjoining property from Site 6.



Photo #22 View of the northern most potion of Site 6.



Photo #23 View of Rosamond Boulevard looking north across to the adjoining property.



Photo #24 View east across 80th Street west.



Photo #25 View of abandoned structures located on the northeast corner of Site 4.



Photo #26 View of the groundwater well located on the northwest portion of Site 4.



Photo #27 View of the western adjoining property from the northwest portion of Site 4.



Photo #28 View of the beginning of Rosamond Boulevard Gen-Tie on 90th Street West looking north.



Photo #29 View of the western side of 90th Street West.



Photo #30 View of closed mini-mart (9009 W. Rosamond) located on the north side of West Rosamond Boulevard and 90th Street West.



Photo #31 View of southern side of West Rosamond Boulevard.



Photo #32 Gen-Tie line West Rosamond Boulevard and 95th Street West.



Photo #33 West Rosamond Boulevard looking east.



Photo #34 Additional view of West Rosamond boulevard proposed Gen-Tie route.



Photo #35 View 110th Street proposed gen-tie West Avenue A and 110th Street West.



Photo #36 View looking south down 110th Street West.



Photo #37 Residential dwelling located on the east side of the proposed 110th Street gen-tie.



Photo #38 View of the western adjoining property from 110th Street West proposed gen-tie.

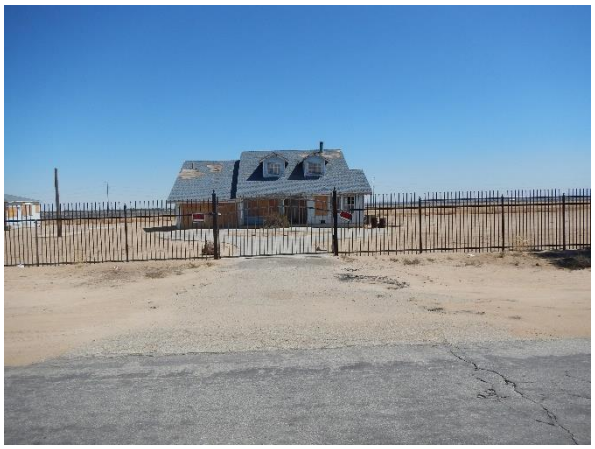


Photo #39 View of an abandoned structure on the east side of 110th Street West.



Photo #40 View of 100th Street west looking north near the Big Sky Substation.



Photo #41 View of 100th Street West and West Avenue A.



Photo #42 View of unpaved 100th Street West looking south.



Photo #43 Western adjoining property from 100th Street proposed gen-tie.

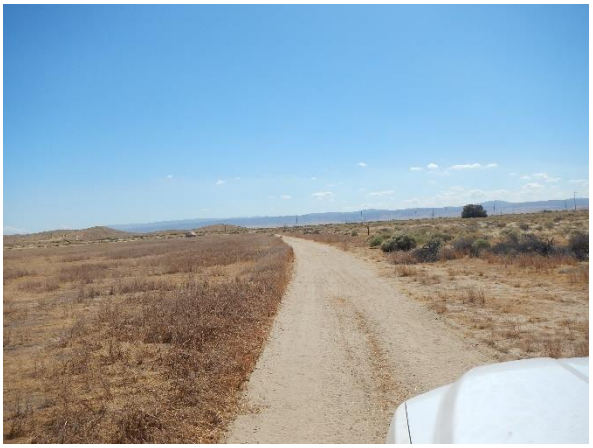


Photo #44 Additional view of 100th Street looking south.



Photo #45 View 100th Street crossing Avenues D looking south.



Photo #46 View of the eastern adjoining property from 100th Street.



Photo #47 Additional view of 100th Street west looking southwest.



Photo #48 View of 80th Street West and Avenue A.



Photo #49 Looking south down 80th Street West.



Photo #50 Eastern adjoining property from 80th Street West.



Photo #51 Eastern adjoining residential properties from 80th Street West.



Photo #52 Adjoining property to the west of 80th Street West.



Photo #53 Agricultural land to the west of 80th Street near Avenue D.



Photo #54 View 80th Street crossing Avenue D looking south.



Photo #55 Western adjoining property from 80th Street West.



Photo #56 Additional view of unpaved portion of 80th Street looking south.



Photo #57 Additional view of 80th Street.



Photo #58 View of the Avenue G-12 where proposed gen-tie 110th Street and 80th Street travel in an east to west orientation.



Photo #59 View of Big Sky Substation, the ending point for the proposed 110th Street, 100th Street and 80th Street gen-ties.



Photo #60 Additional view of Big Sky Substation located on Avenue G-12.

APPENDIX C
HISTORICAL DOCUMENTATION AND USER QUESTIONNAIRE

Client/User Required Questionnaire

Terracon

Person Completing Questionnaire	Name: Dallas Pugh Phone: (562) 348-1179 Company: sPower Email: dallas.pugh@spower.com
Site Name	Raceway Z-O Solar Project
Site Address	North of Ave. A, West of 70th St. East of 90th St. South of Rosamond Blvd. Kern Co.
Point of Contact for Access	Name: Drew Demos or Dallas Pugh Phone: 661-599-3555 Company: sPower Email:
Access Restrictions or Special Site Requirements?	X No ___Yes (If yes, please explain)
Confidentiality Requirements?	X No ___Yes (If yes, please explain)
Current Site Owner	Name: See provided title reports Phone: Company: Email:
Current Site Operator	Name: See provided title reports Phone: Company: Email:
Reasons for ESA (e.g., financing, acquisition, lease, etc.)	Development
Anticipated Future Site Use	Utility scale solar generating facility - generate renewable energy
Relevant Documents?	Please provide Terracon copies of prior Phase I or II ESAs, Asbestos Surveys, Environmental Permits or Audit documents, Underground Storage Tank documents, Geotechnical Investigations, Site Surveys, Diagrams or Maps, or other relevant reports or documents.

ASTM User Questionnaire

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), the user must respond to the following questions. Failure to provide this information to the environmental professional may result in significant data gaps, which may limit our ability to identify recognized environmental conditions resulting in a determination that "all appropriate inquiry" is not complete. This form represents a type of interview and as such, the user has an obligation to answer all questions in good faith, to the extent of their actual knowledge.

1) Did a search of recorded land title records (or judicial records where appropriate) identify any environmental liens filed or recorded against the property under federal, tribal, state, or local law (40 CFR 312.25)?
X No ___Yes ___Title search not completed (If yes, explain below and send Terracon a copy of the Chain of Title report.)

2) Did a search of recorded land title records (or judicial records where appropriate) identify any activity and use limitations (AULs), such as engineering controls, land use restrictions, or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state, or local law (40 CFR 312.26)?
X No ___Yes ___Title search not completed (If yes, explain below and send Terracon a copy of the Chain of Title report.)

3) Do you have any specialized knowledge or experience related to the site or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the site or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business (40 CFR 312-28)?
X No ___Yes (If yes, explain below)

4) Do you have actual knowledge of a lower purchase price because contamination is known or believed to be present at the site (40 CFR 312.29)?
X No ___Yes ___Not applicable (If yes, explain below)

5) Are you aware of commonly known or reasonably ascertainable information about the site that would help the environmental professional to identify conditions indicative of releases or threatened releases (40 CFR 312.30)?
X No ___Yes (If yes, explain below)

6) Based on your knowledge and experience related to the site, are there any obvious indicators that point to the presence or likely presence of contamination at the site (40 CFR 312.31)?
X No ___Yes (If yes, explain below)

Comments or explanations:

Please return this form with the signed authorization to proceed. Project No.

Terracon Consultants Inc.
Owner Questionnaire for Phase I ESAs (ASTM 1527-13)

Site Name: Raceway 2.0 Solar Project

Site Address: North of Ave. A, West of 70th St., East of 90th, South of Rosamond Blvd, Kern Co.

Owner Name/Title: See provided title reports

Date: 9/23/19

How long have you owned the site?

Unknown

Current and Historical Uses of the Site

1. **Please provide the names and type of business of current occupants to the best of your knowledge.**

Unknown - mostly agriculture operations

2. **Please provide the names and type of business of historical occupants with approximate dates to the best of your knowledge**

Unknown

3. **Has a previous Phase I ESA or other environmental investigation been performed on the property? Please provide a copy of previous studies.**

No / unknown

Potential Environmental Conditions

Conditions	Yes	No
1. **Industrial Uses of the site and adjoining properties** (Industrial uses including but not limited to gas stations, auto repair or painting, printing, dry cleaners, photo		X

processing, metal plating, smelting petroleum refining, other chemical manufacturing).		
2. **Agricultural Use** (crop production, animal feeding)	X	
3. **Waste Storage or Disposal** (Junkyard, recycling facility, battery storage, landfills, dump, wastewater lagoon)		X
4. **Equipment use, Storage or Abandonment (production lines, hydraulic equipment, heavy equipment)**		X
5. **Hazardous Materials** (greater than 5-gallon containers or 25-lb bags of pesticides, paints, solvents, acids, bases, anti-freeze, other regulated materials. List quantities.)		X
6. **Petroleum Hydrocarbons** (greater than 5-gallon containers of gasoline, diesel, lubricating oil, waste oil, fuel oil, heating oil, bunker oil, kerosene, benzene, toluene, ethylbenzene, xylene, aviation or jet fuel)		X
7. **Spills or Releases of Petroleum Hydrocarbons or Hazardous Materials** (Stained soil, dead vegetation or any other evidence of a spill)		X
8. **PCBs** (transformers, hydraulic equipment)		X
9. **Surface Water Issues** (Pits, ponds, lagoons)		X
10. **Groundwater Issues** (monitoring or drinking water wells, injection wells or drains without storm/sewer connection)		X
11. **Wastewater Issues** (floor drains, trenches, sumps, oil/water separators)		X
12. **Underground storage tanks (USTs), Above-ground storage tanks (ASTs)** (removed or currently present; specify substance stored)		X
13. **Asbestos** (previous surveys, identified materials, O&M plans)		X
14. **Septic Tanks and drain fields** (in use or abandoned)		X
15. **Utility Corridors** (pipelines, easements, right-of-ways)		X
16. **Regulatory Compliance** (Stormwater, Spill Prevention Plans, Wastewater discharge permits, other permits)		X
17. **Natural Resource Issues** (wetlands, critical habitat, threatened or endangered species, historic or cultural resources)	X	
18. **Legal or Regulatory Actions** (Environmental Enforcement, liens, activity and use limitations, covenants, pending lawsuits)		X

Please explain YES responses in the space below.

2.) Most of the project site was used for agriculture at some point in time. Agricultural operations have stopped to our knowledge.

17.) Some historic resources have been found onsite, but according to the projects Cultural Resources Phase I Report, these resources are not significant under CEQA.

Owner Questionnaire

I have completed the above questionnaire to the best of my knowledge.

Signature: 

Date: 9/23/19

Printed Name: Dallas Pugh

Company: sPower

ENVIRONMENTAL RISK INFORMATION SERVICES

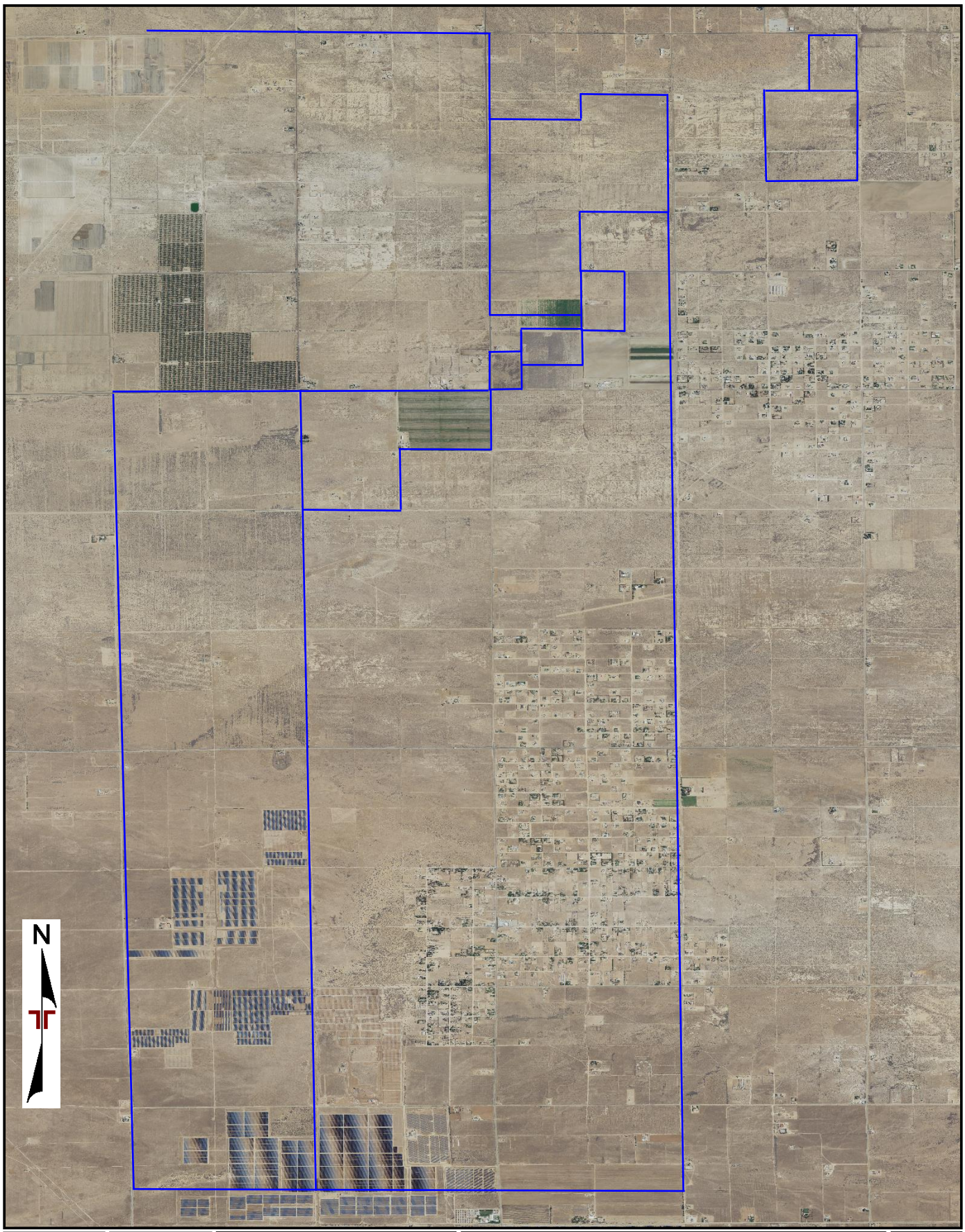
HISTORICAL AERIALS

Project Property:	*Raceway Solar Project* *Raceway Solar Project* *California 93560 CA 93560*
Project No:	*60197265*
Requested By:	*Terracon*
Order No:	*20190917248*
Date Completed:	*September 27, 2019*

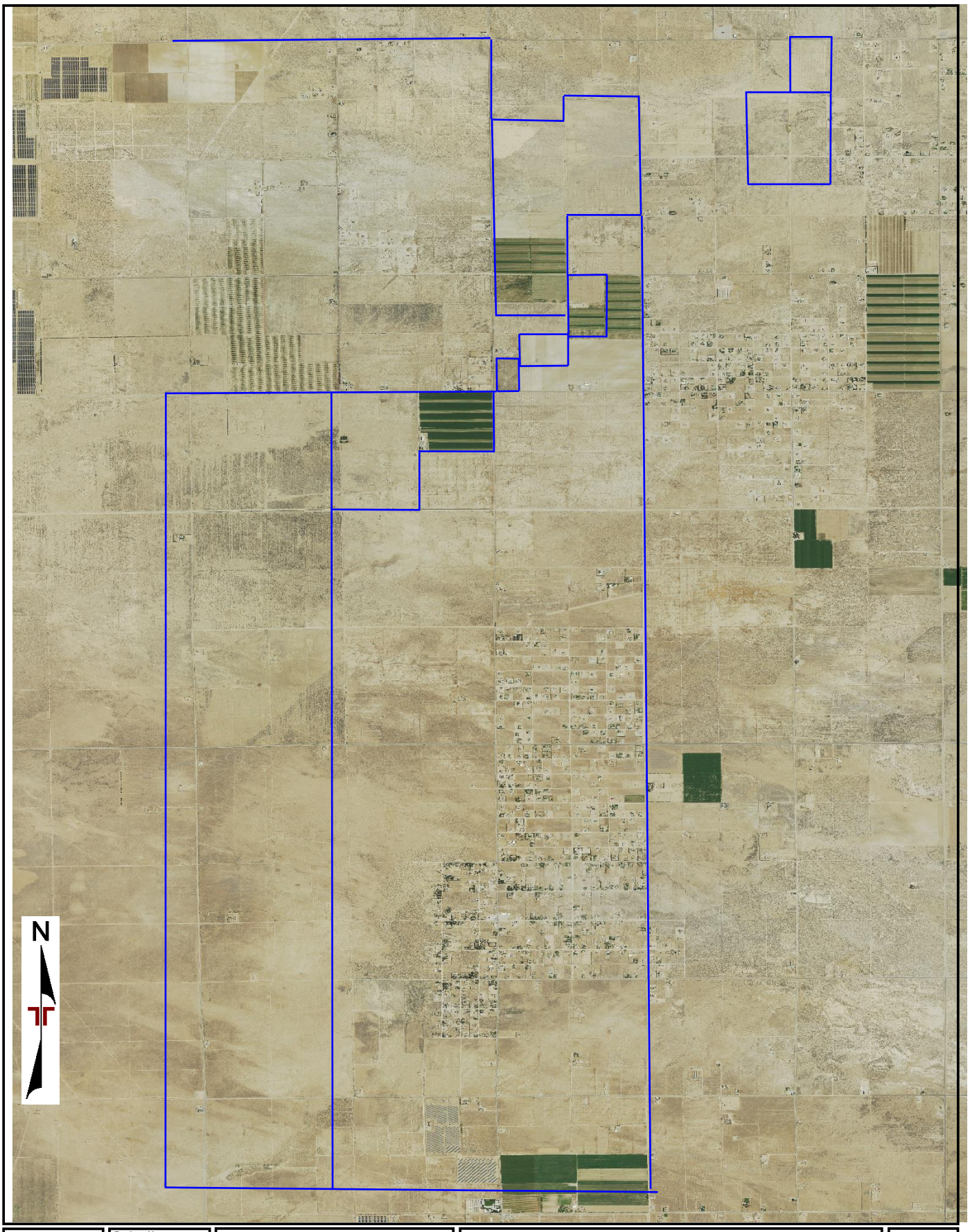
Environmental Risk Information Services
A division of Glacier Media Inc.
1.866.517.5204 | info@erisinfo.com | erisinfo.com

Search Results Summary

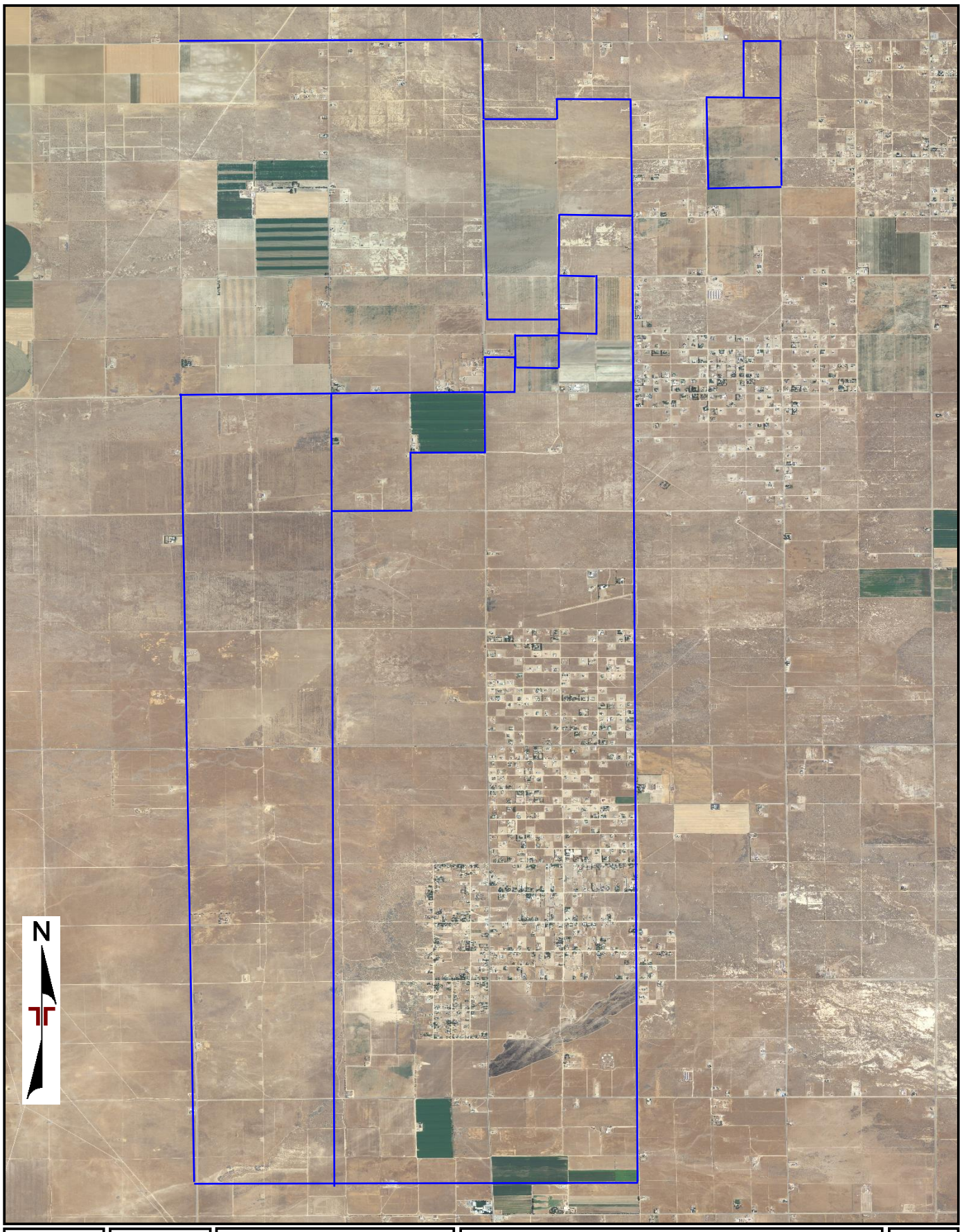
Date	Source	Source scale	Comment
2018	NAIP	1:36000	
2014	NAIP	1:36000	
2009	NAIP	1:36000	
2005	NAIP	1:36000	
1995	USGS	1:36000	
1987	NHAP	1:36000	
1978	USGS	1:36000	
1972	USGS	1:36000	
1963	USGS	1:36000	
1954	AMS	1:36000	
1948	ASCS	1:36000	



Project Manager: IRN	Project No. 60197265	Terracon 1421 Edinger Ave. Suite C Tustin, CA	AERIAL PHOTO (2018-NAIP) RACEWAY 2.0 **EAST OF 90th ST. WEST, NORTH OF WEST AVE. A, WEST OF 70th ST. WEST, AND SOUTH OF ROSAMOND BOULEVARD ROSAMOND, KERN COUNTY, CALIFORNIA**	Appendix C
Drawn by: EJS	Scale: 1:36000			
Checked by: IRN	File Name: 20190917248			
Approved by: IRN	Date: 2019-09-27			



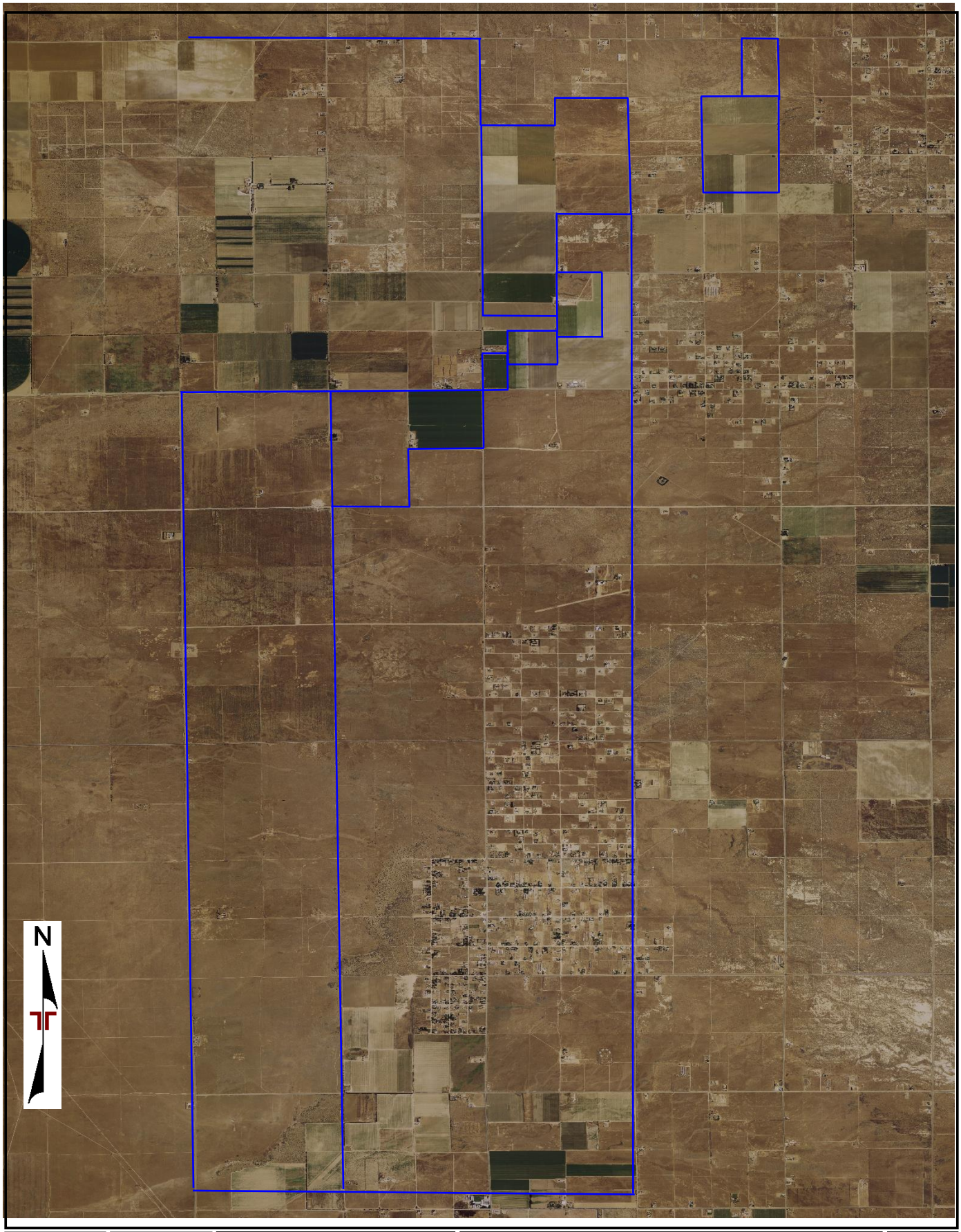
Project Manager: IRN	Project No. 60197265	Terracon 1421 Edinger Ave Suite C Tustin, CA	AERIAL PHOTO (2014-NAIP) RACEWAY 2.0 EAST OF 90th ST. WEST, NORTH OF WEST AVE. A, WEST OF 70th ST. WEST, AND SOUTH OF ROSAMOND BOULEVARD ROSAMOND, KERN COUNTY, CALIFORNIA	Appendix C
Drawn by: EJS	Scale: 1:36000			
Checked by: IRN	File Name: 20190917248			
Approved by: IRN	Date: 2019-09-27			



Project Manager: IRN	Project No. 60197265	Terracon 1421 Edinger Ave Suite C Tustin, CA	AERIAL PHOTO (2009-NAIP) RACEWAY 2.0 EAST OF 90th ST. WEST, NORTH OF WEST AVE. A, WEST OF 70th ST. WEST, AND SOUTH OF ROSAMOND BOULEVARD ROSAMOND, KERN COUNTY, CALIFORNIA
Drawn by: EJS	Scale: 1:36000		
Checked by: IRN	File Name: 20190917248		
Approved by: IRN	Date: 2019-09-27		

Appendix

C



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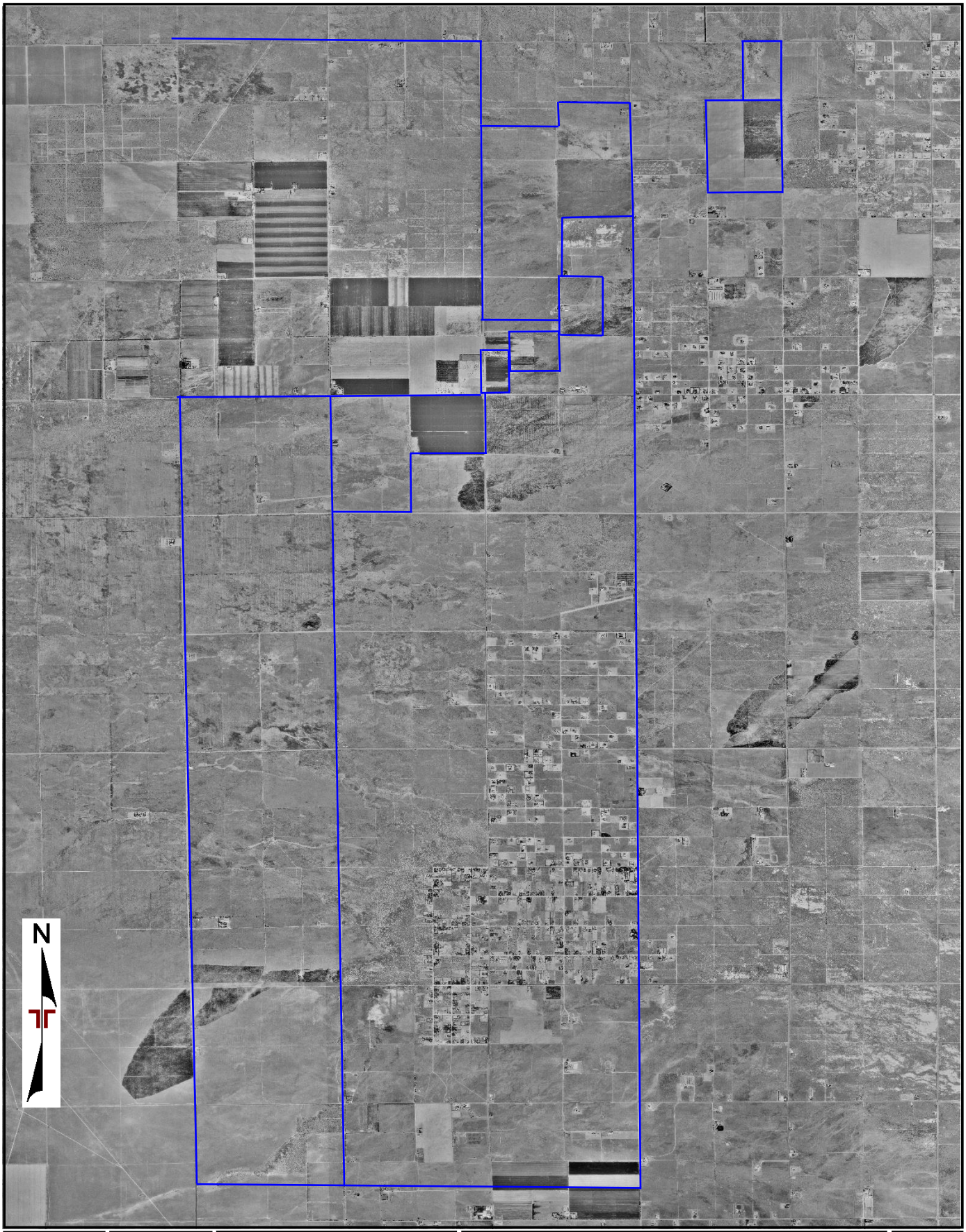
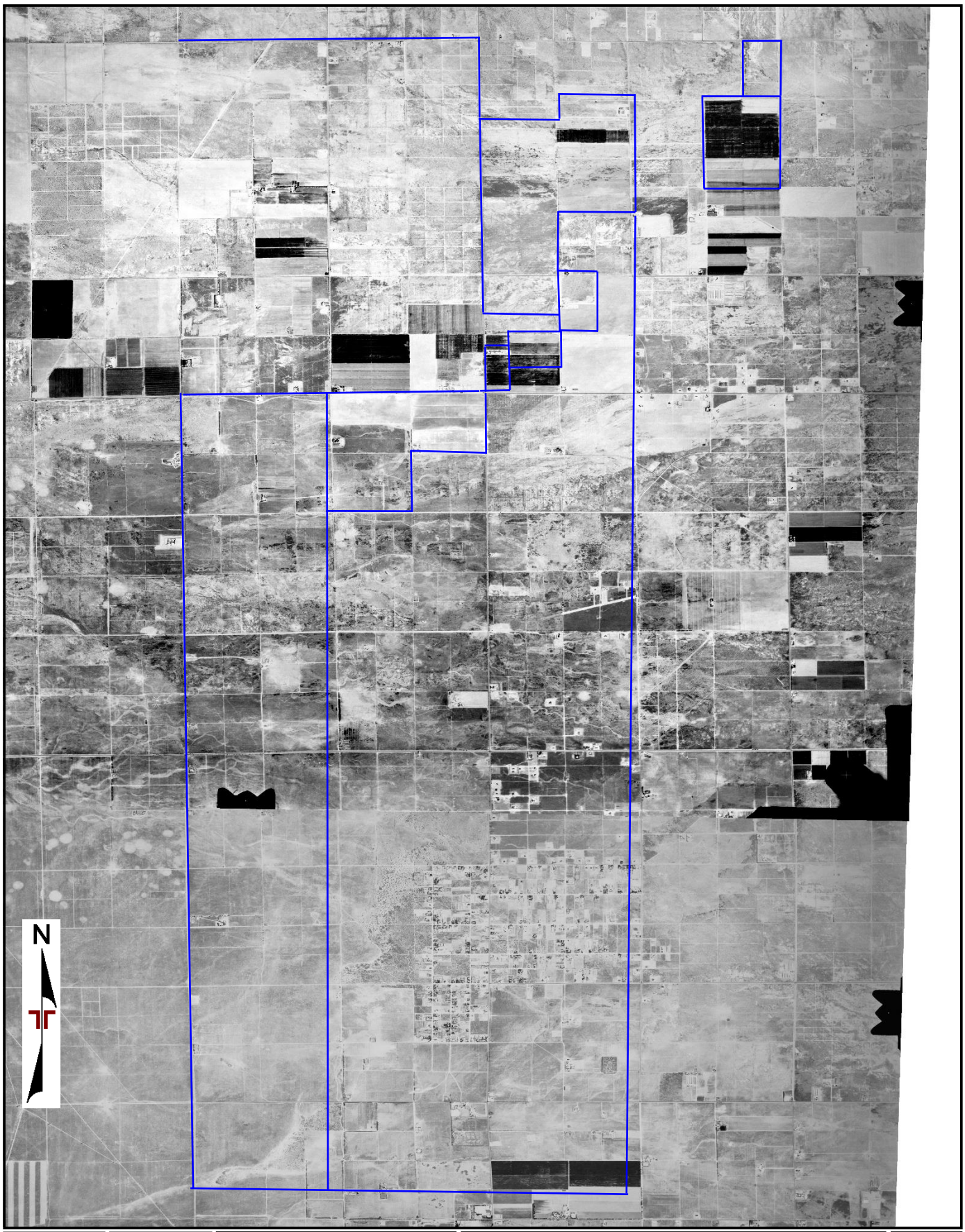
Checked by: IRN	File Name: 20190917248	Tustin, CA	EAST OF 90th ST. WEST, NORTH OF WEST AVE. A, WEST OF 70th ST. WEST, AND SOUTH OF ROSAMOND BOULEVARD ROSAMOND, KERN COUNTY, CALIFORNIA
Approved by: IRN	Date: 2019-09-27		Appendix C



Project Manager: IRN	Project No. 60197265	Terracon 1421 Edinger Ave Suite C Tustin, CA	AERIAL PHOTO (1995-USGS) RACEWAY 2.0 EAST OF 90th ST. WEST, NORTH OF WEST AVE. A, WEST OF 70th ST. WEST, AND SOUTH OF ROSAMOND BOULEVARD ROSAMOND, KERN COUNTY, CALIFORNIA	Appendix C
Drawn by: EJS	Scale: 1:36000			
Checked by: IRN	File Name: 20190917248			
Approved by: IRN	Date: 2019-09-27			



Project Manager: IRN	Project No. 60197265	Terracon	AERIAL PHOTO (1987-NHAP)
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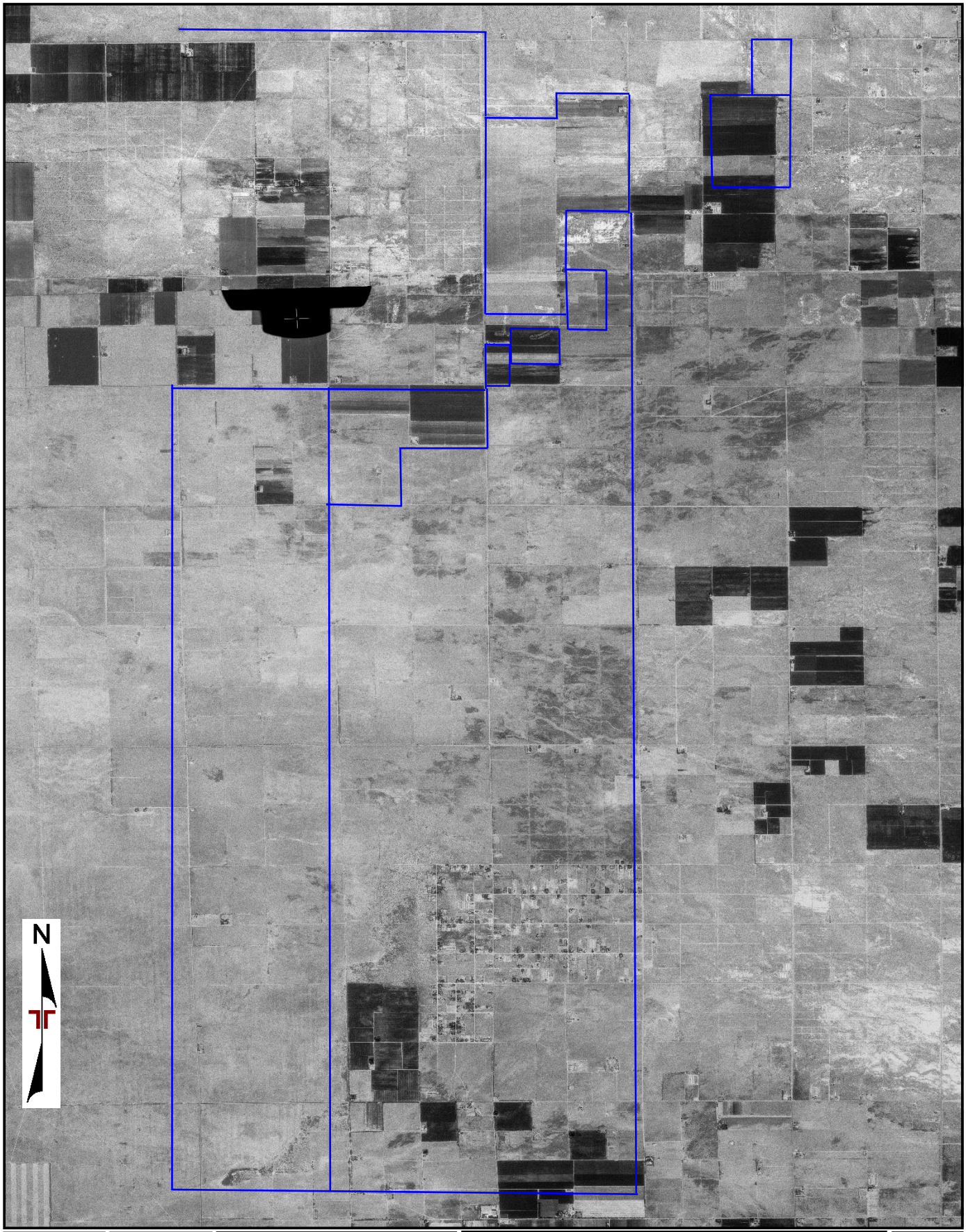
Checked by: IRN	File Name: 20190917248	Tustin, CA	EAST OF 90th ST. WEST, NORTH OF WEST AVE. A, WEST OF 70th ST. WEST, AND SOUTH OF ROSAMOND BOULEVARD ROSAMOND, KERN COUNTY, CALIFORNIA
Approved by: IRN	Date: 2019-09-27		Appendix C



Project Manager: IRN	Project No. 60197265	Terracon	AERIAL PHOTO (1978-USGS)
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Checked by: IRN	File Name: 20190917248		
Approved by: IRN	Date: 2019-09-27		Appendix C



Project Manager: IRN	Project No. 60197265	Terracon	AERIAL PHOTO (1972-USGS)	Appendix
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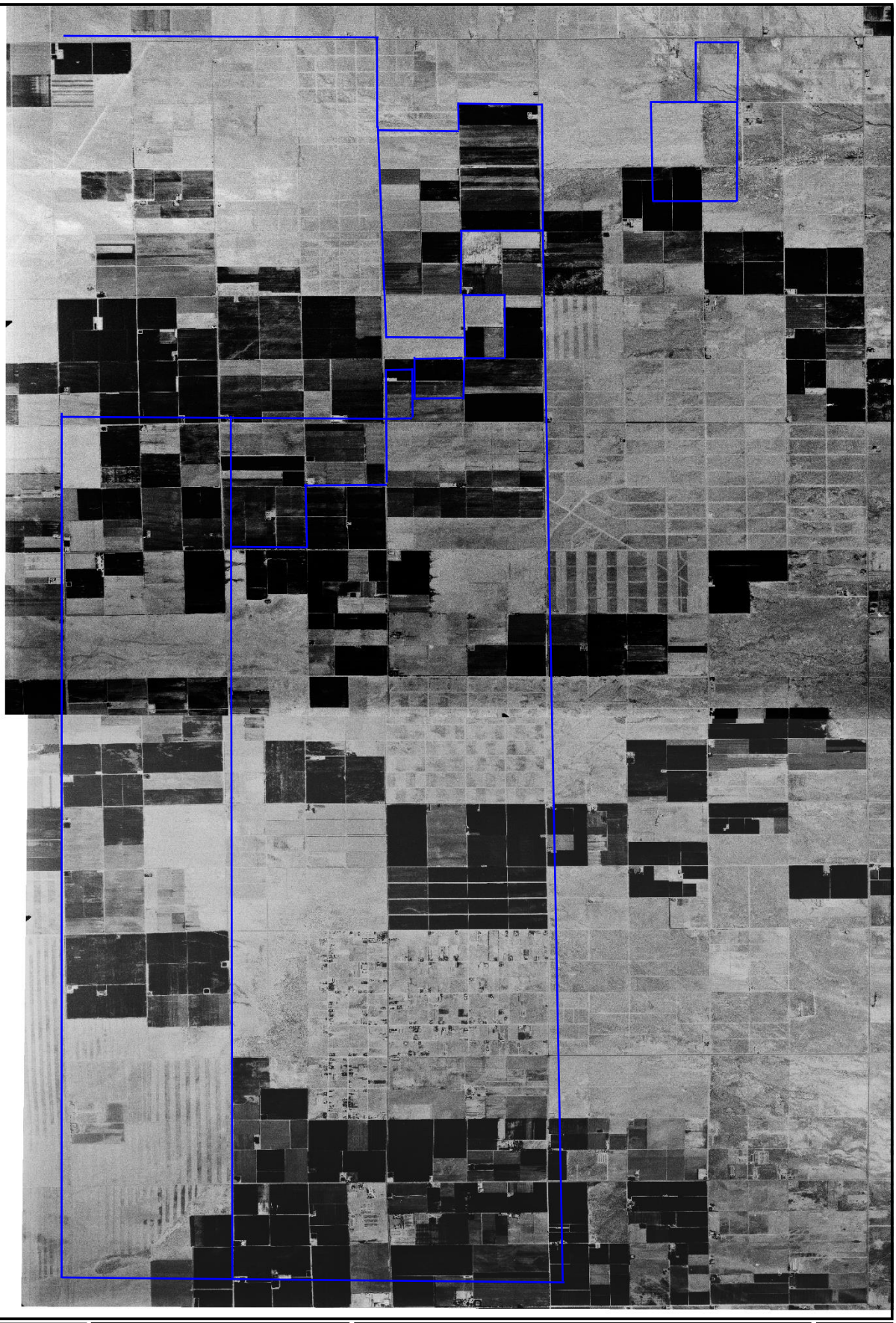
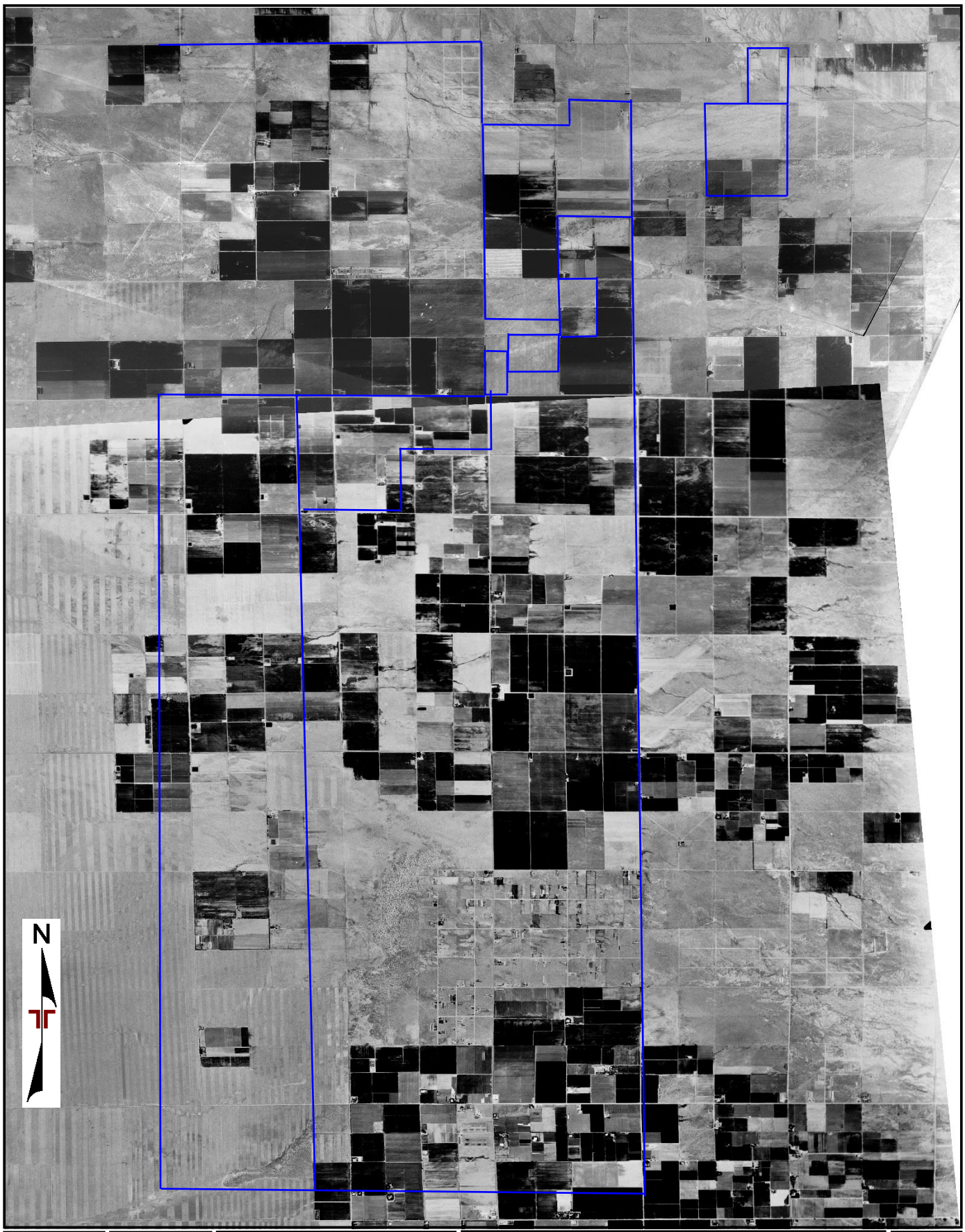
Checked by: IRN	File Name: 20190917248			
Approved by: IRN	Date: 2019-09-27			

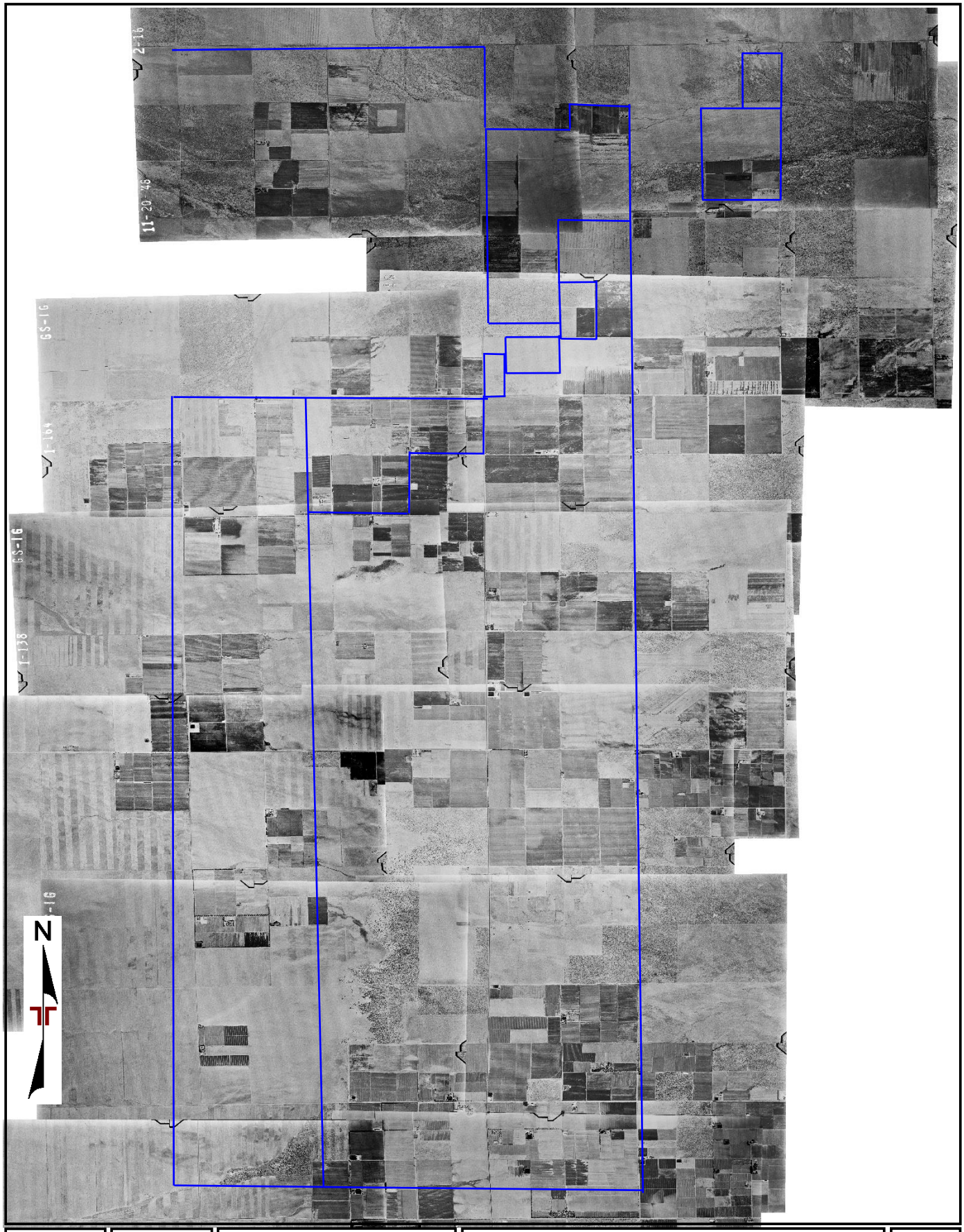


N

Project Manager: IRN	Project No. 60197265	Terracon	AERIAL PHOTO (1963-USGS)
Drawn by: EJS	Scale: 1:36000	1421 Edinger Ave Suite C	RACEWAY 2.0
Checked by: IRN	File Name: 20190917248	Tustin, CA	EAST OF 90th ST. WEST, NORTH OF WEST AVE. A, WEST OF 70th ST. WEST, AND SOUTH OF ROSAMOND BOULEVARD ROSAMOND, KERN COUNTY, CALIFORNIA
Approved by: IRN	Date: 2019-09-27		Appendix C



Project Manager: IRN	Project No. 60197265	Terracon	AERIAL PHOTO (1954-AMS)
Drawn by: EJS	Scale: 1:36000	1421 Edinger Ave Suite C Tustin, CA	RACEWAY 2.0 EAST OF 90th ST. WEST, NORTH OF WEST AVE. A, WEST OF 70th ST. WEST, AND SOUTH OF ROSAMOND BOULEVARD ROSAMOND, KERN COUNTY, CALIFORNIA
Checked by: IRN	File Name: 20190917248		
Approved by: IRN	Date: 2019-09-27		Appendix C



Project Manager: IRN	Project No. 60197265	Terracon 1421 Edinger Ave Suite C Tustin, CA	AERIAL PHOTO (1948-ASCS) RACEWAY 2.0 EAST OF 90th ST. WEST, NORTH OF WEST AVE. A, WEST OF 70th ST. WEST, AND SOUTH OF ROSAMOND BOULEVARD ROSAMOND, KERN COUNTY, CALIFORNIA
Drawn by: EJS	Scale: 1:36000		
Checked by: IRN	File Name: 20190917248		
Approved by: IRN	Date: 2019-09-27		

Appendix

C

TOPOGRAPHIC MAP RESEARCH RESULTS

Date: 2017-07-27

Project Property: n/a, Kern County, CA

ERIS Order Number: 20170726052

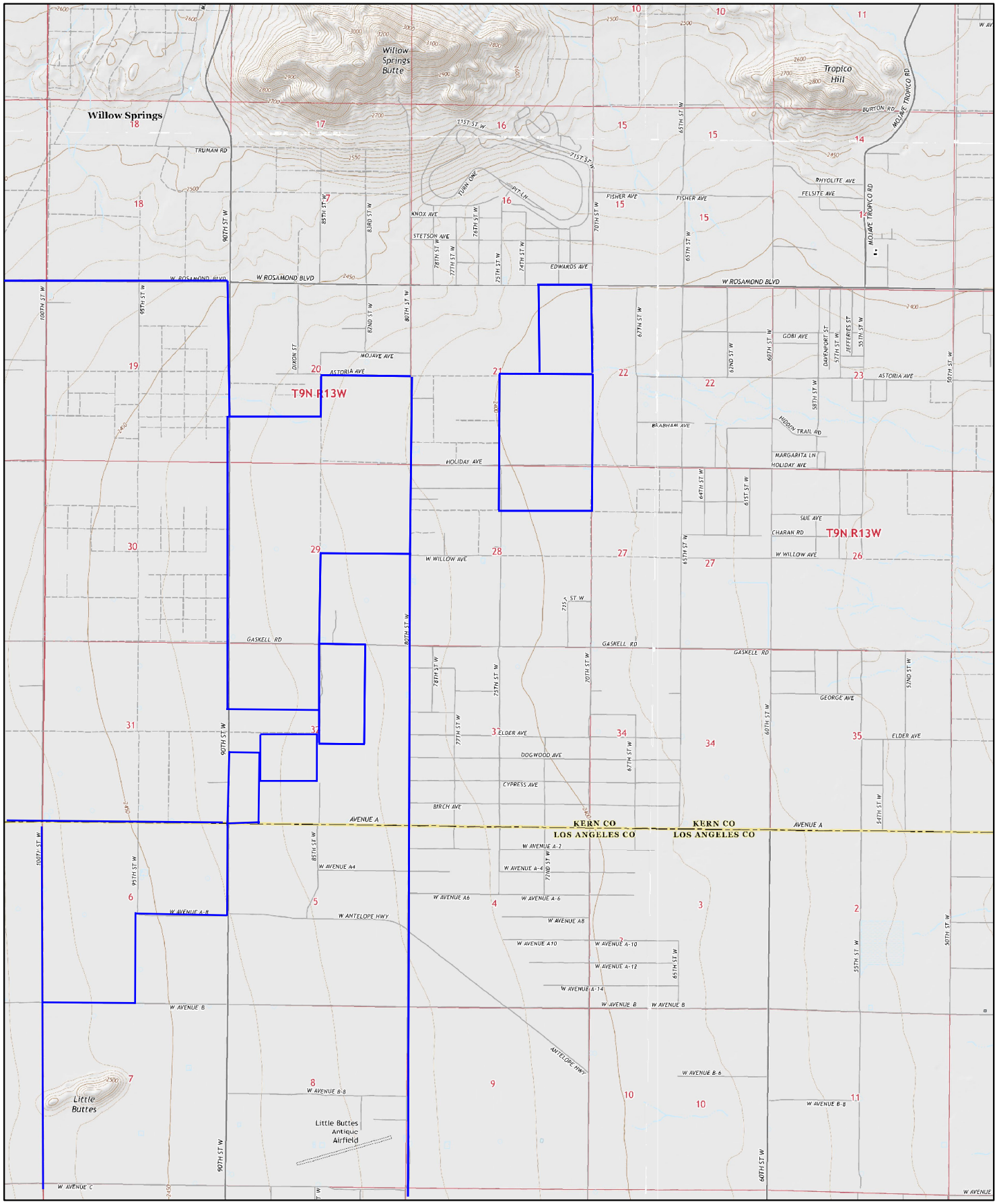
We have searched USGS collections of current topographic maps and historical topographic maps for the project property. Below is a list of maps found for the project property and adjacent area. Maps are from 7.5 and 15 minute topographic map series, if available.

Year	Map Series
2015	7.5
1974	7.5
1973	7.5
1965	7.5
1947	7.5
1956	15
1943	15

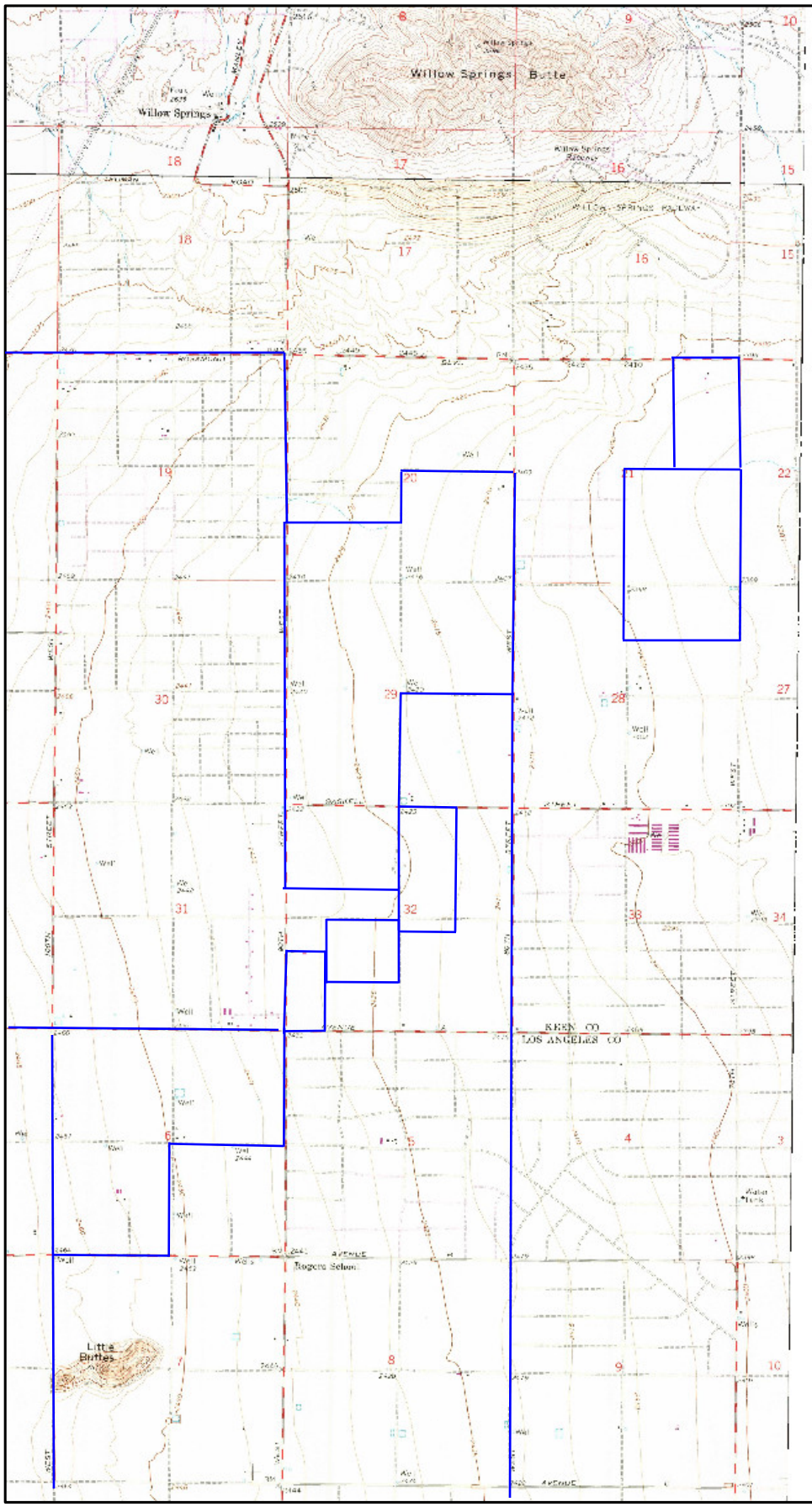
Topographic Maps included in this report are produced by the USGS and are to be used for research purposes including a phase I report. Maps are not to be resold as commercial property.

No warranty of Accuracy or Liability for ERIS: *The information contained in this report has been produced by ERIS Information Inc. (in the US) and ERIS Information Limited Partnership (in Canada), both doing business as 'ERIS', using Topographic Maps produced by the USGS. This maps contained herein does not purport to be and does not constitute a guarantee of the accuracy of the information contained herein. Although ERIS has endeavored to present you with information that is accurate, ERIS disclaims, any and all liability for any errors, omissions, or inaccuracies in such information and data, whether attributable to inadvertence, negligence or otherwise, and for any consequences arising therefrom. Liability on the part of ERIS is limited to the monetary value paid for this report.*

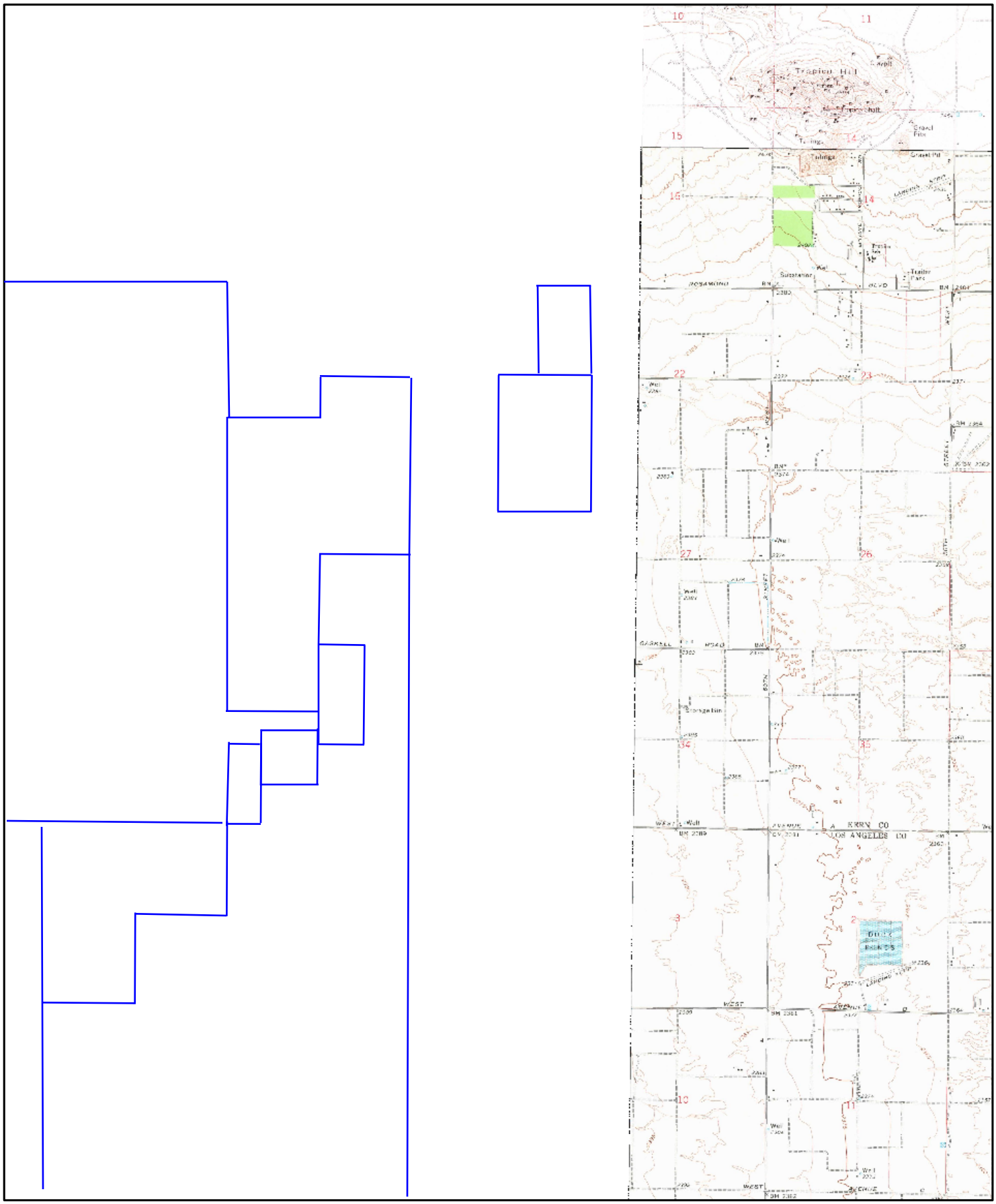
Address: 38 Lesmill Road Unit 2, Toronto, ON M3B 2T5
Phone: 1-866-517-5204 Fax: 416-510-5133
info@erisinfo.com www.erisinfo.com



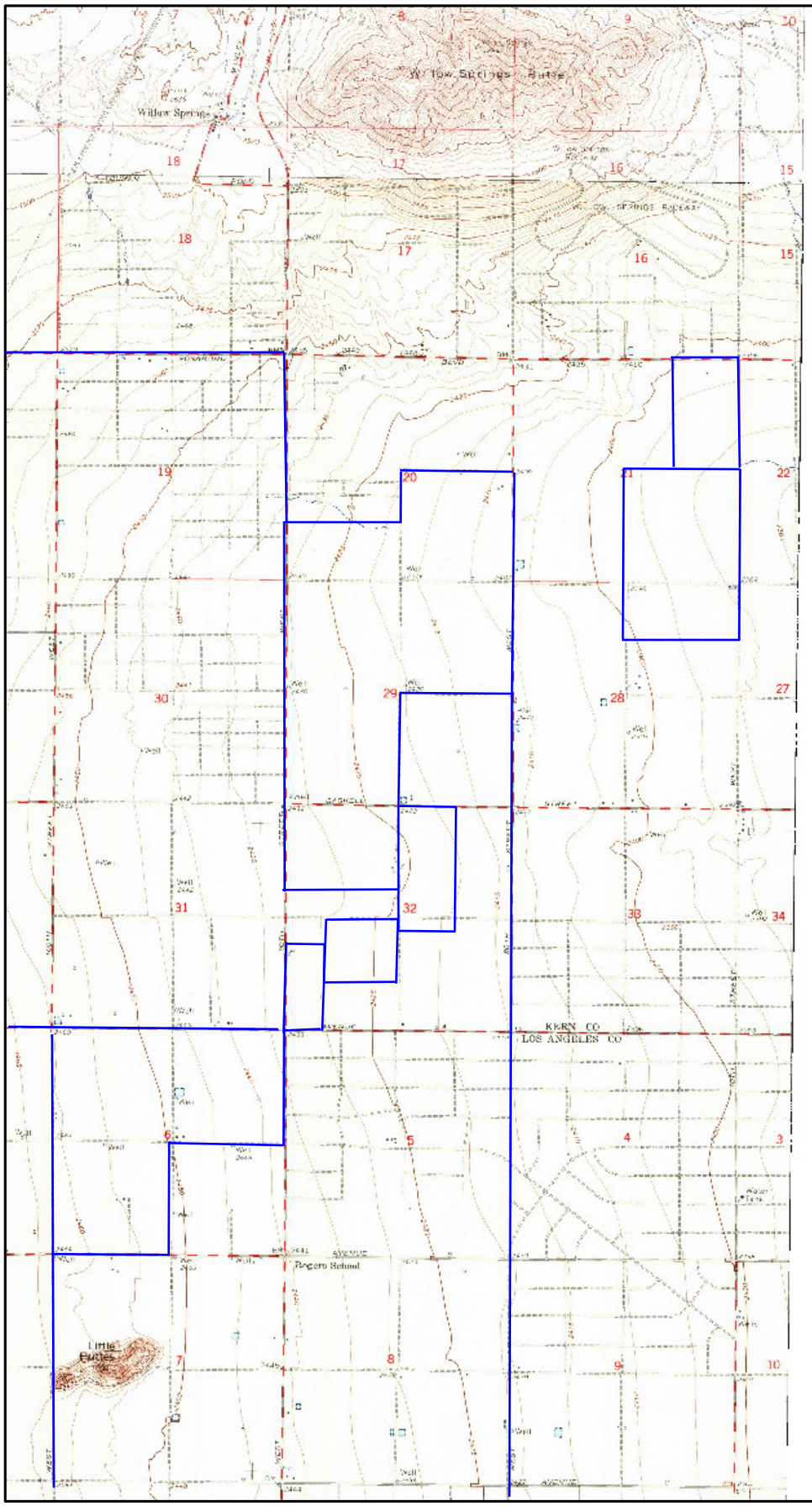
Project Manager: IRN	Project No. 60197265	Terracon 1421 Edinger Ave Suite C Tustin, CA	TOPOGRAPHIC MAP 2015 RACEWAY 2.0 EAST OF 90th ST. WEST, NORTH OF WEST AVE. A, WEST OF 70th ST. WEST, AND SOUTH OF ROSAMOND BOULEVARD ROSAMOND, KERN COUNTY, CALIFORNIA	Appendix C
Drawn by: EJS	Scale: 1:36000			
Checked by: IRN	File Name: 20190917248			
Approved by: IRN	Date: 2019-09-27			



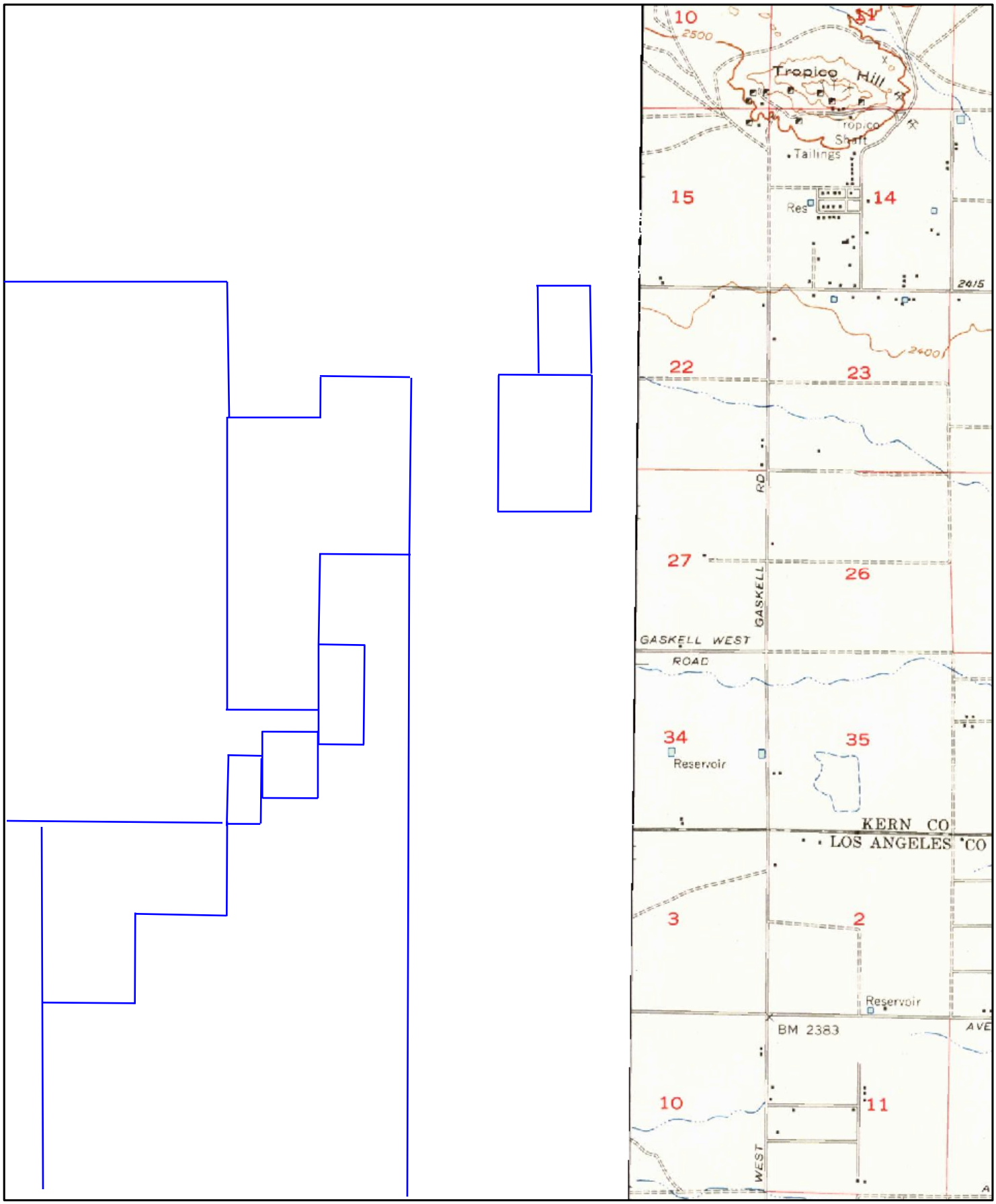
Project Manager: IRN	Project No. 60197265	Terracon	TOPOGRAPHIC MAP 1974
Drawn by: EJS	Scale: 1:36000	1421 Edinger Ave Suite C	RACEWAY 2.0
Checked by: IRN	File Name: 20190917248	Tustin, CA	EAST OF 90th ST. WEST, NORTH OF WEST AVE. A, WEST OF 70th ST. WEST, AND SOUTH OF ROSAMOND BOULEVARD ROSAMOND, KERN COUNTY, CALIFORNIA
Approved by: IRN	Date: 2019-09-27		Appendix C



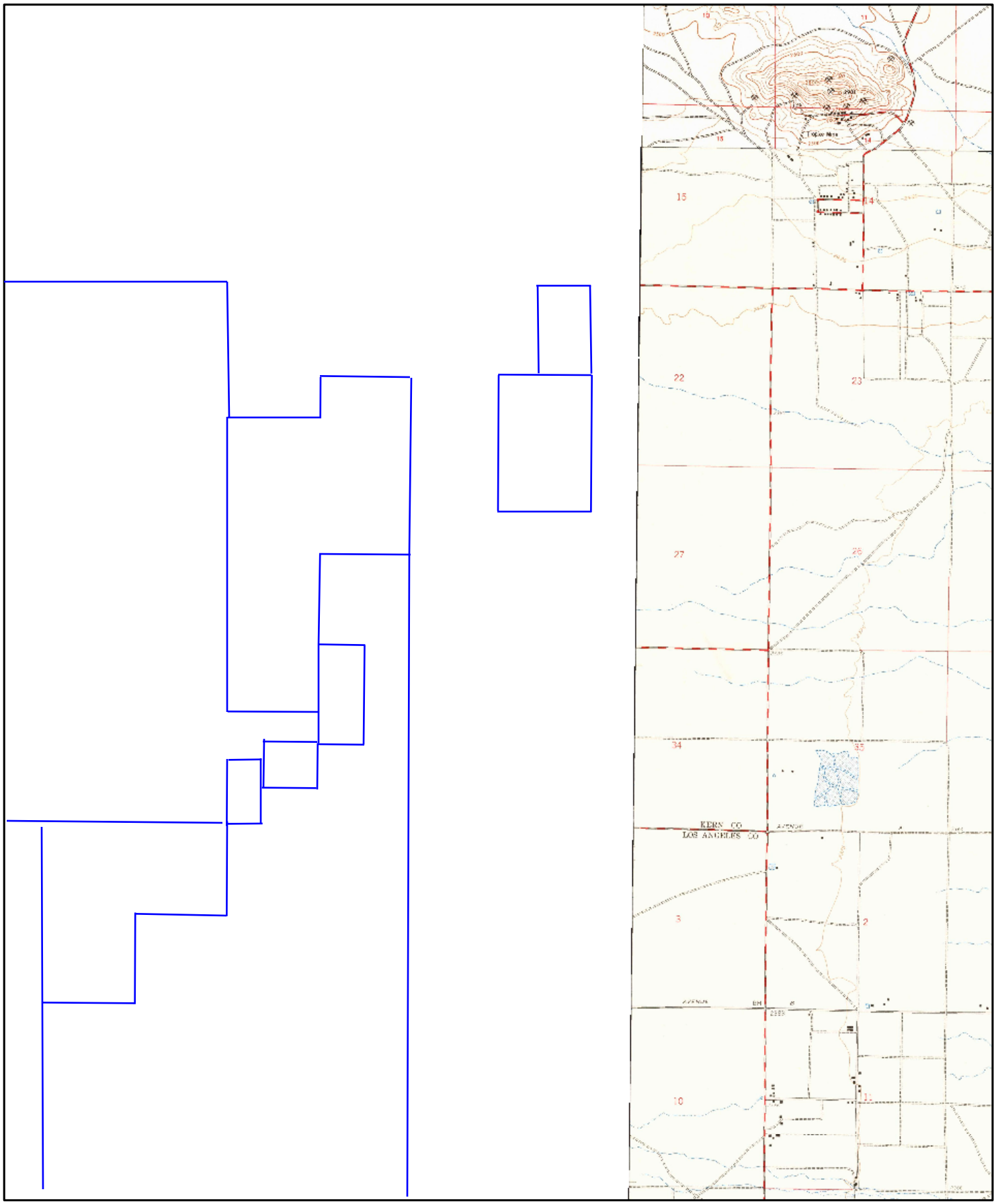
Project Manager: IRN	Project: 60197261	Terracon 1421 Edinger Ave Suite C Tustin, CA	TOPOGRAPHIC MAP 1973 RACEWAY 2.0 **EAST OF 90th ST. WEST, NORTH OF WEST AVE. A, WEST OF 70th ST. WEST, AND SOUTH OF ROSAMOND BOULEVARD ROSAMOND, KERN COUNTY, CALIFORNIA**	Appendix C
Drawn by: EJS	Scale: 1:36000			
Checked by: IRN	File No: [illegible]			
Approved by: IRN	Date: 2019-09-27			



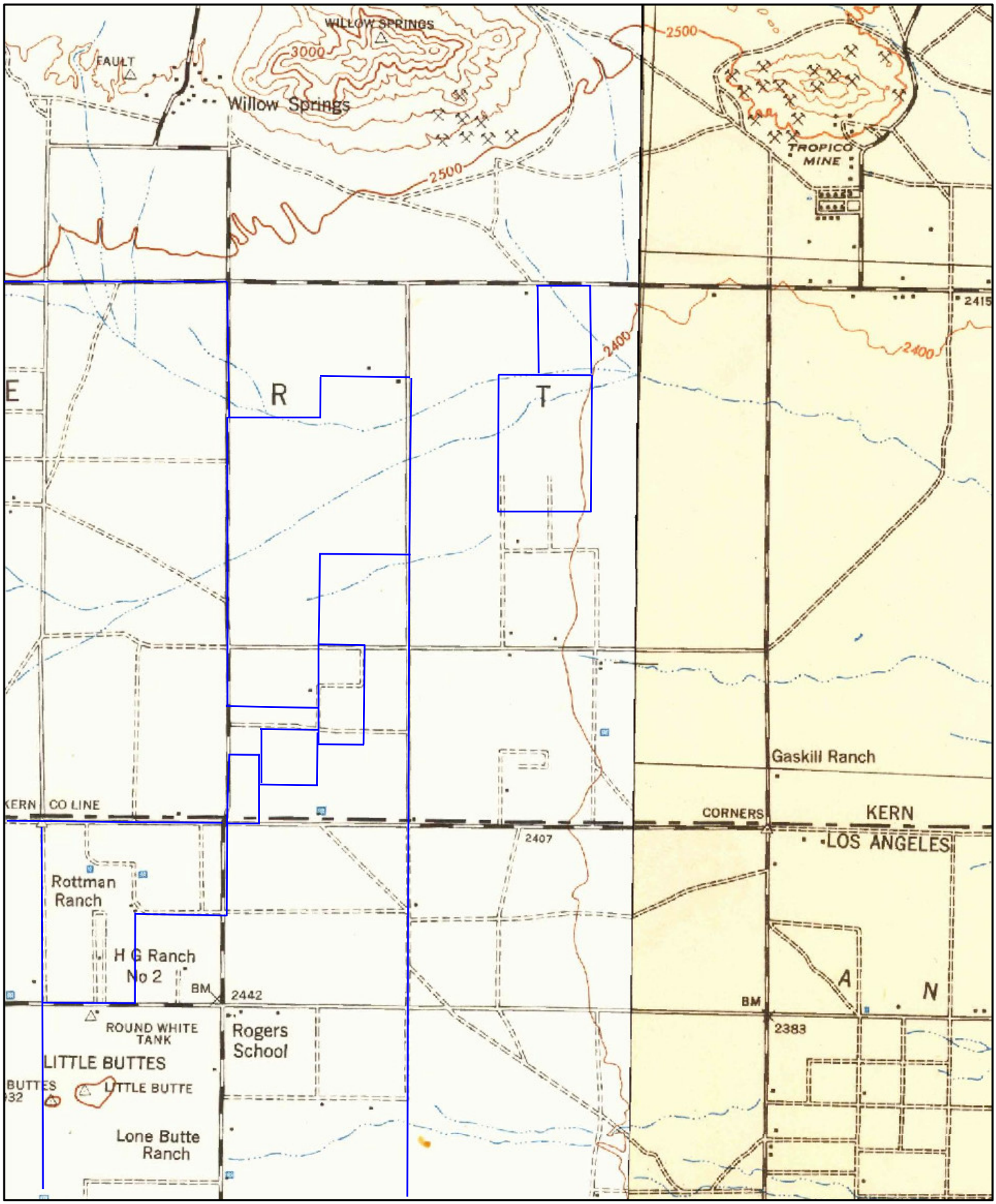
Project Manager: IRN	Project No. 60197265	Terracon	TOPOGRAPHIC MAP 1965	Appendix
Drawn by: EJS	Scale: 1:36000	1421 Edinger Ave Suite C	RACEWAY 2.0	C
Checked by: IRN	File Name: 20190917248	Tustin, CA	EAST OF 90th ST. WEST, NORTH OF WEST AVE. A, WEST OF 70th ST. WEST, AND SOUTH OF ROSAMOND BOULEVARD ROSAMOND, KERN COUNTY, CALIFORNIA	
Approved by: IRN	Date: 2019-09-27			



Project Manager: IRN	Project No. 60197265	Terracon	TOPOGRAPHIC MAP 1956
Drawn by: EJS	Scale: 1:36000	1421 Edinger Ave Suite C	RACEWAY 2.0
Checked by: IRN	File Name: 20190917248	Tustin, CA	EAST OF 90th ST. WEST, NORTH OF WEST AVE. A, WEST OF 70th ST. WEST, AND SOUTH OF ROSAMOND BOULEVARD ROSAMOND, KERN COUNTY, CALIFORNIA
Approved by: IRN	Date: 2019-09-27		Appendix C



Project Manager: IRN	Project No. 60197265	Terracon	TOPOGRAPHIC MAP 1947
Drawn by: EJS	Scale: 1:36000	1421 Edinger Ave Suite C	RACEWAY 2.0
Checked by: IRN	File Name: 20190917248	Tustin, CA	EAST OF 90th ST. WEST, NORTH OF WEST AVE. A, WEST OF 70th ST. WEST, AND SOUTH OF ROSAMOND BOULEVARD ROSAMOND, KERN COUNTY, CALIFORNIA
Approved by: IRN	Date: 2019-09-27		Appendix C



Project Manager: IRN	Project No. 60197265	Terracon	TOPOGRAPHIC MAP 1943
Drawn by: EJS	Scale: 1:36000	1421 Edinger Ave Suite C	RACEWAY 2.0
Checked by: IRN	File Name: 20190917248	Tustin, CA	EAST OF 90th ST. WEST, NORTH OF WEST AVE. A, WEST OF 70th ST. WEST, AND SOUTH OF ROSAMOND BOULEVARD ROSAMOND, KERN COUNTY, CALIFORNIA
Approved by: IRN	Date: 2019-09-27		Appendix C

ENVIRONMENTAL RISK INFORMATION SERVICES

FIRE INSURANCE MAP RESEARCH RESULTS

Date: 7/26/2017

Order Number: 20170726052

n/a,Kern County,CA

ERIS has searched our in-house collection of Fire Insurance Maps for the address at:
n/a,Kern County,CA

Please note that no information was found for your site or adjacent properties.

If you have any questions regarding the enclosed information, please do not hesitate to contact us.

Individual Fire Insurance Maps for the subject property and/or adjacent sites are included with the ERIS environmental database report to be used for research purposes only and cannot be resold for any other commercial uses other than for use in a Phase I environmental assessment.

Address: 38 Lesmill Rd Unit 2, Toronto, ON M3B 2T5
Phone: 1-866-517-5204
info@erisinfo.com • www.erisinfo.com

HISTORICAL DIRECTORY REPORT

for the site:

Raceway Solar Project
n/a
Rosamond, CA
PO #:

Report ID: 20170726052
Completed: 8/2/2017

Ecolog ERIS Ltd.
Environmental Risk Information Service (ERIS)
A division of Glacier Media Inc.
P: 1.866.517.5204
E: info@erisinfo.com

www.erisinfo.com

Search Results Summary

Date	Source	Comment
2016	DIGITAL BUSINESS DIRECTORY	
2014	DIGITAL BUSINESS DIRECTORY	
2009	DIGITAL BUSINESS DIRECTORY	
2007	HAINES	
2001	HAINES	
1996	HAINES	
1991	HAINES	
1986	HAINES	
1981	HAINES	
1976	HAINES	
1972	HAINES	

8/2/2017

RE: CITY DIRECTORY RESEARCH
Raceway Solar Project
n/a Rosamond, CA

Thank you for contacting ERIS for an City Directory Search for the site described above. Our staff has conducted a reverse listing City Directory search to determine prior occupants of the subject site and adjacent properties. We have provided the nearest addresses(s) when adjacent addresses are not listed. If we have searched a range of addresses, all addresses in that range found in the Directory are included.

Note: Reverse Listing Directories generally are focused on more highly developed areas. Newly developed areas may be covered in the more recent years, but the older directories will tend to cover only the "central" parts of the city. To complete the search, we have either utilized the ACPL, Library of Congress, State Archives, and/or a regional library or history center as well as multiple digitized directories. These do not claim to be a complete collection of all reverse listing city directories produced.

ERIS has made every effort to provide accurate and complete information but shall not be held liable for missing, incomplete or inaccurate information. To complete this search we used the general range(s) below to search for relevant findings. If you believe there are additional addresses or streets that require searching please contact us at 866-517-5204.

Search Criteria:

542-1264 of 60th Street West
775-1256 of 65th Street West
1101-1201 of 71st Street West
2285 of 78th Street West
346-2470 of 80th Street West
502-775 of 85th Street West
102-2392 of 90th Street West
5640-9159 of West Avenue A
5970-11941 of Gaskell Road
7968 of Elder Avenue
7963 of Roland Avenue
7943-7952 of Cathy Avenue
7543-7801 of Willow Avenue
1575-1527 of La Linda Lane
6530 of Cypress Street
6532 of Birch Street
7834-7956 of Dinkey Avenue
6727-7792 of Holiday Avenue
6521-7965 of Dogwood Avenue

2016 — 60TH STREET WEST

SOURCE: DIGITAL BUSINESS DIRECTORY

774 **Nehl Fence**...*Fence Contractors*
3718 **Exotic Feline Breeding Cmpnd**...*Family Entertainment Cent*
3718 **Exotic Feline Breeding Cmpnd**...*Wildlife Conservation*

2016 — 65TH STREET WEST

SOURCE: DIGITAL BUSINESS DIRECTORY

775 **Desert West Construction**...*Construction Companies*

2016
SOURCE: DIGITAL BUSINESS DIRECTORY

71ST STREET WEST

Street Not Listed...

2016
SOURCE: DIGITAL BUSINESS DIRECTORY

78TH STREET WEST

Street Not Listed...

2016 80TH STREET WEST
SOURCE: DIGITAL BUSINESS DIRECTORY

2845 **R C S Affordable Limousine Svc**...*Transportation Services*
3709 **Saddleback Broadcasting Inc**...*Broadcasting Companies*

2016 85TH STREET WEST
SOURCE: DIGITAL BUSINESS DIRECTORY

Street Not Listed...

2016
SOURCE: DIGITAL BUSINESS DIRECTORY

90TH STREET WEST

3045 **High Desert Cellars**...*Wineries [mfrs]*

2016
SOURCE: DIGITAL BUSINESS DIRECTORY

BIRCH STREET

7450 **G H Plastering Inc**...*Plastering Contractors*
7900 **Sundale Mutual Water**...*Water & Sewage Companies-utility*

2016 CATHY AVENUE
SOURCE: DIGITAL BUSINESS DIRECTORY

Street Not Listed...

2016 CYPRESS STREET
SOURCE: DIGITAL BUSINESS DIRECTORY

7095 **Clearwater Plumbing**...*Plumbing Contractors*
7523 **Re/max**...*Real Estate*

Street Not Listed...

7274 **Henry, Mark**...*Nonclassified Establishments*

2016
SOURCE: DIGITAL BUSINESS DIRECTORY

ELDER AVENUE

Street Not Listed...

2016
SOURCE: DIGITAL BUSINESS DIRECTORY

GASKELL ROAD

16100 **Antelope Valley Water Stge Llc**...*Storage*

2016
SOURCE: DIGITAL BUSINESS DIRECTORY

HOLIDAY AVENUE

6055 **Martinez Concrete**...*Concrete Contractors*

2016
SOURCE: DIGITAL BUSINESS DIRECTORY

LA LINDA LANE

Street Not Listed...

Street Not Listed...

3310 **Wagas Ranch**...*Ranches*
4361 **George S Backhoe**...*Drilling & Boring Contractors*
4361 **George S Backhoe**...*Federal Government Contractors*
4601 **Critter Sitters**...*Pet Boarding Sitting & Kennels*
4687 **Von Hainbolz Inc**...*Dog Breeders*
4842 **La Paws Pet Resort**...*Dog Breeders*
7087 **Healthy Companions**...*Misc Non-durable Goods Nec [whls]*
8425 **Tapia Brothers Inc**...*Fruits & Vegetables-growe*

2016
SOURCE: DIGITAL BUSINESS DIRECTORY

WILLOW AVENUE

7801 **Sunburst Consultation Svc**...*Consultants-business Nec*

2014
SOURCE: DIGITAL BUSINESS DIRECTORY

60TH STREET WEST

774 **Nehl Fence**...*All Other Specialty Trade Contrs*
3718 **Exotic Feline Breeding Cmpnd**...*Hunting & Trapping*
3718 **Exotic Feline Breeding Cmpnd**...*Family Entertainment Cent*

2014 65TH STREET WEST
SOURCE: DIGITAL BUSINESS DIRECTORY

Street Not Listed...

2014 71ST STREET WEST
SOURCE: DIGITAL BUSINESS DIRECTORY

Street Not Listed...

Street Not Listed...

2845 **R C S Affordable Limousine Svc**...*Transportation Services*
2845 **R C S Affordable Limousine Svc**...*Airport Transportation Se*
2845 **R C S Affordable Limousine Svc**...*Wedding Supplies & Servic*
2845 **R C S Affordable Limousine Svc**...*Limousine Svc*
3333 **Patios Plus**...*Residential Remodelers*
3709 **Saddleback Broadcasting Inc**...*Radio Stations*

Street Not Listed...

3045 **High Desert Cellars**...*Wineries*

2014
SOURCE: DIGITAL BUSINESS DIRECTORY

BIRCH STREET

7450 **G H Plastering Inc**...*Drywall & Insulation Contrs*
7900 **Sundale Mutual Water**...*Water Supply & Irrigation Systems*

2014
SOURCE: DIGITAL BUSINESS DIRECTORY

CATHY AVENUE

Street Not Listed...

2014 CYPRESS STREET
SOURCE: DIGITAL BUSINESS DIRECTORY

7095 **Clearwater Plumbing**...*Plumbing & Hvac Contrs*
7523 **Re/max**... *Real Estate Agents & Brokers*
7523 **Re/max Allpro**... *Real Estate Agents & Brokers*
7975 **A V S The Chimney Sweep**...*All Other Specialty Trade*

2014 DINKEY AVENUE
SOURCE: DIGITAL BUSINESS DIRECTORY

Street Not Listed...

2014
SOURCE: DIGITAL BUSINESS DIRECTORY

DOGWOOD AVENUE

7274 **Henry, Mark**...*Nonclassified Establishments*

2014
SOURCE: DIGITAL BUSINESS DIRECTORY

ELDER AVENUE

Street Not Listed...

2014
SOURCE: DIGITAL BUSINESS DIRECTORY

GASKELL ROAD

Street Not Listed...

2014
SOURCE: DIGITAL BUSINESS DIRECTORY

HOLIDAY AVENUE

6055 **Martinez Concrete**...*Poured Concrete Structure Contrs*

2014
SOURCE: DIGITAL BUSINESS DIRECTORY

LA LINDA LANE

Street Not Listed...

2014
SOURCE: DIGITAL BUSINESS DIRECTORY

ROLAND AVENUE

Street Not Listed...

3310 **Wagas Ranch**...*All Other Animal Production*
4361 **George S Backhoe**...*Federal Government Contractors*
4361 **George S Backhoe**...*Water & Sewer System Construction*
4601 **Critter Sitters**...*Support Activities For An*
4687 **Von Hainbolz Inc**...*Support Activities For An*
4842 **La Paws Pet Resort**...*Support Activities For An*
7087 **Healthy Companions**...*Wholesale Trade Agents & Brokers*
8425 **Tapia Brothers Inc**...*Fruit & Vegetable Merchant Whols*

7801 **Sunburst Consultation Svc**...*Other Management Consulti*

2009 — 60TH STREET WEST

SOURCE: DIGITAL BUSINESS DIRECTORY

774 **Nehl Fence**...*Fence Contractors*
774 **Nehl Fence**...*Fence Contractors*
908 **Bob Caldara Trucking**...*Local Trucking Operator*
3718 **Exotic Fline Breeding Compound**...*Animal Services Ret Gifts*
5301 **Life Change Seminars**...*Pers Svc Agts Brkrs*
5301 **Life Change Seminars**...*Lecture & Seminar Bureaus*

2009 — 65TH STREET WEST

SOURCE: DIGITAL BUSINESS DIRECTORY

775 **Desert West Construc**...*Single-family House Construction*
775 **Desert West Construction**...*Gen Remod 1-fam House*

2009
SOURCE: DIGITAL BUSINESS DIRECTORY

71ST STREET WEST

1155 **Refrigeration Plus**...*Plumbing/heating/air Cond Contractor*
1155 **Refrigeration Plus**...*Plbg Htg Ac Contr*

2009
SOURCE: DIGITAL BUSINESS DIRECTORY

78TH STREET WEST

Street Not Listed...

2009
SOURCE: DIGITAL BUSINESS DIRECTORY

80TH STREET WEST

2845 **R Cs Affordable Limousine Svc**...*Limo Rent With Driver*

2009
SOURCE: DIGITAL BUSINESS DIRECTORY

85TH STREET WEST

Street Not Listed...

2009 — 90TH STREET WEST

SOURCE: DIGITAL BUSINESS DIRECTORY

3405 **Great Escape Family Billiards**...*Amus Recreation Sv*
3405 **Great Escape Family Billiards**...*Billiard Parlors*

2009 — BIRCH STREET

SOURCE: DIGITAL BUSINESS DIRECTORY

7743 **James Bros Systems**...*Cmp Programming Svs*
7852 **Infinity Group**...*Gen Remod 1-fam House*

2009
SOURCE: DIGITAL BUSINESS DIRECTORY

CATHY AVENUE

Street Not Listed...

2009
SOURCE: DIGITAL BUSINESS DIRECTORY

CYPRESS STREET

7095 **Clearwater Plumbing**...*Plumbing Contractor*

2009 DINKEY AVENUE
SOURCE: DIGITAL BUSINESS DIRECTORY

Street Not Listed...

2009 DOGWOOD AVENUE
SOURCE: DIGITAL BUSINESS DIRECTORY

7148 **D C Homes**...*Comm/off Bldg New Con*
7274 **Mark Henry**...*Unclassified*

2009
SOURCE: DIGITAL BUSINESS DIRECTORY

ELDER AVENUE

4312 **Real Estate Book**...*Radio Tv Pubg Rep*

2009
SOURCE: DIGITAL BUSINESS DIRECTORY

GASKELL ROAD

6720 **Richardson & Farmer Trucking**...*Trucking*

2009
SOURCE: DIGITAL BUSINESS DIRECTORY

HOLIDAY AVENUE

12764 **Desert Owl Farm**...*General Crop Farm*
12764 **Desert Owl Farm**...*General Crop Farms*

2009
SOURCE: DIGITAL BUSINESS DIRECTORY

LA LINDA LANE

Street Not Listed...

Street Not Listed...

3310 **Wagas Ranch**...*Gen Livestock Farms*
4687 **Von Hainbolz Inc**...*Animal Spc Services*
4842 **La Paws Pet Resort**...*Animal Services*
8425 **Tapia Bros Inc**...*Unclassified*
8425 **Tapia Brothers Inc**...*Fresh Fruits & Vegs*
8425 **Tapia Brothers Inc**...*Fruits & Vegetables-growe*
9201 **Mitie Cattery**...*Animal Services*
9241 **Chueweka**...*Business Services*
14147 **Horton Farm**...*Nclassifiable Estab*
14147 **Horton Farm**...*General Crop Farm*

2009
SOURCE: DIGITAL BUSINESS DIRECTORY

WILLOW AVENUE

7801 **Sunburst Consultation Svc**...*Bus Consulting Nec*
7801 **Sunburst Consultation Svc**...*Consultants-business Nec*

2007
SOURCE: HAINES

60TH STREET WEST

60TH ST W 93560
ROSAMOND

WEALTH CODE 2.3

542	XXXX	OO	
572	● STABELL Berth	661-256-7811	4
X	GEORGE AVE		
774	o NEHL Mike	661-256-2566	
X	CATHY AVE		
818	XXXX	OO	
X	GASKELL RD		
908	HALCOMB Tamra	661-256-1217	+6
1264	♣ MELTON Shirley	661-256-9131	
1338	● CALLAHAN A J	661-256-4859	
	● CALLAHAN Andrew J	661-256-3430	

65TH ST W 93560
ROSAMOND

WEALTH CODE 2.1

X WILLOW AVE

1788	WARNER Gene	661-256-3994	4
1801	● ROKEY Scott	661-256-2821	1
1827	♣● NYHOLM Harold	OO	+6

1857	o WRIGHT Gary	661-256-4708	8
1967	● JONES Shelby	OO	2

X HOLIDAY AVE

2053	XXXX	OO	
2075	LOWE Barbara	661-256-2774	+6
2076	● BLIGHT Albert	661-256-6290	0
2147	● GIORDANO Cynthia	OO	3
	SHELDON Cynthia	661-256-2626	3
2223	● JACOBY M	661-256-3345	3

X ASTORIA AVE

X GOBI AVE

2435	♣o ILES John C	661-256-3188	7
2774	ZEOK Jane	661-256-8643	4
2918	♣● WILLIAMS John	OO	0
2944	XXXX	OO	

X W ROSAMOND BLVD

X CONSTELLATION AVE

4669	DEATON Debra	661-256-8935	4
5294	o GALLAGHER Edward	661-256-8647	8

X FIRMAMENT AVE

★ 0 BUS 17 RES 2 NEW

2007 71ST STREET WEST
SOURCE: HAINES

71ST ST W 93560
ROSAMOND

WEALTH CODE 2

X GASKELL RD

1101 XXXX OO
1155 ♣ EYLER Celia 661-256-4803 9
★ REFRIGRTN PLUS 661-256-7755 3

★ 1 BUS 2 RES 0 NEW

2007 78TH STREET WEST
SOURCE: HAINES

78TH ST W 93560
ROSAMOND

WEALTH CODE 2

2389 ● CROSBY Alice OO
X ASTORIA AVE

X W ROSAMOND BLVD
3126 ♣● ALVISO Vera OO

★ 0 BUS 2 RES 0 NEW

2007 *SOURCE: HAINES*

80TH STREET WEST

80TH ST W 93560
ROSAMOND

WEALTH CODE 2.4

X BIRCH AVE

346 ● EUBANKS Rebecca 661-256-7970 8

X DOGWOOD AVE

X ELDER AVE

736 ● VAN Norman Rodney OO 0

1528 ♣● TAYLOR Tom 661-256-3800 8

1818 o COLLINS Edward 661-256-8557 3

2470 ♣● EPPS Mark OO

2845 CASE Richard 661-256-0459 4

X W ROSAMOND BLVD

X SWEETSER RD

3709 ♣ ★ HIGH DESERT BROADCASTING LLC 661-256-9044 3

★ 1 BUS 6 RES 0 NEW

2007 *SOURCE: HAINES*

85TH STREET WEST

Street Not Listed

90TH ST W 93560
ROSAMOND

WEALTH CODE 2

115	MULLINS Vernon	661-256-6687	
251	XXXX	OO	
470	GODDE Jerry	661-256-2177	
1405	o ADAMS G	661-256-1352	9
3405	★ **THE GREAT ESCAPE FAMILY BLRDS**	**661-256-6125**	1

★ 1 BUS 4 RES 0 NEW

BIRCH ST 93560
ROSAMOND

WEALTH CODE 2

6532	● SUSZEK Timothy	OO	1
6578	XXXX	OO	
6643	● RIIHIMAKI James	661-256-0698	1

X 67TH ST W

6765	♣● WILLIAMS Senah	OO	1
6768	● SPRINGER Darryl	OO	0
6984	● BRINO Anthony	OO	4
7145	♣● WHITE Matthew	OO	4
7148	● PIZARRO Linda	OO	0

X 72ND ST W

7321	● FRAPPIED Bruce	OO	0
7409	♣● ERVIN William	OO	3
7450	GEORGE Tiffany	661-256-4619	+6
7475	● STOLTING John	OO	3
7602	● LACEY Martin	OO	3
7658	● LAGE Gregory	OO	3
7727	♣● EUBANKS Richard	OO	

X 77TH ST W

7835	● MCCLELLAND David	OO	
7852	♣ KNAPP James	661-256-3078	+6
7900	● BOYD Kyle	OO	2
7901	● DURKOS John	OO	+6
7980	● TRONCALE Craig	OO	
7981	● SHATTUCK William	OO	3

★ 0 BUS 21 RES 3 NEW

CATHY AVE 93560
ROSAMOND

WEALTH CODE 2

X 60TH ST W

7943 TANNER Ron 661-256-4369 4

★ 0 BUS 1 RES 0 NEW

CYPRESS AVE 93560
ROSAMOND

WEALTH CODE 2

6584 ● FRANK Fred OO 5

X 67TH ST W

7034 ♣ ● GARTON Randall OO

7096 ● BELLVILLE J T 661-256-6615 4

X 72ND ST W

7175 ♣ CABRERA George L 661-256-3723 2

♣ ★ **SUNDALE MUTUAL WATER CO** **661-256-2620** 5

7231 ● CABRERA George OO

7346 ● RIDEOUT Neal OO 0

7417 ● NEMANI Daruish OO 4

7472 NASH Michael 661-256-9639

7523 ● KOETT Cassandra OO 2

7528 ● AQENENNI Mena OO 5

7661 ♣ ORANTES Sonia 661-256-0701 +6

7904 BRANDTS Linda 661-256-2113 +6

7957 ● KAISER Anthony 661-256-7663 3

★ 1 BUS 13 RES 2 NEW

DINKEY AVE (05) 93560 ROSAMOND

WEALTH CODE 2

7665	BRYANT Tamiah	661-256-1030	+6
7956 ♣	NICHOLS Clayton	661-256-1959	4

★ 0 BUS 2 RES 1 NEW

DOGWOOD AVE 93560 ROSAMOND

WEALTH CODE 2

6710	MARKLEY Tim	661-256-7661	+6
6717	XXXX	OO	

X 67TH ST W

6925	XXXX	OO	
7148 ♣	CAPPS Devin	661-256-8515	+6

X 72ND ST W

7274	HENRY Mark	661-256-1571	8
	● QUANTZ Dallas	OO	
7334	● BORG David	661-256-0565	
7410	● LEWIS Mark	661-256-6356	
7460 ♣	● WRIGHT Larry	661-256-1388	5
7539	REYNOLDS Thomas	661-256-3126	
7665 ♣	● SCOTT Randall	OO	0
7770 ♣	HUNT Vernon R	661-256-1230	
7850	● MARTIN Dale	OO	0
7914	● BARRY Steven	661-256-1052	4
7915	● BEASLEY Joseph	661-256-8912	8

X 80TH ST W

★ 0 BUS 15 RES 2 NEW

ELDER AVE 93560
ROSAMOND

WEALTH CODE 2

X 52ND ST W

5392 XXXX OO

X CAGEL ST

X 55TH ST W

7036 ♣ LOMELI Yesenia 661-256-3618 +6
7102 ♣ BETTS Dennis 661-256-6222 +6
7524 ● THOLEN Nancy E 661-256-1867 3
7582 ● JACOBS Mark 661-256-7027

X 72ND ST W

7780 ○ SORIA Margaret 661-256-9226 2
7930 ● BLANK Jay OO 1
7968 ● QUITORIANO Carol OO 3

X 80TH ST W

★ 0 BUS 8 RES 2 NEW

GASKELL RD 93560
ROSAMOND

WEALTH CODE 2

5770 RIVAS Francis 661-256-7483 4
5854 HERRERA Dolores 661-256-4354 5

X CAGEL ST

X 60TH ST W

X 65TH ST W

6500 GUARDADO Delia 661-256-1897 +6
6520 ○ HORVATIN Richard H 661-256-7842 2
6542 CAPILLA Ana 661-256-6537 4
6720 ● FARMER Constance OO 0
RICHARDSON Harry H 661-256-8355 7
6723 THOMPSON Tracy 661-256-4548 +6

X 71ST ST W

7137 ● TAPIA George OO 0
7466 BROCK Tom 661-256-2745 +6

7531	● POTTS Dairold	OO	+6
7551	● NUNNENKAMP Alan	661-256-8004	1
7830	● SCHNARRENBERGE Carl	OO	2
7916	JENKINS Greg	661-256-1085	5

X 105TH ST W

12125	● HARTER Scott	OO	2
12882	COFFMAN Toni	661-256-1701	4
12922	○ SEATON Claudia	661-256-2736	2
14999	♣ DARNELL Byron	661-256-1254	2
15310	● VERGOAN John	661-256-1186	2

X 155TH ST W

16071	RYNEAL Mark	661-256-6260	4

X 170TH ST W

NO #	♣ BEERY John W	661-942-3175	1

★ 0 BUS 21 RES 4 NEW

HOLIDAY AVE 93560
ROSAMOND

WEALTH CODE 2

5717	○ CHRISTIANSEN Roger K	661-256-4130	

X 58TH ST W

5933	○ EASLER Walter	661-256-2311	2

X 60TH ST W

6055	♣B ● MARTINEZ David S	661-256-9272	1

X 61ST ST W

6108	● CZUZAK Christian	OO	0
6173	WU Joe	661-256-7147	+6
6175	MORGA Venancio	661-256-0619	

X 62ND ST W

6275	○ TERVORT Allan D	661-256-1124	8

X HARRIS AVE

6489	GALE Steve	661-256-3764	4

X 65TH ST W

6500	♣● RUTE Anthony	OO	0
6577	● MACYS Vincent	661-256-3847	1
6600	ARAIZA Juana	661-256-0154	5
6601	♣● SUTTON Gary	OO	0

X 67TH ST W

7720	♣ KEMBLOWSKI J	661-256-6634	4
	♣ KEMBLOWSKI J	661-256-6682	4
12622	PEREZ Jose	661-256-3297	+6
12764	○ THOMPKINS Sheree	661-256-1796	3

X 265TH ST W

★ 0 BUS 16 RES 2 NEW

2007
SOURCE: HAINES

LA LINDA LANE

Street Not Listed

2007
SOURCE: HAINES

ROLAND AVENUE

ROLAND AVE 93560
ROSAMOND

WEALTH CODE 2

X 20TH ST W

1732	RIKER Brian R	661-256-2518	9
1798	XXXX	OO	
1836	NIPPER Bob	661-256-3497	+6
7884	XXXX	OO	
7963	● GEIGER Robert	OO	3

★ 0 BUS 5 RES 1 NEW

W AVENUE A 93560 ROSAMOND

WEALTH CODE 3.2

X LAUREL ST

4308	● WEST Jeromec	OO	3

X 40TH ST W

4509	XXXX	OO	
4518	● HARTLEY Mary	OO	5
4601	★ **CRITTER SITTERS**	**661-256- 6562**	1
4687	XXXX	OO	
4842	● HOUSER Darryl	OO	3

X 50TH ST W

X CAGEL ST

5485	SOMMERS Mark	661-256- 1356	4

X 55TH ST W

6515	○ BALLENGER L O	661-256- 2887	1
6600	XXXX	OO	
6601	♣○ POSCA Teresa	661-256- 3296	8
6669	● ROSS Carl	OO	3

X 67TH ST W

6789	♣ HUNT Roy H	661-256- 9200	
6865	● GORSE Richard	OO	4
6923	● WRIGHT Clarence	OO	3
6947	● MORGAN James	OO	3
7025	● MILLAGER Ronald	OO	3
7087	● POOR Gwyndolyn	OO	+6
7139	● DICICCO Joseph	OO	3

X 72ND ST W

7337	● INGRAHAM Zack	OO	
7477	♣● OLSEN Darrell	OO	
7523	♣● VASQUEZ James	OO	5
7601	♣● URQUHART Gayle	OO	3
7635	♣● MILTNER Scott	661-256- 3573	
7701	♣● CAMP F	OO	3

X 77TH ST W

7855	● MCGLOTHEN Jerry	OO	
7985	● VIELMAN Ana	OO	+6

X 80TH ST W

8425	★ **TAPIA BROS INC**	**661-256- 4401**	
8491	♣● BELTE Daumants	661-256- 1945	

X TEHACHAPI WILLOW SP

9241	● FLANAGAN Thomas	OO	4
9337	♣ WEBB Geo	661-256- 2615	8

X 100TH ST W

X 110TH ST W

9937	♣ O'LOUGHLIN Charles	661-256- 3378	0
13451	♣ DIGRIGOLI Jeannette	661-256- 6963	+6

X YORK ST

14147	★ **HORTON FARM**	**661-256- 3647**	3

★ 3 BUS 30 RES 3 NEW

WILLOW AVE 93560 ROSAMOND

WEALTH CODE 2

X 57TH ST W

5775	● LOKOS William	OO	+6

X 60TH ST W

5857	● ALARCON Jaime	OO	2
5879	♣● BUTTERFIELD Rory	OO	0
5921	● MCPHERSON Mollie	OO	0
5953	● ORANTES Wilfredo	OO	+6
6115	○ APPLEBY T C	661-256- 4350	3
6175	XXXX	OO	
6219	KING Roger	661-256- 3927	
6373	XXXX	OO	

X 65TH ST W

7531	♣ GUARDADO Manuel	661-256- 2789	0
	♣ GUAREGAO Ramiro	661-256- 1475	0
7543	● FERGUSON Delmar	OO	1
7583	FARFAN Loouie	661-256- 6160	+6
7801	● ALEXANDER Jo	OO	0

★ 0 BUS 14 RES 3 NEW

60TH W 93560
ROSAMOND

WEALTH CODE 1.8

542	●JANKE Gary	661-256-4964	7
572	●STABELL Clifford	OO	+0
774	NEHL Margaret	661-256-2566	6
	NEHL Mike	661-256-2566	6
818	●FRITZ Daniel	OO	+0
908	★ **CALDARA BOB TRUCKING**	**661-256-8133**	7
	●CALDARA Charles	OO	+0

X ELDER AV
X CATHY
X WILLOW AV

1264	MELTON Russell	661-256-9131	5
1338	●CALLAHAN A J	661-256-4859	5
1401	●BOYD John	OO	+0
1525	●APPLEBY Thos N	661-256-3067	4
1682	●HART Barbara	661-256-1283	+0
	●HART James	661-256-1283	+0
2020	●ATCHINSON Jas M	661-256-3304	5
	●ATCHINSON Jill	661-256-3304	5
2081	●GUTIERREZ Ramon	OO	+0
2113	●GUTIERREZ Mario	OO	+0
2129	●PERRY Joyce	OO	+0
2201	GORE Fred H	661-256-2509	6
2203	FISHER Clyde	661-256-6576	8
2217	★ **NEW LIFE CH OF GOD IN CHRIST**	**661-256-9908**	
2382	●OCALLAGHAN T	OO	+0
2576	CROFT Raynald	661-256-6078	9
2640	●WATSON Kathleen A	661-256-4687	7
2729	●ANDRADE Joe	661-256-2338	7
2764	●URIBE Moises	OO	+0
2830	●CASTANON Eliazar	OO	+0
2866	AREDONDO Francisco	661-256-3398	8
2941	GULICK Richard	661-256-2628	+0
3265	●ADAMS Rita	661-256-6102	
	●ADAMS Ron	661-256-6102	
	ZALEWSKI Peter	661-256-7622	8
3278	●VALENTINE Kevin	661-256-4633	
	●VALENTINE Roland	661-256-4633	

..60TH W 93560 CONT..

3301	●SMITH Clarence	OO	
3310	●COPELAND George	661-256-1458	
3352	RHEA Kevin	661-256-7448	9
	RHEA Susan	661-256-7448	9

X RHYOLITE AV

3424	●HITT William	OO	+0
3718	●MAYNARD Joseph	OO	+0
4855	●KONDROTAS Fred	OO	+0
5049	●MIDDLETON M A	661-256-8533	5
5081	ARMFIELD Lucille	661-256-3040	
	●ROOS Robert J	661-256-3040	
5109	●HEFLIN Richard	OO	+0
5138	●STEFFENS Chas G	661-256-3369	7
5205	●KOFAHL James	OO	+0
5301	●HOUSTON Nathan	661-256-1017	9
5341	●NEAL Virgle	661-256-3140	3
5395	●KOFAHL Jas	661-256-3592	6
5419	JACKSON Alfred	661-256-4734	
	JACKSON Alfred W	661-256-0911	+0
	JACKSON Freida	661-256-4734	
5457	●LOEHR Larry	OO	+0
5933	EASLER Walter	661-256-2311	6
NO #	ANDRADE Gloria	661-256-9163	

★ 2 BUS 54 RES 20 NEW

65TH W 93560
ROSAMOND

WEALTH CODE 1.3

1788	ALLETTO Tracy L	661-256-7564	+0
	●OTTE Richard	OO	+0
1801	●MCGRAW Carol	OO	+0
	PETERSON Clarence T	661-256-2877	
1827	O'Conner Deborah	661-256-9363	7
	●O'Conner Rod	661-256-9363	7
1857	WRIGHT Gary	661-256-4708	8
1967	●ALLEN Andrea	661-256-0331	7
	●ALLEN Mike	661-256-0331	7
2053	●STEWART James	OO	+0
2075	XXXX	OO	
2076	●BLIGHT Albert	661-256-6290	+0
2147	●SHUMAN Thomas	OO	+0
2223	●CASHBAUGH Jon	OO	+0
2435	ILES John C	661-256-3188	7
2774	●ZEOK Gerald	OO	+0
2918	●WILLIAMS John	OO	+0
2944	●POWELL Charles	661-256-6721	+0
4669	●DEATON Larry	OO	+0
5294	GALLAGHER Edward	661-256-8647	8
	●LOPEZ Diana	OO	+0
5352	●DUMIN Michael	OO	+0
5456	●SMITH Gordon L	661-256-3343	6

★ 0 BUS 23 RES 13 NEW

71ST W 93560
ROSAMOND

1101	●TAPIA Primo	OO	+0
1155	●EYLER Celia	661-256-4803	9
	★ **REFRIGRTN PLUS**	**661-256-7755**	**9**

★ 1 BUS 2 RES 1 NEW

2001 *SOURCE: HAINES*

78TH STREET WEST

78TH W 93560
ROSAMOND

WEALTH CODE 2 0

3126	●ALVISO Milton R	661-256-3356	2
	★ 0 BUS 1 RES	0 NEW	

2001 *SOURCE: HAINES*

80TH STREET WEST

80TH W 93560
ROSAMOND

WEALTH CODE 1 0

346	●EUBANKS Rebecca	661-256-7970	8
736	●VANNORMAN Rodney	OO	+0
1528	TAYLOR Char	661-256-3800	8
	TAYLOR Tom	661-256-3800	8
1818	XXXX	OO	
2470	●EPPS Mark	OO	+0
2845	CASE Richard	661-256-4144	6
3709	★ SADDLEBACK BROADCASTING INC	661-256-9044	9
NO #	LANCASTER Betty J	661-256-2133	
NO #	LANCASTER Russ Sr	661-256-2133	
	★ 1 BUS 9 RES	2 NEW	

2001
SOURCE: HAINES

85TH STREET WEST

Street Not Listed

2001
SOURCE: HAINES

90TH STREET WEST

90TH W 93560
ROSAMOND

WEALTH CODE 1.8

115	●MULLINS Deana	661-256-6687	4
	●MULLINS Vernon	661-256-6687	4
211	●WHEELER Matt	OO	+0
251	●CAIN Fay	OO	+0
470	GODDE Jerry	661-256-2177	1
1405	●ADAMS G	661-256-1352	9
3546	●CAPUTO Guy	OO	+0
3972	●TIPTON Verna	661-256-2621	8

★ 0 BUS 8 RES 3 NEW

BIRCH AV 93560
ROSAMOND

WEALTH CODE 2.0

6532	●HOFFMAN John	OO	+0
6578	CABRERA Angel	661-256-3655	
6643	●NEELY Victor	OO	+0
6768	●SPRINGER Darryl	OO	+0
6984	●STACY Scott	OO	6
7148	●PIZARRO Eugene	OO	+0
7321	●FRAPPIED Bruce	OO	+0
7409	●ERVIN Bill	661-256-6310	

★ 0 BUS 8 RES 5 NEW

CATHY AV (96) 93560
ROSAMOND

WEALTH CODE 2.0

5769	MADDREN H	661-256-7673	6

★ 0 BUS 1 RES 0 NEW

2001
SOURCE: HAINES

CYPRESS AVENUE

Street Not Listed

2001
SOURCE: HAINES

DINKEY AVENUE

DINKEY AV (92) 93560
ROSAMOND

WEALTH CODE 2.0

7665	VELASCO Ronda L	661-256-7188	+0
7956	NICHOLS Clayton	661-256-1959	
	NICHOLS Maria	661-256-1959	

★ 0 BUS 3 RES 1 NEW

DOGWOOD AV (91) 93560
ROSAMOND

WEALTH CODE 2.0

7274	●HENRY Diane	661-256-1571	8
	●HENRY Mark	661-256-1571	8
7334	●BORG David	661-256-0565	3
7410	●LEWIS Debbie	661-256-6356	
	●LEWIS Mark	661-256-6356	
7539	●REYNOLDS Linda	661-256-3126	
	●REYNOLDS Thomas	661-256-3126	
7601	●WILLIAMS Gerald	OO	+0
7665	●SCOTT Randall	OO	+0
7770	HUNT Vernon R	661-256-1230	1
7850	●MARTIN Dale	OO	+0
7915	●BEASLEY Joseph	661-256-8912	8
	●BEASLEY Joseph N	661-256-8922	8

★ 0 BUS 13 RES 3 NEW

ELDER AV (92) 93560
ROSAMOND

WEALTH CODE 2.0

7524	●THOLEN Nancy E	661-256-1873	+0
7780	PONSEN Allen	661-256-4632	+0

★ 0 BUS 2 RES 2 NEW

GASKELL RD 93560 ROSAMOND

WEALTH CODE 1.6

5854	●HERRERA Jesus	OO	+0
6520	●HORVATIN Richard	OO	+0
6542	●CAPILLA Santos	OO	+0
6720	●FARMER Constance	OO	+0
	RICHARDSON Harry H	661-256-8355	7
7137	●TAPIA George	OO	+0
7466	●JACKSON Robert	OO	+0
7551	●NUNNENKAMP Alan	OO	+0
8445	XXXX	OO	
10983	●CLEMENTS George	OO	+0
11985	●ALLISON Paul	OO	+0
12882	●COFFMAN Leonard	661-256-6743	7
15310	XXXX	OO	
15374	●LAROCCA Charles	OO	+0
15392	XXXX	OO	
16071	●HALEY Brenda	661-256-0559	
	●HALEY Jim	661-256-0559	
	WILLOW Springs Farming	661-256-0559	5
NO #	DAVIS Jack	661-256-4195	

★ 0 BUS 19 RES 10 NEW

HOLIDAY AV 93560 ROSAMOND

WEALTH CODE 2.0

5717	CHRISTIANSEN Roger K	661-256-4130	5
5757	●LOGAN Doris	OO	+0
5807	●KLOPFENSTEIN E	OO	+0
	MENAGE Dorothy I	661-256-7984	+0
5830	●FREEMAN Jennifer	OO	+0
X	67TH W		
5933	●EASLER Walter	OO	+0
6055	●MARTINEZ David	OO	+0
6108	●CZUZAK Christian	OO	+0
6173	●GOSLIN Jack	OO	+0
6175	MORGA Venancio	661-256-0619	1
X	HARRIS		
6225	●SLADE Robert	OO	+0
X	61ST W		
6275	TERVORT Allan D	661-256-1124	8
6276	XXXX	OO	
X	60TH W		
6456	●CALDERON Luis	OO	+0
6489	XXXX	OO	
X	55TH W		
6500	●RUTE Anthony	OO	+0
6577	●MACYS Vincent	OO	+0
6600	●HOLLEN Myrna	661-256-1431	9
6601	●SUTTON Gary	OO	+0
6727	●PRYOR Brian	OO	+0
12622	PEREZ Telesforo	661-256-7825	9
12764	●IARUSSI Armando	OO	+0
13464	XXXX	OO	
13484	FALVO Jay	661-256-4784	9

★ 0 BUS 24 RES 15 NEW

2001
SOURCE: HAINES

LA LINDA LANE

Street Not Listed

2001
SOURCE: HAINES

ROLAND AVENUE

ROLAND AV (92) 93560
ROSAMOND

1732	●RIKER Brian R	661-256-2518	9
1798	★NORRIS ENGLE TRUCKING	661-256-0346	4
NO #	●GEIGER Wesley R	661-256-9631	+0
	★ 1 BUS 2 RES	1 NEW	

AVENUE A 93560
ROSAMOND

WEALTH CODE 4.0

X	40TH W		
4307	XXXX	OO	
4509	●WILSON S	661-256-1319	1
4521	XXXX	OO	
4531	XXXX	OO	
4687	CHRISTOPHERSEN Howard E	661-256-1292	+0
6600	XXXX	OO	
6601	POSCA Teresa	661-256-3296	8
6669	●ROSS Barney	661-256-4462	7
6789	●HUNT Roy H	661-256-9200	
6865	●JOHNSON Sam	OO	+0
6923	DEBOE Debra	661-256-3172	+0
	●WRIGHT Clarence	OO	+0
6947	●WEAVER Richard	OO	+0
7025	●MILLAGER Ronald	OO	+0
7139	MUENSTER Paul R	661-256-1530	+0
	●MUNCIE Carl	OO	+0
7337	●INGRAHAM Zack	OO	+0
7477	●OLSEN Darrell	OO	+0
7523	HARRIS Tim	661-256-3529	
7601	XXXX	OO	
7635	●MILTNER Judi	661-256-3573	
	●MILTNER Scott	661-256-3573	
7701	●CAMP F	OO	+0
7855	●MCGLOTHEN Jerry	OO	+0
7985	XXXX	OO	
8425	**★ TAPIA BROS INC**	**661-256-4401**	**3**
8491	●BELTE Daumants	661-256-1945	3
9159	●CARRUTHERS Percy	OO	+0
9201	●YOUNG Lewis	OO	+0
9241	XXXX	OO	
9337	●WEBB Geo	661-256-2615	8
9937	O'Loughlin Charles	661-256-3378	+0
NO #	CERROS Jose	661-256-6357	
NO #	MCELFISH James	661-256-4739	7
	★ 1 BUS 33 RES	15 NEW	

WILLOW AV 93560
ROSAMOND

WEALTH CODE 1.3

5879	●BUTTERFIELD Rory	OO	+0
5921	●MCPHERSON Junior	OO	+0
X	60TH W		
6175	●TORREZ Roy	OO	+0
6219	KING Roger	661-256-3927	
7531	GUARDADO Jaime	661-256-6139	+0
	GUAREGAO Ramiro	661-256-1475	+0
	★ 0 BUS 6 RES	5 NEW	

60TH W 93560 ROSAMOND

WEALTH CODE 1.1

572	• STABELL Clifford	256-4590	4
	• STABELL Joy	256-4590	
774	NEHL Margaret	256-2566	+6
	NEHL Mike	256-2566	+6
	NEHL S	256-2698	+6
1264	MELTON Russell	256-9131	5
1338	CALLAHAN A J	256-4859	5
1525	APPLEBY Thos N	256-3067	4
2020	ATCHINSON Jas M	256-3304	5
	ATCHINSON Jill	256-3304	
2201	GORE Fred H	256-2509	+6
2217	**★NEW LIFE CHURCH**	**256-9908**	8
2576	XXXX	00	
2608	XXXX	00	
2830	HOGAN Robert	256-3570	
3265	ADAMS Rita	256-6102	
	ADAMS Ron	256-6102	
3278	VALENTINE Kevin	256-4633	
	VALENTINE Roland	256-4633	
3310	COPELAND George	256-1458	0
3352	XXXX	00	
5049	MIDDLETON M A	256-8533	5
5081	ARMFIELD Lucille	256-3040	
	ROOS Robert J	256-3040	
5341	NEAL Virgle	256-3140	3
5395	KOFAHL Jas	256-3592	+6
5419	JACKSON Alfred	256-4734	
	JACKSON Freida	256-4734	
5933	EASLER Walter	256-2311	+6
NO #	ANDRADE Gloria	256-9163	0
NO #	ANDRADE Joe	256-2338	
NO #	COLLINS Wilton D	256-2257	
NO #	CRIBBS B R	256-4468	
NO #	ILES John C	256-3188	
NO #	JANKE Gary	256-4964	7
NO #	ROBERSON Ewing M	256-4166	
NO #	STEFFENS Chas G	256-3369	
	★ 1 BUS 36 RES	6 NEW	

65TH W 93560 ROSAMOND

WEALTH CODE 1.0

775	• MARTINEZ Robert	00	+6
1801	PETERSON Clarence T	256-2877	9
1827	OCONNER Deborah	256-9363	
	OCONNER Rod	256-9363	
2075	XXXX	00	
2147	LIBATIQUE Jesse C	256-7641	5
	LIBATIQUE R C	256-2755	3
2223	XXXX	00	
2774	• ZEOK Gerald	00	
2918	• DRESCHER Dennis	256-8968	
	• DRESCHER Jo Anna	256-8968	
5456	SMITH Gordon L	256-3343	+6
NO #	WRIGHT Gary M	256-4708	
	★ 0 BUS 13 RES	2 NEW	

1996
SOURCE: HAINES

71ST STREET WEST

Street Not Listed

1996
SOURCE: HAINES

78TH STREET WEST

78TH W 93560
ROSAMOND

WEALTH CODE 1.5

2389	HOLLIS Gary	256-3050	3
3126	ALVISO Craig	256-6238	3
★	0 BUS 2 RES	0 NEW	

1996
SOURCE: HAINES

80TH STREET WEST - A

80TH W 93560
ROSAMOND

736	• VANNORMAN Rodney	00
2845	CASE Richard	256-4144 +6
NO #	LANCASTER Betty J	256-2133
NO #	LANCASTER Russ Sr	256-2133
NO #	TAYLOR Char	256-3800

1996
SOURCE: HAINES

80TH STREET WEST - B

..80TH W 93560 CONT..

NO #	TAYLOR Tom		256-3800
★	0 BUS	6 RES	1 NEW

1996
SOURCE: HAINES

85TH STREET WEST

Street Not Listed

1996
SOURCE: HAINES

90TH STREET WEST

90TH W 93560
ROSAMOND

WEALTH CODE 1.0

115	• MULLINS Deana	256-6687	4
	• MULLINS Vernon	256-6687	
251	XXXX	00	
470	GODDE Jerry	256-2177	1
NO #	AREDONDO Francisco	256-3398	9
★	0 BUS 5 RES	0 NEW	

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1996 *SOURCE: HAINES*

BIRCH AVENUE

BIRCH AV 93560
ROSAMOND

WEALTH CODE 1.0

6578	CABRERA Angel	256-3655	
6643	• NEELY Victor	00	
6768	SPENCER Carl	256-4486	
	SPENCER Carol	256-4486	
6984	• STACY Scott	00	+6
7148	• PIZARRO Eugene	00	
7409	• ERVIN Bill	256-6310	0
7900	• HAIST Chris	256-0632	1
7980	• TRONCALE Craig	00	5

★ 0 BUS 9 RES 1 NEW

1996 *SOURCE: HAINES*

CATHY AVENUE

+CATHY AV (96) 93560
ROSAMOND

5769	MADDREN H	256-7673	+6

★ 0 BUS 1 RES 1 NEW

1996 CYPRESS AVENUE
SOURCE: HAINES

Street Not Listed

1996 DINKEY AVENUE
SOURCE: HAINES

DINKEY AV (92) 93560
ROSAMOND

WEALTH CODE 1.0

7956	NICHOLS Clayton	256-1959
	NICHOLS Maria	256-1959
★	0 BUS 2 RES	0 NEW

DOGWOOD AV (91) 93560
ROSAMOND

WEALTH CODE 1.0

7334	BORG David	256-0565	3
7410	● LEWIS Debbie	256-6356	
	● LEWIS Mark	256-6356	
7539	● REYNOLDS Linda	256-3126	
	● REYNOLDS Thomas	256-3126	
7770	HUNT Vernon R	256-1230	1
7850	XXXX	00	

★ 0 BUS 7 RES 0 NEW

ELDER AV (92) 93560
ROSAMOND

WEALTH CODE 2.0

7524	● CRYE James A	256-6235	2
7930	● HERNANDEZ Tony	00	
7968	● BARTZ Jere	00	5

★ 0 BUS 3 RES 0 NEW

GASKELL RD 93560
ROSAMOND

WEALTH CODE 1.4

6520	● HORVATIN Richard	00	5
7137	● TAPIA George	00	5
7531	● WARNER Inga	00	
7551	LAMOORE Donna	256-6214	5
	LAMOORE Richard	256-6214	
10983	● CLEMENTS George	00	
15310	LANGON T L	256-8280	5
15392	LAROCCA Charles	256-1004	+6
16071	★HALEY BRENDA	256-0559	5
	★HALEY JIM	256-0559	
	★JAPAN PRODCE AM INC	256-8813	+6
	★WILLOW SPRNGS FRMNG	256-0559	5
17867	ECHKART Lyle R	256-3196	1
19069	● BIGELOW George	00	5
NO #	DAVIS Jack	256-4195	7
NO #	RICHARDSON Harry H	256-8355	4
NO #	ROBLES Maria	256-3843	3

★ 4 BUS 13 RES 2 NEW

HOLIDAY AV 93560
ROSAMOND

WEALTH CODE 2.0

5717	CHRISTIANSEN Roger	256-4130	5
6108	XXXX	00	
6173	● GOSLIN Jack	00	+6
6175	MORGA Venancio	256-0619	1
6225	● SLADE Robert	00	
6275	● JIMENEZ Salvador	00	
6276	XXXX	00	
6489	XXXX	00	
6577	● LOFGREN Gary	00	5
7650	DOBROWOLSKY Carmin	256-4263	+6
	DOBROWOLSKY David	256-4263	+6
12622	IARUSSI Armando	256-0938	3
13464	ROBERTSON Bruce	256-4587	+6
13484	FALVO Jay	256-4784	+6

★ 0 BUS 14 RES 5 NEW

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1996
SOURCE: HAINES

LA LINDA LANE

Street Not Listed

1996
SOURCE: HAINES

ROLAND AVENUE

ROLAND AV (92) 93560
ROSAMOND

WEALTH CODE 2.0

1798	★NORRIS ENGLE TRCKNG		256-0346	4
★	1 BUS	0 RES	0 NEW	

AVENUE A 93560 ROSAMOND

WEALTH CODE 1.0

4307	XXXX	00	
4509	WILSON S	256-1319	1
4521	XXXX	00	
4531	XXXX	00	
4687	CHRISTOPHERSEN H K	256-1292	5
	MCDANIELS Grace	256-1831	4
6515	● RAMIREZ Ross	00	+6
6600	XXXX	00	
6601	**★POSCA DENTAL PRDCTS**	**256-7883**	**+6**
6625	ROSS Barney	256-4462	8
6789	HUNT Roy H	256-9200	8
6865	XXXX	00	
6947	**★SELECT HORSE CARE**	**256-0561**	**9**
7523	HARRIS Tim	256-3529	8
7601	XXXX	00	
7635	MILTNER Judi	256-3573	
	MILTNER Scott	256-3573	
8425	TAPIA Charles	256-4401	3
	TAPIA Charles	256-7714	5
8491	BELTE Daumants	256-1945	3
9241	YANDELL Jule	256-4280	4
	YANDELL Mabel	256-4280	
NO #	CARRUTHERS Percy	256-3108	
NO #	CARRUTHERS Sheila	256-3108	
NO #	CERROS Jose	256-6357	0
NO #	MCELFISH James W	256-2739	+6
NO #	WEBB Geo	256-2615	

★ 2 BUS 25 RES 3 NEW

WILLOW AV (88) 93560 ROSAMOND

WEALTH CODE 1.6

5879	KLINE Walter R	256-3726	1
6219	KING Roger	256-3927	8

★ 0 BUS 2 RES 0 NEW

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60TH W 93560
ROSAMOND

2217	**★NEW LIFE CHURCH**	**256-9908**	8
2608	MELTON Russell	256-9131	+1
2830	HOGAN Robert	256-3570	6
2866	MARTINEZ John	256-4267	7
3265	ADAMS Rita	256-6102	
	ADAMS Ron	256-6102	
3310	COPELAND George	256-1458	0
5081	ARMFIELD Lucille	256-3040	
	ROOS Robert J	256-3040	
5419	JACKSON Alfred	256-4734	
	JACKSON Freida	256-4734	
5457	LOEHR Betty	256-0244	0
	LOEHR Larry	256-0244	
NO #	ANDRADE Gloria	256-9163	0
NO #	ANDRADE Joe	256-2338	
NO #	ATCHINSON Jas M	256-3304	
NO #	ATCHINSON Jill	256-3304	
NO #	CHRISTIANSON R K	256-4130	
NO #	COLLINS Wilton D	256-2257	
NO #	CRIBBS B R	256-4468	6
NO #	EASLER Walter	256-2311	
NO #	GOREE Fred H	256-2509	
NO #	GOREE Ola M	256-2509	
NO #	GUTIERREZ Ramon	256-3306	
NO #	ILES John C	256-3188	
NO #	JANKE Gary	256-4964	7
NO #	KOFAHL Jas	256-3592	
NO #	KRECHNYAK Joe	256-4201	
NO #	NEAL Virgle	256-3140	9
NO #	NEHL Margaret	256-2566	
NO #	NEHL Mike	256-2566	
NO #	ROBERSON Ewing M	256-4166	
NO #	STEFFENS Chas G	256-3369	
NO #	VALENTINE Kevin	256-4633	

..60TH W 93560 CONT..

NO #	VALENTINE Roland	256-4633
NO #	**★WILKINSON VALLEY**	**256-2783**
★	2 BUS 34 RES	1 NEW

1991
SOURCE: HAINES

65TH STREET WEST

65TH W 93560
ROSAMOND

1801	PETERSON Clarence T	256-2877	9
1827	OCONNER Deborah	256-9363	9
	OCONNER Rod	256-9363	
1857	XXXX	00	
2075	ROCKY D	256-9422	0
2918	YOSHIMOTO Gabel	256-7107	0
NO #	SMITH Gordon L	256-3343	
NO #	WRIGHT Gary M	256-4708	5

★ 0 BUS 8 RES 0 NEW

1991
SOURCE: HAINES

71ST STREET WEST

Street Not Listed

1991
SOURCE: HAINES

78TH STREET WEST

Street Not Listed

1991
SOURCE: HAINES

80TH STREET WEST

80TH W 93560
ROSAMOND

NO #	COX Larry W	256-3394	7
NO #	TAYLOR Char	256-3800	
NO #	TAYLOR Tom	256-3800	
★	0 BUS	3 RES	0 NEW

1991
SOURCE: HAINES

85TH STREET WEST

Street Not Listed

1991
SOURCE: HAINES

90TH STREET WEST

90TH W 93560
ROSAMOND

470	GODDE Jerry	256-2177	+1
NO #	AREDONDO Francisco	256-3398	9
NO #	BLAIR Paul	824-2169	8
NO #	CAIN F	256-3364	8
NO #	PIOUS Raymond D	256-3598	4
★	0 BUS 5 RES	1 NEW	

1991
SOURCE: HAINES

BIRCH AVENUE

BIRCH AV (83) 93560
ROSAMOND

6578	CABRERA Angel	256-3655	6
6768	SPENCER Carl	256-4486	8
	SPENCER Carol	256-4486	
7409	ERVIN Bill	256-6310	0
7412	ORBECK E A	256-9107	9
7900	HAIST Chris	256-0632	+1

★ 0 BUS 6 RES 1 NEW

1991
SOURCE: HAINES

CATHY AVENUE

Street Not Listed

1991 CYPRESS AVENUE
SOURCE: HAINES

Street Not Listed

1991 DINKEY AVENUE
SOURCE: HAINES

Street Not Listed

1991
SOURCE: HAINES

DOGWOOD AVENUE

+ DOGWOOD AV (91)
93560 ROSAMOND

7770	HUNT Vernon R	256-1230 +1
7850	MARTIN Dale G	256-2468 +1
★	0 BUS 2 RES	2 NEW

1991
SOURCE: HAINES

ELDER AVENUE

Street Not Listed

GASKELL RD 93560
ROSAMOND

6542	TORREZ Santo C	256-6134	+1
14410	KNIGHT E	256-2932	9
17867	ECHKART Lyle R	256-3196	+1
NO #	BEERY John W	256-2906	8
NO #	CORSON Joe	256-2105	
NO #	DAVIS Jack	256-4195	7
NO #	DIAZ Felix	256-3843	5
NO #	SANCHEZ Maria	256-3626	2
NO #	TAPIA Chas	256-4401	3
NO #	TAPIA E	256-9407	8

★ 0 BUS 10 RES 2 NEW

HOLIDAY DR 93560
ROSAMOND

6055	XXXX	00	
6108	BUNCH Geo	256-3748	8
6118	MASON Orville W	256-3770	8
6173	GORDON Patricia	256-2127	9
	GORDON Rashawn	256-2127	
6175	MORGA Benacio	256-0619	+1
6225	SLADE Robert L	256-9310	0
6275	JONES Peter	256-3704	
	JONES Stephanie	256-3704	
6276	XXXX	00	
6489	PENLAND Michael O	256-9618	+1
	PENLAND Todd	256-9618	+1
6727	HUEBNER Ed	256-4083	
	HUEBNER Marie	256-4083	0

★ 0 BUS 16 RES 5 NEW

1991
SOURCE: HAINES

LA LINDA LANE

Street Not Listed

1991
SOURCE: HAINES

ROLAND AVENUE

Street Not Listed

1991 *SOURCE: HAINES*

WEST AVENUE A

AVENUE A 93560 ROSAMOND

4307	HOLIDAY Mary Jo	256-4925	
	HOLIDAY Victor	256-4925	
4509	WILSON S	256-1319	+1
4531	SCHAPHEER Heinz H	256-3853	9
	★VON HAINHOLZ KNNLS	256-3853	7
6600	POSCA Alex	256-3296	3
6625	ROSS Barney	256-4462	8
6789	HUNT Roy H	256-9200	8
6865	XXXX	00	
6947	★SELECT HORSE CARE	256-0561	9
7523	HARRIS Tim	256-3529	8
7601	XXXX	00	
7635	MILTNER Judi	256-3573	
	MILTNER Scott	256-3573	
9241	YANDELL Jule	256-4280	+1
	YANDELL Mabel	256-4280	+1
NO #	CARRUTHERS Percy	256-3108	
NO #	CARRUTHERS Sheila	256-3108	
NO #	CERROS Jose	256-6357	0
NO #	COOK Patricia A	256-2944	8
NO #	FORDHAM Tracy R	256-9169	0
NO #	GILBERT Jodee	256-9452	0
NO #	MCELFISH James W	256-4739	5
NO #	WEBB Geo	256-2615	
NO #	YORK Keith L	256-1055	0

★ 2 BUS 23 RES 3 NEW

1991 *SOURCE: HAINES*

WILLOW AVENUE

WILLOW AV (88) 93560 ROSAMOND

5879	KLINE Walter R	256-3726	+1
6065	APPLEBY Thos N	256-3067	8
6219	KING Roger	256-3927	8

★ 0 BUS 3 RES 1 NEW

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60TH W 93560 ROSAMOND

2080	ENGELMAN PAUL A	256-2141	4
2201	GOREE FRED H	256-2509	
	GOREE OLA M	256-2509	
2830	HOGAN ROBERT	256-3570	+6
5049	NAB RANDY	256-4111	
	NAB SHARON	256-4111	1
5081	ARMFIELD LUCILLE	256-3040	0
	ROOS ROBERT J	256-3040	0
5109	XXXX	00	
5267	XXXX	00	
5419	JACKSON ALFRED	256-4734	+6
	JACKSON FREIDA	256-4734	+6
5457	STEWART HAROLD	256-2331	+6
NO #	ANDRADE JOE	256-2338	
NO #	APPLEBY THOS N	256-3067	
NO #	ATCHINSON JAS M	256-3304	+6
NO #	ATCHINSON JILL	256-3304	+6
NO #	CHRISTIANSON R K	256-4130	8
NO #	COLLINS WILTON D	256-2257	
NO #	CRAGG WM E	256-2581	5
NO #	CRIBBS B R	256-4468	+6
NO #	EASLER WALTER	256-2311	
NO #	GUTIERREZ CATHY	256-4297	2
NO #	GUTIERREZ MARIO	256-4297	
NO #	GUTIERREZ RAMON	256-3306	
NO #	ILES JOHN C	256-3188	
NO #	KOFAHL JAS	256-3592	
NO #	KRECHNYAK JOE	256-4201	
NO #	LOGAN SHEARL R	256-3191	+6
NO #	NEAL VIRGLE	256-3140	7
NO #	NEHL CHELLIE	256-2624	+6
NO #	NEHL MIKE	256-2566	2
NO #	RITCHIE RAYMOND JR	256-2054	5
NO #	ROBERSON EWING M	256-4166	
NO #	STEFFENS CHAS G	256-3369	
NO #	URIBE MOISES	256-4780	+6
NO #	VALENTINE KEVIN	256-4633	+6
NO #	VALENTINE ROLAND	256-4633	+6
NO #	WILKINSON VALLEY	256-2783	
NO #	WRIGHT GARY M	256-4708	5
★	1 BUS 39 RES	12 NEW	

65TH W 93560 ROSAMOND

1827	PETERSON CLARENCE T	256-2877	5
1857	CORRICK P ADJUSTING	256-4705	+6
NO #	SHALLCROSS LEONARD	256-3701	+6
NO #	SMITH GORDON L	256-3343	
★	1 BUS 3 RES	2 NEW	

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1986
SOURCE: HAINES

71ST STREET WEST

Street Not Listed

1986
SOURCE: HAINES

78TH STREET WEST

Street Not Listed

1986 *SOURCE: HAINES*

80TH STREET WEST

80TH W 93560 ROSAMOND

NO #	DAVIS D G	256-2798	
NO #	LANCASTER BETTY J	256-2133	
NO #	LANCESTER RUSS SR	256-2133	
NO #	MENDEZ HERMINIO	256-3154	0
NO #	NEWSOME JULIE	256-3342	
NO #	NEWSOME LESTER R	256-3342	1
NO #	TAYLOR CHAR	256-3800	4
NO #	TAYLOR TOM	256-3800	
★	0 BUS 8 RES	0 NEW	

1986 *SOURCE: HAINES*

85TH STREET WEST

Street Not Listed

1986
SOURCE: HAINES

90TH STREET WEST

90TH W 93560 ROSAMOND

NO #	AREDONDO FRANCISCO	256-3398	+6
NO #	GODDE JERRY	256-2177	
NO #	**LAST CHANCE THE**	**256-3060**	8
NO #	**MIDDLE BUTTES LMTD**	**256-2686**	+6
NO #	MORENO MICHAEL P	256-2758	2
NO #	PIOUS RAYMOND D	256-3598	4
NO #	**THE LAST CHANCE**	**256-3060**	8

★ 3 BUS 4 RES 2 NEW

1986
SOURCE: HAINES

BIRCH AVENUE

BIRCH AV 93560 ROSAMOND

6578	CABRERA ANGEL	256-3655	+6
6768	LEWIS WM S	256-2091	3

★ 0 BUS 2 RES 1 NEW

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1986
SOURCE: HAINES

CATHY AVENUE

Street Not Listed

1986
SOURCE: HAINES

CYPRESS AVENUE

Street Not Listed

1986 DINKEY AVENUE
SOURCE: HAINES

Street Not Listed

1986 DOGWOOD AVENUE
SOURCE: HAINES

Street Not Listed

1986
SOURCE: HAINES

ELDER AVENUE

Street Not Listed

1986
SOURCE: HAINES

GASKELL ROAD

GASKELL RD 93560
ROSAMOND

7531	BEERY RAY	256-3549	0
NO #	CORSON JOE	256-2105	
NO #	DIAZ FELIX	256-3843	5
NO #	ECKHART LYLE R	256-3196	0
NO #	GONSALVES EDWARD	256-4407	+6
NO #	GONSALVES PHYLLIS	256-4407	+6
NO #	MCGINNIS JED	256-4678	5
NO #	MOSQUEDA MARTIN	256-4864	+6
NO #	PEARSON HOWARD L	256-4863	+6
NO #	SANCHEZ MARIA	256-3626	2
NO #	TAPIA CHAS	256-4401	3
NO #	TAPIA GILBERT	256-2353	3
NO #	TAPIA GILBERT MRS	256-2353	
NO #	WEATHERMAN ANNA	256-4470	+6
NO #	WEATHERMAN JERRY	256-4470	+6

★ 0 BUS 15 RES 6 NEW

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1986
SOURCE: HAINES

HOLIDAY DRIVE

Street Not Listed

1986
SOURCE: HAINES

LA LINDA LANE

Street Not Listed

1986
SOURCE: HAINES

ROLAND AVENUE

Street Not Listed

1986
SOURCE: HAINES

WEST AVENUE A

AVENUE A 93560
ROSAMOND

6600	POSCA ALEX	256-3296	3
7635	MILTNER JUDI	256-3573	+6
	MILTNER SCOTT	256-3573	+6
NO #	CARRUTHERS PERCY	256-3108	
NO #	CARRUTHERS SHEILA	256-3108	4
NO #	OGDEN MEL	256-3953	3
NO #	WEBB GEO	256-2615	
NO #	YANDELL JULE	256-4280	4

★ 0 BUS 8 RES 2 NEW

1986 — WILLOW ROAD

SOURCE: HAINES

WILLOW RD 93560 ROSAMOND

NO #	WINTERS J K	256-3157	2
NO #	WINTERS BETTY	256-3157	
NO #	YOST WALTER V	256-3123	2

★ 0 BUS 3 RES 0 NEW

1981 — 60TH STREET WEST

SOURCE: HAINES

60TH W 93560 ROSAMOND

5049	NAB RANDY	256-4111	+1
5081	ARMFIELD LUCILLE	256-3040	0
	ROOS ROBERT J	256-3040	0
5109	HASTY CHARLES	256-2721	0
5267	BONHOMME MARSHALL G	256-3509	+1
NO #	ANDRADE JOE	256-2338	
NO #	APPLEBY THOS N	256-3067	
NO #	CHRISTIANSON ROGER	256-4130	8
NO #	DORTCH MICHAEL J	256-2526	+1
NO #	EASLER WALTER	256-2311	5
NO #	GOREE FRED H	256-2509	4
NO #	GOREE OLA M	256-2509	3
NO #	GUTIERREZ RAMON	256-3306	
NO #	ILES JOHN C	256-3188	
NO #	KLUTH CLIFFORD	256-3700	9
NO #	KOFAHL JAS	256-3592	4
NO #	KRECHNYAK JOE	256-4201	6
NO #	MCNEELEY DAVID WM	256-3850	9
NO #	NEAL VIRGLE	256-3140	7
NO #	NEBL MIKE	256-2566	0
NO #	PETERSON CLARENCE	256-2877	
NO #	POTTER KENNETH L	256-3516	0
NO #	ROBERSON EWING M	256-4166	6
NO #	RODARTE JOE	256-3951	7
NO #	SETTLE GLEN	256-2648	
NO #	SIMCOX W B	256-3352	4
NO #	STEFFENS CHAS G	256-3369	
NO #	WATTS BOBBY	256-2802	0
NO #	**WILKINSON VALLEY**	**256-2783**	

★ 1 BUS 28 RES 3 NEW

1981
SOURCE: HAINES

65TH STREET WEST

65TH W 93560 ROSAMOND

NO #	BACON R	256-2100	8
NO #	LAMBRIGHT RICHARD J	256-4131	+1
NO #	SMITH GORDON L	256-3343	
★	0 BUS 3 RES	1 NEW	

1981
SOURCE: HAINES

71ST STREET WEST

Street Not Listed

1981
SOURCE: HAINES

78TH STREET WEST

Street Not Listed

1981
SOURCE: HAINES

80TH STREET WEST

80TH W 93560 ROSAMOND

NO #	DAVIS D G	256-2798	
NO #	KUGLER JACK	256-2155	
NO #	LANCASTER BETTY J	256-2133	+1
NO #	LANCASTER RUSS SR	256-2133	+1
NO #	MENDEZ HERMINIO	256-3154	0
NO #	NEWSOME L	256-3342	+1
NO #	TRANSUE FRANK R	256-2176	
★	0 BUS 7 RES	3 NEW	

1981
SOURCE: HAINES

85TH STREET WEST

Street Not Listed

1981
SOURCE: HAINES

90TH STREET WEST

90TH W 93560 ROSAMOND

230A	MOONEY GEO	256-3302	
NO #	GODDE JERRY	256-2177	
NO #	KALPAKOFF JACK JR	256-2837	9
NO #	**LAST CHANCE THE**	**256-3060**	8
NO #	SHELTON DALE	256-3061	0
NO #	**THE LAST CHANCE**	**256-3060**	8
★	2 BUS 4 RES	0 NEW	

1981
SOURCE: HAINES

BIRCH STREET

Street Not Listed

1981
SOURCE: HAINES

CATHY AVENUE

Street Not Listed

1981 CYPRESS AVENUE
SOURCE: HAINES

Street Not Listed

1981 DINKEY AVENUE
SOURCE: HAINES

Street Not Listed

1981 DOGWOOD AVENUE
SOURCE: HAINES

Street Not Listed

1981 ELDER AVENUE
SOURCE: HAINES

Street Not Listed

1981 GASKELL ROAD
SOURCE: HAINES

GASKELL RD 93560 ROSAMOND

7531	BEERY RAY	256-3549	0
7551	OLDS HOMER G	256-3336	3
NO #	**ALESSO FARMS SHOP**	**256-2054**	9
NO #	CALANDRI JOHN	256-2875	+1
NO #	CORSON JOE	256-2105	4
NO #	DIAZ FELIX	256-3898	0
NO #	DIAZ P	256-3626	0
NO #	ECKHART LYLE R	256-3196	0
NO #	FLORES JUAN	256-3906	0
NO #	GONSALVES EDWARD	256-3782	+1
NO #	HARTLEY JAMES M	256-3201	+1
NO #	MCLAIN WM	256-2694	+1
NO #	SANDS R B	256-2174	+1
★	1 BUS 12 RES	5 NEW	

1981 HOLIDAY DRIVE
SOURCE: HAINES

Street Not Listed

1981
SOURCE: HAINES

LA LINDA LANE

Street Not Listed

1981
SOURCE: HAINES

ROLAND AVENUE

Street Not Listed

1981
SOURCE: HAINES

WEST AVENUE A

AVENUE A 93560 ROSAMOND

2800	WHITE RICHARD	256-3827	8
NO #	BRYANT MARTIN	256-2869	7
NO #	CARRILLO NATIBIDAD	256-3842	0
NO #	OGDEN MEL	256-3953	+1
NO #	STEVENS CALVIN W	256-2987	+1
NO #	SWEIGERT ROBERT M	256-4124	0
NO #	WEBB GEO	256-2615	
★	0 BUS 7 RES	2 NEW	

1981
SOURCE: HAINES

WILLOW AVENUE

Street Not Listed

Report ID: 20170726052 - 8/2/2017
www.erisinfo.com

1976
SOURCE: HAINES

60TH STREET WEST

60TH W 93560 ROSAMOND

NO	#	ANDRADE JOE M	256-4234+6
NO	#	ANDRADE JOE	256-2338
NO	#	APPLEBY THOS N	256-3067
NO	#	DANIELS LUCILLE	256-2156
NO	#	DANIELS MARION	256-2156
NO	#	EASLER WALTER	256-2311 5
NO	#	GOREE FRED H	256-2509 4
NO	#	GOREE OLA M	256-2509 3
NO	#	GUTIERREZ RAMON	256-3306
NO	#	HAYES LEONARD J	256-3780 4
NO	#	HILL GRAYCE LOUISE	256-2116
NO	#	ILES JOHN C	256-3188
NO	#	KOFAHL JAS	256-3592 4
NO	#	KRECHNYAK JOE	256-4201+6
NO	#	LITTLE GERALD H	256-2638
NO	#	PETERSON CLARENCE	256-2877
NO	#	RAINWATER LESTER L	256-2129
NO	#	REED JOHN W	256-2184
NO	#	ROBERSON EWING M	256-4166+6
NO	#	SETTLE GLEN	256-2648
NO	#	SIMCOX W B	256-3352 4
NO	#	SMITH VERN	256-2034 5
NO	#	STEFFENS CHAS G	256-3369
NO	#*	WILKINSON VALLEY	256-2783

* 1 BUS 23 RES 3 NEW

1976
SOURCE: HAINES

65TH STREET WEST

65TH W 93560 ROSAMOND

NO	#	CREWS FLOYD E	256-2429
NO	#	SMITH GORDON L	256-3343

* 0 BUS 2 RES 0 NEW

1976
SOURCE: HAINES

71ST STREET WEST

Street Not Listed

1976
SOURCE: HAINES

78TH STREET WEST

Street Not Listed

1976
SOURCE: HAINES

80TH STREET WEST

80TH W 93560 ROSAMOND

NO # AMESTOY FRANK 3D 256-2606+6
NO # DAVIS D G 256-2798
NO # KUGLER JACK 256-2155
NO # LANCASTER LEO C MRS 256-2633
NO # TRANSUE FRANK R 256-2176
* 0 BUS 5 RES 1 NEW

1976
SOURCE: HAINES

85TH STREET WEST

Street Not Listed

1976
SOURCE: HAINES

90TH STREET WEST

90TH W 93560 ROSAMOND

230A	MOONEY GEO	256-3302
NO #	GODDE JERRY	256-2177
NO #	KLEIN FRITZ	256-3321
NO #	LEDBETTER CHARLIE	824-2137 5
NO #*	THE WINERY	256-3060
NO #*	WINERY THE	256-3060

* 2 BUS 4 RES 0 NEW

1976
SOURCE: HAINES

BIRCH AVENUE

Street Not Listed

1976
SOURCE: HAINES

CATHY AVENUE

Street Not Listed

1976
SOURCE: HAINES

CYPRESS AVENUE

Street Not Listed

1976 DINKEY AVENUE
SOURCE: HAINES

Street Not Listed

1976 DOGWOOD AVENUE
SOURCE: HAINES

Street Not Listed

1976
SOURCE: HAINES

ELDER AVENUE

Street Not Listed

1976
SOURCE: HAINES

GASKELL ROAD

Street Not Listed

1976
SOURCE: HAINES

HOLIDAY DRIVE

Street Not Listed

1976
SOURCE: HAINES

LA LINDA LANE

Street Not Listed

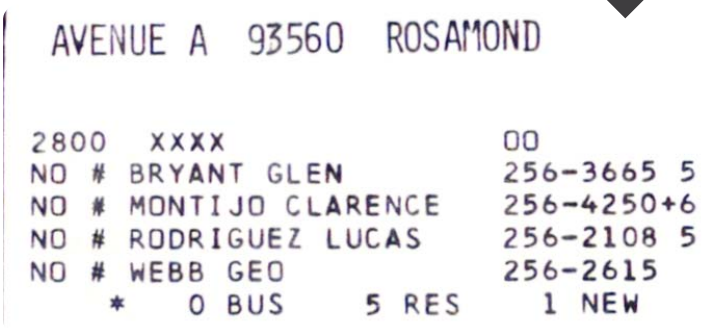
1976
SOURCE: HAINES

ROLAND AVENUE

Street Not Listed

1976
SOURCE: HAINES

WEST AVENUE A



AVENUE A 93560 ROSAMOND

2800	XXXX	00
NO #	BRYANT GLEN	256-3665 5
NO #	MONTIJO CLARENCE	256-4250+6
NO #	RODRIGUEZ LUCAS	256-2108 5
NO #	WEBB GEO	256-2615

* 0 BUS 5 RES 1 NEW

1976 WILLOW AVENUE
SOURCE: HAINES

Street Not Listed

1972 60TH STREET WEST
SOURCE: HAINES

60TH WEST 93560 ROSAMOND

NO #	ANDRADE JOE	256-2338
NO #	APPLEBY THOS N	256-3067
NO #	COOK THOMAS B	256-2740
NO #	DANIELS LUCILLE	256-2156
NO #	DANIELS MARION	256-2156
NO #	DAVIS GLORIA D	256-2466
NO #	GUTIERREZ RAMON	256-3306
NO #	HILL GRAYCE LOUISE	256-2116
NO #	HUETTE VERN	256-3301
NO #	ILES JOHN C	256-3188
NO #	LARSON JOHN	256-2289
NO #	LITTLE GERALD H	256-2638
NO #	PETERSON CLARENCE	256-2877
NO #	RAINWATER ELAINE	256-2129
NO #	RAINWATER LESTER L	256-2129
NO #	REED JOHN W	256-2184
NO #	RODARTE JOE M	256-3137
NO #	SETTLE GLEN	256-2648
NO #	SMITH KENNETH H	256-3391
NO #	SOLIZ ESTELLA	256-3367
NO #	STEFFENS CHAS G	256-3369
NO #	TINZ FRANK A	256-2621
NO #*	WILKINSON VALLEY	256-2783
NO #	WILLIAMS EDW	256-2606
NO #	WILLIAMS LOUISE	256-2606

* 1 BUS 24 RES

1972
SOURCE: HAINES

65TH STREET WEST

65TH WEST 93560 ROSAMOND

NO	# CREWS FLOYD E	256-2429
NO	# DONNER O D	256-3310
NO	# SMITH GORDON L	256-3343

* 0 BUS 3 RES

1972
SOURCE: HAINES

71ST STREET WEST

Street Not Listed

1972
SOURCE: HAINES

78TH STREET WEST

Street Not Listed

1972
SOURCE: HAINES

80TH STREET WEST

80TH WEST 93560 ROSAMOND

NO	#	CORDLE BETTY	256-2647
NO	#	DAVIS D G	256-2798
NO	#	KUGLER JACK	256-2155
NO	#	LANCASTER LEO C MRS	256-2633
NO	#	TRANSUE FRANK R	256-2176

* 0 BUS 5 RES

1972
SOURCE: HAINES

85TH STREET WEST

Street Not Listed

1972
SOURCE: HAINES

90TH STREET WEST

90TH WEST 93560 ROSAMOND

230A MOONEY GEO	256-3302
NO # BARTLETT GEO	256-2372
NO #*GEORGE&AGGIES	256-2031
NO # GODDE JERRY	256-2177
NO # KLEIN FRITZ	256-3321
NO # MCCARTHY NEAL S	256-2644
NO # MCCARTHY NEAL S	256-3014
NO #*THE WINERY	256-3060
NO #*WINERY THE	256-3060

* 3 BUS 6 RES

1972
SOURCE: HAINES

BIRCH AVENUE

Street Not Listed

1972
SOURCE: HAINES

CATHY AVENUE

Street Not Listed

1972
SOURCE: HAINES

CYPRESS AVENUE

Street Not Listed

1972
SOURCE: HAINES

DINKEY AVENUE

Street Not Listed

1972
SOURCE: HAINES

DOGWOOD AVENUE

Street Not Listed

1972
SOURCE: HAINES

ELDER AVENUE

Street Not Listed

1972
SOURCE: HAINES

GASKELL ROAD

GASKELL RD 93560 ROSAMOND

NO # BINGHAM RAY 256-3368
NO # JACKMAN E C 256-2558
NO # LANCASTER RUSSELL 256-2133
* 0 BUS 3 RES

1972
SOURCE: HAINES

HOLIDAY DRIVE

Street Not Listed

1972
SOURCE: HAINES

LA LINDA LANE

Street Not Listed

1972
SOURCE: HAINES

ROLAND AVENUE

Street Not Listed

1972
SOURCE: HAINES

WEST AVENUE A

AVENUE A 93560 ROSAMOND

2800	GATES RONALD A	256-2610
NO #	GILLEN ELSIE	256-2575
NO #	SANFORD WM	256-3001
NO #	WEBB GEO	256-2615

* 0 BUS 4 RES

1972
SOURCE: HAINES

WILLOW AVENUE

Street Not Listed

--- END REPORT ---

ENVIRONMENTAL RISK INFORMATION SERVICES

CITY DIRECTORY

Project Property:	*Raceway Solar Project* *Raceway Solar Project* *Rosamond, CA 93560*
Project No:	*60197265*
Requested By:	*Terracon*
Order No:	*20190917248*
Date Completed:	*September 25, 2019*

Environmental Risk Information Services
A division of Glacier Media Inc.
1.866.517.5204 | info@erisinfo.com | erisinfo.com

September 25, 2019
RE: CITY DIRECTORY RESEARCH
Raceway Solar Project
Raceway Solar Project Rosamond, CA

Thank you for contacting ERIS for an City Directory Search for the site described above. Our staff has conducted a reverse listing City Directory search to determine prior occupants of the subject site and adjacent properties. We have provided the nearest addresses(s) when adjacent addresses are not listed. If we have searched a range of addresses, all addresses in that range found in the Directory are included.

Note: Reverse Listing Directories generally are focused on more highly developed areas. Newly developed areas may be covered in the more recent years, but the older directories will tend to cover only the "central" parts of the city. To complete the search, we have either utilized the ACPL, Library of Congress, State Archives, and/or a regional library or history center as well as multiple digitized directories. These do not claim to be a complete collection of all reverse listing city directories produced.

ERIS has made every effort to provide accurate and complete information but shall not be held liable for missing, incomplete or inaccurate information. To complete this search we used the general range(s) below to search for relevant findings. If you believe there are additional addresses or streets that require searching please contact us at 866-517-5204.

Search Criteria:
6800-11936 of West Rosamond Boulevard

Search Results Summary

Date	Source	Comment
2018	DIGITAL BUSINESS DIRECTORY	
2014	DIGITAL BUSINESS DIRECTORY	
2010	DIGITAL BUSINESS DIRECTORY	
2006	DIGITAL BUSINESS DIRECTORY	
2002	DIGITAL BUSINESS DIRECTORY	
1998	DIGITAL BUSINESS DIRECTORY	
1995	HAINES	
1990	HAINES	
1985	HAINES	
1980	HAINES	
1975	HAINES	
1972	HAINES	

2018
SOURCE: DIGITAL BUSINESS DIRECTORY

WEST ROSAMOND BOULEVARD

7347 **AMERICAN PERFORMANCE ENGRG**...*Motorcycl*
7347 **AMERICAN PERFORMANCE ENGRG**...*Motorcycl*
7347 **AMERICAN PERFORMANCE ENGRG**...*Motorcycl*
7347 **AMERICAN PERFORMANCE ENGRG**...*Ecomm…*
11936 **SUN POWER CORP**...*Nonclassified Establi*

2014
SOURCE: DIGITAL BUSINESS DIRECTORY

WEST ROSAMOND BOULEVARD

7347 **AMERICAN PERFORMANCE ENGRG**...*Motorcycl*
7347 **AMERICAN PERFORMANCE ENGRG**...*Motorcycl*
8170 **BILL'S BACKHOE RENTAL**...*Nonclassified*
9009 **CHICO'S MINI MARKET**...*Supermarkets & O*
11936 **SUN POWER CORP**...*Nonclassified Establi*

2010
SOURCE: DIGITAL BUSINESS DIRECTORY

WEST ROSAMOND BOULEVARD

7347 **AMERICAN PERFORMANCE ENGRG**...*Motorcycl*

2006
SOURCE: DIGITAL BUSINESS DIRECTORY

WEST ROSAMOND BOULEVARD

7347 **AMERICAN PERFORMANCE ENGRG**...*Motorcycl*

2002
SOURCE: DIGITAL BUSINESS DIRECTORY

WEST ROSAMOND BOULEVARD

7805 **ABEST FIREWOOD**...
8170 **BILL'S BACKHOE RENTAL**...

1998
SOURCE: DIGITAL BUSINESS DIRECTORY

WEST ROSAMOND BOULEVARD

7805 **ABEST FIREWOOD**...*Fuel Dealers, Nec*
9009 **WILYUMS FOOD & DRINKS TO GO**...*Eating P*

1995
SOURCE: HAINES

WEST ROSAMOND BOULEVARD

6423 **MULTI TENANT RESIDENTIAL**
7805 **ABEST FIREWOOD**
7805 **BAAICKMAN LEE**
8746 **LUJAN GEORGE**
8748 **LUJAN RAMON**
9017 **NADINES CUTE CLASSY**
9580 **DELA R SR**
9714 **NOEL RL**
12492 **LORD KIM E**

1990
SOURCE: HAINES

WEST ROSAMOND BOULEVARD

6486 **XXXX**
7805 **HILSINGER SANDY**
8746 **LUJAN GEORGE**
11137 **J O B LINE CONSTR**

1985
SOURCE: HAINES

WEST ROSAMOND BOULEVARD

NO LISTINGS IN RANGE

1980
SOURCE: HAINES

WEST ROSAMOND BOULEVARD

NO LISTINGS IN RANGE

1975
SOURCE: HAINES

WEST ROSAMOND BOULEVARD

NO LISTINGS IN RANGE

1972
SOURCE: HAINES

WEST ROSAMOND BOULEVARD

NO LISTINGS IN RANGE

--- END REPORT ---

Kaz Bernath
Title Officer

Stewart Title of California, Inc.
11870 Pierce St Ste 100
Riverside, CA 92505
Phone (951) 276-2700
Fax (760) 259-2044
KBernath@stewart.com

PRELIMINARY REPORT

Order No. : 01180-202813
Title Unit No. : 7435
Your File No. : 16000330182
Buyer/Borrower Name :
Seller Name : Antelope Valley East Kern Water Agency

Property Address: Vacant APN : 359-032-38-00, CA
Vacant APN : 374-210-08-00, CA
1908 90th Street West, CA
775 85th Street West, CA
Vacant APN : 374-250-03-00, CA
502 85th Street West, CA
Vacant APN : 374-440-05-, CA
Vacant APN : 374-440-06, CA

In response to the above referenced application for a Policy of Title Insurance, Stewart Title of California, Inc. hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Stewart Title Guaranty Company Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referenced to as an Exception on Schedule B or not excluded from coverage pursuant to the printed Schedules, Conditions, and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on covered Risks of said policy or policies are set forth in Exhibit A attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limits of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters, which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report, (and any supplements or amendments thereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance a binder or commitment should be requested.

Dated as of February 04, 2016 at 7:30 a.m.

Kaz Bernath, Title Officer

When replying, please contact: Kaz Bernath, Title Officer

PRELIMINARY REPORT

The form of Policy of Title Insurance contemplated by this report is:

☐ CLTA Standard Coverage Policy

☐ CLTA/ALTA Homeowners Policy

☐ 2006 ALTA Owner's Policy

☐ 2006 ALTA Loan Policy

☐ ALTA Short Form Residential Loan Policy

☒ Report Only

SCHEDULE A

The estate or interest in the land hereinafter described or referred to covered by this report is:

A Fee

Title to said estate or interest at the date hereof is vested in:

Antelope Valley East Kern Water Agency, a public water agency

LEGAL DESCRIPTION

The land referred to herein is situated in the State of California, County of Kern Unincorporated and described as follows:

PARCEL 1: APN 359-032-38

PARCEL 3 OF PARCEL MAP 7387, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, AS PER MAP FILED JULY 10, 1986, IN BOOK 33 PAGE 94 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2: APN 374-210-08

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM 1/2 OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES WITHIN OR UNDERLYING SAID LAND.

PARCEL 3: APN 374-011-13

THE WEST HALF OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THE NORTHERLY 25 FEET OF THE SOUTHERLY 55 FEET CF THE WEST HALF OF SAID SECTION 29, AS CONVEYED TO THE ANTELOPE VALLEY-EAST KERN WATER AGENCY IN DEED RECORDED FEBRUARY 25, 1977 IN BOOK 5010, PAGE 365 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM AN UNDIVIDED 1/2 OF ALL METALS, MINERALS, OIL, GAS, PETROLEUM, AND OTHER HYDROCARBONS SUBSTANCES WITHIN OR UNDERLYING SAID LAND.

PARCEL 4: APN APN 374-250-01 AND 374-250-3

THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 9 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT ALL OIL GAS, ASPHALTUM AND OTHER HYDROCARBONS, WITHIN OR UNDERLYING OR THAT MAY BE PRODUCED FROM THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 32, AS RESERVED BY ROY WALTER RICE, AN UNMARRIED MAN, IN DEED RECORDED NOVEMBER 22, 1948 IN BOOK 1573, PAGE 129 OF OFFICIAL RECORDS.

PARCEL 5: APN 374-020-055

PARCEL 2 OF LOT LINE ADJUSTMENT NO. 57-94, AS EVIDENCED BY CERTIFICATE OF COMPLIANCE, RECORDED AUGUST 7, 1995 AS DOCUMENT NO. 0195093855 AND BEING THE SOUTH HALF OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 9 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

ALSO THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SECTION 32, TOWNSHIP 9 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN; THENCE SOUTH 307.13 FEET ALONG THE WESTERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 32 THENCE EAST ALONG A LINE PARALLEL ALONG TO THE NORTH LINE OF THE SOUTHEASTERLY QUARTER OF SAID SECTION 32, 2642.66 FEET, MORE OR LESS, TO THE EASTERLY LINE OF SAID SECTION 32; THENCE NORTH 307.12 FEET TO THE NORTHEASTERLY CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 32; THENCE WEST ALONG THE NORTHERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 32, 2643.02 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 32, ONE- HALF OF ALL OIL, GAS, MINERALS AND HYDROCARBON SUBSTANCES, AS RESERVED IN ASSIGNMENT, RECORDED OCTOBER 14, 1954 IN BOOK 2303, PAGE 272 OF OFFICIAL RECORDS.

ALSO EXCEPTING FROM THAT PORTION LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 32, ONE- FOURTH OF ALL OIL, GAS, MINERALS AND OTHER HYDROCARBONS SUBSTANCES IN AND UNDER SAID LAND, AS RECITED IN DEED FROM HALBERT E. THOMPSON AND WIFE, RECORDED DECEMBER 10, 1956 IN BOOK 2701, PAGE 195 OF OFFICIAL RECORDS.

PARCEL 6: APNS 374-440-05, 374-440-06, 374-440-07, 374-440-08
PARCELS 3, 4, 5, AND 6, OF PARCEL MAP 6645, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, AS PER PARCEL MAP FILED OCTOBER 26, 1983 IN BOOK 30 PAGE 26 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT 50% OF ALL OIL AND MINERAL RIGHTS WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED BY ALEXANDER S. ROMERO, AN UNMARRIED MAN, WHO ACQUIRED TITLE AS ALEXANDER S. ROMERO, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY, IN DEED RECORDED DECEMBER 14, 1965 IN BOOK 3899 PAGE 911 OFFICIAL RECORDS.

PARCEL 7: APNS 374-011-19, 374-011-21, 374-011-22

PARCELS 1, 3, & 4 OF PARCEL MAP 6683, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, AS PER PARCEL MAP FILED MAY 5, 1983 IN BOOK 29, PAGE 110 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT 1/16TH OF ALL OIL, GAS, HYDROCARBONS AND OTHER MINERALS WHICH MAY BE SUBTERRANEOUSLY LOCATED OR DISCOVERED ON THE PROPERTY HEREIN DESCRIBED, AS RESERVED IN DEED DATED NOVEMBER 24, 1926 FROM JAS. E. WHEAT AND LUNA M. WHEAT, HUSBAND AND WIFE, TO OSCAR FRY AND PAULINE FRY, HUSBAND AND WIFE, RECORDED NOVEMBER 26, 1926 IN BOOK 155 PAGE 329 OF OFFICIAL RECORDS. THEREIN, THE GRANTEES, THEIR HEIRS, ADMINISTRATORS, EXECUTORS AND ASSIGNS AGREE THAT THE EXPLORING AND DRILLING FOR, DEVELOPING, PRODUCING, EXTRACTING, BRINGING TO THE SURFACE AND OBTAINING OF ALL OIL, GAS, HYDROCARBONS AND OTHER MINERALS SHALL BE AT THE SOLE COST AND EXPENSE OF THE GRANTEES, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, AND THE SAID GRANTEES, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AGREE TO PAY TO SAID GRANTORS IN MONEY 1/16TH OF THE MARKET PRICE AT THE WELL OR WELLS, OF ALL OIL, GAS, HYDROCARBONS AND/OR OTHER MINERALS PRODUCED OR EXTRACTED FROM SAID LAND.

PARCEL 8: APN 374-011-20

PARCEL 2 OF PARCEL MAP 6683, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, AS PER PARCEL MAP FILED MAY 5, 1983 IN BOOK 29, PAGE 110 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT 1/16TH OF ALL OIL, GAS, HYDROCARBONS AND OTHER MINERALS WHICH MAY BE SUBTERRANEOUSLY LOCATED OR DISCOVERED ON THE PROPERTY HEREIN DESCRIBED, AS

RESERVED IN DEED DATED NOVEMBER 24, 1926 FROM JAS, E. WHEAT AND LUNA M. WHEAT, HUSBAND AND WIFE, TO OSCAR FRY AND PAULINE FRY, HUSBAND AND WIFE, RECORDED NOVEMBER 26, 1926 IN BOOK 155 PAGE 329 OF OFFICIAL RECORDS. THEREIN THE GRANTEES, THEIR HEIRS, ADMINISTRATORS, EXECUTORS AND ASSIGNS AGREE THAT THE EXPLORING AND DRILLING FOR, DEVELOPING, PRODUCING, EXTRACTING, BRINGING TO THE SURFACE AND OBTAINING OF ALL OIL, GAS, HYDROCARBONS AND OTHER MINERALS SHALL BE AT THE SOLE COST AND EXPENSE OF THE GRANTEES, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, AND THE SAID GRANTEES, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AGREE TO PAY TO SAID GRANTORS IN MONEY 1/16TH OF THE MARKET PRICE AT THE WELL OR WELLS, OF ALL OIL, GAS, HYDROCARBONS AND/OR OTHER MINERALS PRODUCED OR EXTRACTED FROM SAID LAND.

PARCEL 9: APN 374-200-03

ALL OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 28 IN TOWNSHIP 9 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT 50% OF ALL OIL AND MINERALS OF 10 YEARS ONLY AND AS LONG THEREAFTER AS OIL, GAS AND OTHER MINERAL SUBSTANCES ARE BEING PRODUCED THEREON IN COMMERCIAL QUANTITIES, AS RESERVED BY CHESTER B. SUMNER AND NELLE W. SUMNER, HUSBAND AND WIFE, AS JOINT TENANTS, IN DEED RECORDED DECEMBER 14, 1951 IN BOOK 1858 PAGE 417, OF OFFICIAL RECORDS.

PARCEL 10: APNS 374-200-38, 374-200-39, 374-200-40, 374-200-41

PARCELS 1 THROUGH 4 OF PARCEL MAP 6647, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, AS PER PARCEL MAP FILED MAY 5, 1083 IN BOOK 29, PAGE 109 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 11: APNS 374-200-42, 374-200-43, 374-200-44, 374-200-45

PARCELS 1, 2, 3, & 4 OF PARCEL MAP 6646, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, AS PER PARCEL MAP FILED MAY 26, 1983 IN BOOK 29, PAGE 127 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT 50% OF ALL OIL AND MINERAL OF 10 YEARS ONLY AND AS LONG THEREAFTER AS OIL, GAS AND OTHER MINERAL SUBSTANCES ARE BEING PRODUCED THEREON IN COMMERCIAL QUANTITIES, AS RESERVED BY CHESTER B. SUNMER AND WELLS W. SUNMER, HUSBAND AND WIFE AS JOINT TENANTS, IN DEED RECORDED DECEMBER 14, 1951.

PARCEL 12: APN 374-410-08

PARCEL 1 OF PARCEL MAP NO. 8244, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, AS PER MAP FILED NOVEMBER 2, 1987 IN BOOK 35, PAGE 36 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 13: APNS 374-200-50, 374-200-51, 374-200-52, 374-200-53

PARCELS 1 THRU 4 OF PARCEL MAP 8853, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, AS PER PARCEL MAP FILED JUNE 14,1989 IN BOOK 38, PAGE 111 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL OIL, GAS, PETROLEUM, MINERAL RIGHTS AND HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, WITHOUT, HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF SAID LAND TO EXPLORE FOR, DEVELOP OR REMOVE SAID SUBSTANCES, AS RESERVED BY ROSA MAY KNARREBORG IN DEED RECORDED JANUARY 21, 1988 IN BOOK 6086, PAGE 2281, OF OFFICIAL RECORDS.

PARCEL 14: APN 375-020-01

THE EAST HALF OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

(End of Legal Description)

APN: 374-200-03, 374-200-41, 374-200-40, 374-200-39, 374-200-38, 374-200-42, 374-200-43, 374-200-44, 374-200-45, 374-200-50, 374-200-51, 374-200-52, 374-200-53, 359-032-38, 374-210-08, 374-011-13, 374-250-01, 374-250-03, 374-020-55, 374-440-05, 374-440-06, 374-440-08, 374-440-07, 374-011-19, 374-011-22, 374-011-21, 374-022-20, 374-410-08 and 375-020-01

THE MAP CONNECTED HEREWITH IS BEING PROVIDED AS A COURTESY AND FOR INFORMATIONAL PURPOSES ONLY; THIS MAP SHOULD NOT BE RELIED UPON. FURTHERMORE, THE PARCELS SET OUT ON THIS MAP MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES. STEWART ASSUMES NO LIABILITY, RESPONSIBILITY OR INDEMNIFICATION RELATED TO THE MAPS NOR ANY MATTERS CONCERNING THE CONTENTS OF OR ACCURACY OF THE MAP.

SCHEDULE B

At the date hereof, exceptions to coverage in addition to the printed exceptions and exclusions contained in said policy or policies would be as follows:

Taxes:

A. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes, to be levied for the fiscal year 2016 – 2017.

B. General and special city and/or county taxes, bonds or assessments which may become due on said land, if an when title to said land is not longer vested in a government or quasi-governmental agency. Tax parcel(s) for said land are currently shown as APN: 359-032-38, 374-210-08, 374-011-13, 374-250-01, 374-250-03, 374-020-55, 374-440-05, 374-440-06, 374-440-08, 374-440-07, 374-011-19, 374-011-22, 374-011-21, 374-022-20, 374-200-03, 374-200-41, 374-200-40, 374-200-39, 374-200-38, 374-200-42, 374-200-43, 374-200-44, 374-200-45, 374-410-08, 374-200-53, 374-200.52, 374-200-51, 374-200-50 and 375-020-01.

Exceptions:

1. Water rights, claims or title to water in or under said land, whether or not shown by the public records.

   ++++++++++ The Following Matters Affects Parcel 1: APN: 359-030-38 ++++++++++

2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

3. Any title or claim of interest of the United States of America, the State of California, or claimants thereunder, based upon the assertion that said land was known to be mineral in character on the date the survey thereof was approved by the Surveyor General.

4. An easement for public utilities and rights incidental thereto in favor of Southern California Edison Company, a corporation as set forth in a document recorded December 16, 1947 in Book 1472 Page 91 of Official Records, affects said land and other property.

5. An easement for public highway purposes and rights incidental thereto in favor of County of Kern as set forth in a document recorded March 29, 1954 in Book 2201 Page 132 of Official Records, affects the North 30 feet of said land.

6. An easement for public utilities and rights incidental thereto in favor of Southern California Edison Company, a corporation as set forth in a document recorded March 22, 1957 in Book 2752 Page 150 of Official Records, affects the Westerly 6 feet of said land.

7. An easement for ingress and egress and road purposes and rights incidental thereto in favor of The Public in General as set forth in a document recorded May 20, 1986 in Book 5874 Page 2248 of Official Records.

   Reference is made to said document for full particulars.

8. An irrevocable offer to dedicate real property recorded May 20, 1986 in Book 5874 Page 2248 of Official Records, wherein a portion of said land was offered for dedication to public use for road

purposes, which affects portion of said land.

Said offer is subject to conditions therein provided.

9. The following recitals contained on said Parcel Map No. 7387, recorded in Book 33 Page 94 of Parcels Maps.

   1. Building setback, locations of all buildings or structures are regulated by the Kern County land use zoning ordinance.

   2. The roads shown on this map and which are dedicated or offered for dedication are not county highways and are not subject to maintenance or improvements by the County of Kern, unless and until accepted into the County Road system by Resolution of the Board of Supervisions.

   3. All of the parcels within this parcel map are subject to flooding from the 100-year peak flow of Antelope Valley streams with a depth of flow of about 1.0 foot and a velocity of about 2.4 feet per second (Floodplain Secondary Combining District) and the foundation shall be designated to protect against potential scour velocities of 2.4 feet per second.

   4. Development within the limits of this parcel map shall comply with County Ordinances G-2755, G-2425, G-2936, G-4157 and the latest revisions thereof.

   5. Permanent structures including mobile homes accessory structures, and water wells shall be elevated and/or flood protected to 2.0 feet above the highest adjacent grade at the up steam side of the structure.

   6. Individual sewage disposal systems shall be approved by Kern County Department of Planning and Development Services, and constructed in accordance with the requirements of the Kern County Health Department in order to minimize infiltration of the floodwaters into the systems and prevent discharges from the systems getting into the floodwaters.

   7. Structures shall be located in a manner that will not create a backwater condition onto adjacent property.

10. Note and recitals on the map of Parcel Map No. 7387:

    That the County of Kern will not allow occupancy under any building permit for any dwelling or any permit to install any mobile home for any parcel shown on this map unless and until all roads necessary for access to such parcel are made traversable by a standard passenger car with a maximum grade of 15%, and are further improved in accordance with all applicable requirements of the Kern County Building Code and Kern County Fire Code then in effect, specifying standards for access roads as a condition of such permit, and any expense of improvement of such roads for such purposes shall be the sole responsibility of the applicant for such permit.

11. Deed of Trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby:

Amount	:	$75,000.00
Dated	:	September 6, 1986
Trustor	:	Kau Shin Lai and Su-O Lai, husband and wife, Yee Teh Lai, a single man, and San Teh Lai, a single man
Trustee	:	Oakwood Escrow Co., Inc., a California corporation
Beneficiary	:	James Richard Kertzman , Executor of the Estate of Jack Kertzman, deceased, as to an undivided one-half interest, and Isabell Kertzman, a widow, as to an undivided one-half interest
Recorded	:	December 17, 1986 in Book 5949 Page 61 of Official Records

    The beneficial interest of James Richard Kertzman , Executor of the Estate of Jack Kertzman, deceased under said deed of trust was assigned to Bakersfield production Credit Association, by assignment recorded December 17, 1986 in Book 5949 Page 63 of Official Records.

We believe that the above lien was paid by Ticor Title Insurance, under their Escrow No. 614351TA. However, since said Company is no longer issuing Letters of Indemnities on orders where they insured a refinance, we suggest obtaining a zero demand from the Lender in question or a HUD statement from the owner/borrower.

++++++++++ The Following Matters Affects Parcel 2: APN: 374-210-08 ++++++++++

12. Reservations contained in the Patent
    From: The United States of America
    To: Joseph F. Glasgon
    Recorded: June 4, 1913, in Book 16, Page 199, of Patents

    Which among other things recites as follows:

    Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of the courts, and the reservation from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States.

13. Rights of the public as to any portion of the land lying within the area commonly known as 90th Street West.

14. Please be advised that our search did not disclose any open deeds of trust of record. If you should have knowledge of any outstanding obligation, please contact your title officer immediately for further review.

    ++++++++++ The Following Matters Affects Parcel 3: APN: 374-011-13 ++++++++++

15. An easement for public utilities and rights incidental thereto in favor of Southern California Edison Company, a corporation as set forth in a document recorded April 21, 1955 in Book 2412 Page 209 of Official Records, affects a strip of land 10 feet in width, lying within the West half of Section 29, Township 9, Range 13, as set forth in said document.

16. An easement for an electric line and rights incidental thereto in favor of Southern California Edison Company, a corporation as set forth in a document recorded May 31, 1957 in Book 2794 Page 465 of Official Records, affects a strip of land 10 feet in width, lying within the Northwest quarter of Section 29, Township 9 North, Range 14 West, as set forth in said document.

17. Right of way for 90th Street West along the West line of said land, as disclosed by Record of Survey, recorded April 8, 1959 in Book 7 Page 118 of Record of Surveys.

18. Any discrepancies in boundary or area or any rights which may arise or exist which are disclosed by a Map of Survey on said property.

    Recorded: April 8, 1959 in Book 7 Page 118 of Record of Surveys, Kern County Records.

19. Any discrepancies in boundary or area or any rights which may arise or exist which are disclosed by a Map of Survey on said property.

    Recorded: April 8, 1959 in Book 7 Page 125 of Record of Surveys, Kern County Records.

20. An easement for temporary construction purposes and rights incidental thereto in favor of Antelope Valley-East kern Water Agency as set forth in a document recorded February 25, 1977 as Instrument No. 16363 in Book 5010 Page 365 of Official Records, affects the Northerly 35 feet of the Southerly 90 feet of the West half of said Section 29.

21. An easement for a perpetual easement and right-of-way to construct, operate, maintain, repair,

and if necessary, replace a turnout structure and related facilities for agricultural water from the Grantee's underground water pipeline, know as the "West Feeder", located on adjacent real property and rights incidental thereto in favor of Antelope Valley-East Kern Water Agency as set forth in a document recorded August 15, 1978 as Instrument No. 15337 in Book 5132 Page 569 of Official Records, affects said land.

22. Please be advised that our search did not disclose any open deeds of trust of record. If you should have knowledge of any outstanding obligation, please contact your title officer immediately for further review.

++++++++ The Following Matters Affects Parcel 4: APN: 374-250-01 and 374-250-03 ++++++++

23. Reservations contained in the Patent
From: The United States of America
To: Walter E. Ellsworth
Recorded: February 27, 1914, in Book 16, Page 247, of Patents

Which among other things recites as follows:

Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of the courts, and the reservation from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States.

Said Matter Affects: The Northeast 1/4 of the Northwest 1/4 of Section 32 and other land

24. Rights of the public as to any portion of the land lying within the area commonly know as 90th Street West and Gaskell Road.

25. An easement for public utilities and rights incidental thereto in favor of Southern California Edison Company, a corporation as set forth in a document recorded September 13, 1947 in Book 1393 Page 488 of Official Records, affects the East half of the Northeast quarter of the Northwest quarter of said Section 32 .

26. An easement for a perpetual easement and right of way to construct, operate, maintain, repair, and if necessary, replace a turnout structure and related facilities for agricultural water and rights incidental thereto in favor of Antelope Valley-East Kern Water Agency, a public corporation as set forth in a document recorded August 15, 1978 in Book 5132 Page 566 of Official Records, affects portion of said land.

27. Please be advised that our search did not disclose any open deeds of trust of record. If you should have knowledge of any outstanding obligation, please contact your title officer immediately for further review.

++++++++++ The Following Matters Affects Parcel 5: APN: 374-020-55 ++++++++++

28. Reservations contained in the Patent
From: The United States of America
To: Reinhold Gustav Guderian
Recorded: February 27, 1914, in Book 18, Page 9, of Patents

Which among other things recites as follows:

Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of the courts, and the reservation from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States.

29. Rights of the public as to any portion of the land lying within the area commonly known as West 80th Street. Affects the Easterly 30 feet os said land.

30. An easement for public utilities and rights incidental thereto in favor of Southern California Edison Company, Ltd., a California corporation as set forth in a document recorded February 19, 1942 in Book 1079 Page 110 of Official Records, affects the West 5 feet of the Southeast quarter of said Section 32.

31. An easement for public utilities and rights incidental thereto in favor of Southern California Edison Company, Ltd., a corporation as set forth in a document recorded February 19, 1942 in Book 1070 Page 480 of Official Records, affects the West 5 feet of the Southwest quarter of the Northeast quarter of said Section 32.

32. An easement for public utilities and rights incidental thereto in favor of Southern California Edison Company, a corporation as set forth in a document recorded June 8, 1953 in Book 2089 Page 525, affects the Northerly 5 feet of the Northeast quarter of the Southeast quarter of Section 32.

33. An easement or other provisions for the purpose of future street line and rights incidental thereto as shown on the recorded Parcel Map No. 1772, recorded January 14, 1974 in Book 8 Page 140 of Parcel Maps, which affects the Northerly 45 feet, the Westerly 45 feet, the Easterly 25 feet and the Southerly 25 feet of Parcel 1 of Parcel Mao 1772.

34. The matters contained in an instrument entitled "Memorandum of Water Service Agreement" dated November 12, 1996, by and between Antelope Valley-East Kern Water Agency and I and I Farms Incorporated upon the terms therein provided recorded January 23, 1997 as Instrument No. 0197009172 of Official Records.

35. The matters contained in an instrument entitled "Water Line Easement Deed and Agreement" dated April 26, 1996, by and between I and I Farms, Incorporated, a California corporation and Felix Tapla and Eulalia Tapla, husband and wife and Charles Tapla and Nellie Tapla, husband and wife upon the terms therein provided recorded March 7, 1997 as Instrument No. 0197027501 of Official Records.

++++++++ The Following Matters Affects Parcel 6: APN: 374-440-05, 06, 07 and 08 ++++++++

36. An easement for public utilities and rights incidental thereto in favor of Southern California Edison Company as set forth in a document recorded April 5, 1956 in Book 2588 Page 131 of Official Records, affects the East half of the Southeast quarter of Section 21, Township 9 North, Range 13 West, San Bernardino Meridian, also know as Parcels 5 and 6 of Parcel Map 6645, being a portion of Parcel 6.

    All of said pole lines shall be erected and maintained within one foot of a line extending over and across the above described real property of Alexander S. Romero and Irene K. Romero, also know as Kittie Irene Romero, husband and wife and Evelyn M. Weston, a married woman and being parallel with and 32 feet Westerly, measured at right angles, from the East line of the Southeast quarter of said Section 21.

37. An easement for public utilities and rights incidental thereto in favor of Southern California Edison Company as set forth in a document recorded September 30, 1968 in Book 4201 Page 635 of Official Records, affects the Northerly 10 feet of the Southerly 35 feet of Parcel 5 of Parcel Map 6645, being a portion of Parcel 6.

38. An easement for public utilities and rights incidental thereto in favor of Southern California Edison Company as set forth in a document recorded January 16, 1970 in Book 4356 Page 82 of Official Records, affects the Northerly 10 feet of the Southerly 35 feet of Parcel 4 of Parcel Map 6645, being a portion of Parcel 6.

39. An easement for ingress and egress and road purposes and rights incidental thereto in favor of

Public in General as set forth in a document recorded March 11, 1983 in Book 5533 Page 929 of Official Records, affects the East 30 feet of Parcels 5 and 6 of Parcel Map 6645, the South 30 feet of Parcels 4 and 5 of Parcel Map 6645, and the West 30 feet of Parcels 3 and 4 of Parcel Map 6645, together with triangular parcels described therein, being portions of Parcel 6.

40. An irrevocable offer to dedicate real property recorded March 11, 1983 in Book 5533 Page 929 of Official Records, wherein a portion of said land was offered for dedication to public use for ingress and egress and road purposes, which affects the East 55 feet of Parcels 5 and 6 of Parcel Map 6645, the South 55 feet of Parcels 4 and 5 of Parcel Map 6645, and the West 45 feet of Parcels 3 and 4 of Parcel Map 6645, together with triangular parcels described therein, being portions of Parcel 6.

    Also disclosed by Delineation of Parcel Parcel Map 6645 filed October 26, 1983 in Book 30 Page 26 of Parcel Maps

41. Please be advised that our search did not disclose any open deeds of trust of record. If you should have knowledge of any outstanding obligation, please contact your title officer immediately for further review.

    ++++++++++ The Following Matters Affects Parcel 7: APN: 374-011-19, 21 and 22 ++++++++++
    and Parcel 8: APN: 374-011-20

42. Reservations contained in the Patent from the United States of America
    To: James E. Wheat
    Recorded: November 30, 1926 in Book 154 Page 369 of Official Records
    Affects: Parcels 7 and 8 Northeast of Section 28

    Which among other things recites as follows:

    Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of the courts, and the reservation from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States.

43. An easement for public utilities and rights incidental thereto in favor of Southern California Edison Company as set forth in a document recorded March 21, 1956 in Book 2580 Page 342 of Official Records, affects Parcels 3 and 4 of Parcel Map 6683, being a portion of Parcel 7, as set forth in said document.

44. An easement for public utilities and rights incidental thereto in favor of Southern California Edison Company as set forth in a document recorded April 5, 1956 in Book 2588 Page 131 of Official Records, affects the East half of the Southeast quarter of Section 21, Township 9 North, Range 13 West, San Bernardino Meridian, also know as Parcels 5 and 6 of Parcel Map 6645, being a portion of Parcel 6.

    Said document was re-recorded March 30, 1978 in Book 5099 Page 1275 of Official Records.

45. An easement for ingress and egress and road purposes and rights incidental thereto in favor of The Public in General as set forth in a document recorded April 12, 1988 in Book 5541 Page 1464 of Official Records, affects the South 30 feet of Parcel 2 and the East 30 feet of Parcels 3 and 4 of Parcel Map 6683, and the West 30 feet of Parcels 1 and 2 of Parcel Map 6683, also triangular parcels as described therein, being portions of Parcels 7 and 8.

46. An irrevocable offer to dedicate real property recorded April 12, 1988 in Book 5541 Page 1464 of Official Records, wherein a portion of said land was offered for dedication to public use for ingress and egress and road purposes, which affects the West 45 feet of Parcels 1 and 2 of Parcel Map 6683, the East 55 feet of Parcels 3 and 4 and the South 45 feet of Parcels 2 and 3, also triangular parcels described therein, being portions of Parcels 7 and 8.

Also disclosed by delineation on Parcel Map 6683, filed May 5, 1983 in Book 29 Page 110 of Parcel Maps.

47. The following recitals contained on said Parcel Map 6683, recorded in Book 29 Page 110 of Parcel Maps.

    Notice is hereby given that all of the area within this Parcel Map is subject to sheet flooding from the 100 year flow of the Antelope Valley Streams with depths of about 1.0 foot and a velocity of about 3.0 feet per second ("Floodplain-Secondary Zone"), generally, no permanent structures are permitted within the drainage easements development within the area encompassed by this parcel map "Floodplain-Secondary Zone" shall comply with County Ordinance G-1976, G-2755, G-2425 and G-2936 and the latest revisions therefore permanent structures (Mobile Homes Buildings Water Wells, etc) located within the floodplain secondary zone, shall be elevated and/or flood protected to 20 feet above the adjacent ground elevation at that location.

48. Please be advised that our search did not disclose any open deeds of trust of record. If you should have knowledge of any outstanding obligation, please contact your title officer immediately for further review.

++++++++ The Following Matters Affects Parcel 9: APN: 374-200-03 ++++++++

49. Reservation contained in the Patent
    From: The United States of America
    To: Lucy W. Hill
    Recorded: May 3, 1913 in Book 15 Page 383 of Patents

    Which among other things recites as follows:

    Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of the courts, and the reservation from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States.

50. An easement for public utilities and rights incidental thereto in favor of Southern California Edison Company, a corporation as set forth in a document recorded March 21, 1956 in Book 2580 Page 342 of Official Records, affects said land.

51. An easement for ingress and egress and rights incidental thereto in favor of Shirley B. Beery, a single woman as set forth in a document recorded March 31, 1977 in Book 5017 Page 1566 of Official Records, affects the Westerly 20 feet of said land.

52. Please be advised that our search did not disclose any open deeds of trust of record. If you should have knowledge of any outstanding obligation, please contact your title officer immediately for further review.

++++++++ The Following Matters Affects Parcel 10: APN: 374-200-038, 39, 40 and 41 ++++++++

53. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

54. Reservation contained in the Patent
    From: The United States of America
    To: Lucy W. Hill

Recorded: May 3, 1913 in Book 15 Page 383 of Patents

Which among other things recites as follows:

Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of the courts, and the reservation from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States.

55. An easement for pipelines and any and all appurtenances and rights incidental thereto in favor of The Antelope Valley-East Kern Water Agency as set forth in a document recorded July 19, 1979 in Book 5214 Page 1125 of Official Records, affects the Southerly 35 feet of Parcels 1, 2, 3 and 4 of Parcel Map No. 6647, being a portion of Parcel 10.

56. An easement for ingress and egress and road purposes and rights incidental thereto in favor of The Public in General as set forth in a document recorded March 11, 1983 in Book 5533 Page 925 of Official Records, affects the West 30 feet of Parcel 1 of Parcel Map No. 6647, except the South 55 feet thereof, also a parcel bounded on the South by the North line of said South 55 feet, on the West by the East line of said West 30 feet, and on the Northeast by the arc of a curve having a radius of 20 feet concave to the Northeast and tangent to said North and West lines, being portions of Parcel 10.

57. An irrevocable offer to dedicate real property recorded March 11, 1983 in Book 5533 Page 925 of Official Records, wherein a portion of said land was offered for dedication to public use for ingress and egress and road purposes, which affects the West 45 feet of Parcel 1 of Parcel Map No. 6647, except the South 55 feet thereof, also a parcel bounded on the South by the North line of said South 55 feet, on the West by the East line of said West 30 feet, and on the Northeast by the arc of a curve having a radius of 20 feet concave to the Northeast and tangent to said North and West lines, being portions of Parcel 10.

    Also disclosed by delineation on Parcel Map No. 6647 filed May 5, 1983 in Book 29 Page 109 of Parcel Maps.

58. The following recitals contained on said Parcel Map No. 6647, recorded in Book 29 Page 109 of Parcel Maps.

    Notice is hereby given that all of the area within this Parcel Map is subject to sheet flooding from the 100 year flow of the Antelope Valley Streams with depths of about 1.0 foot and a velocity of about 3.0 feet per second ("Floodplain-Secondary Zone"), generally, no permanent structures are permitted within the drainage easements development within the area encompassed by this parcel map "Floodplain-Secondary Zone" shall comply with County Ordinance G-1976, G-2755, G-2425 and G-2936 and the latest revisions therefore permanent structures (Mobile Homes Buildings Water Wells, etc) located within the floodplain secondary zone, shall be elevated and/or flood protected to 20 feet above the adjacent ground elevation at that location.

59. Please be advised that our search did not disclose any open deeds of trust of record. If you should have knowledge of any outstanding obligation, please contact your title officer immediately for further review.

++++++++ The Following Matters Affects Parcel 11: APN: 374-200-42, 43, 44 and 45 ++++++++

60. Reservation contained in the Patent
    From: The United States of America
    To: Lucy W. Hill
    Recorded: May 3, 1913 in Book 15 Page 383 of Patents

    Which among other things recites as follows:

Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of the courts, and the reservation from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States.

61. An easement for an access easement and right of way and rights incidental thereto in favor of John W. Berry and Mera O. Berry, husband and wife as set forth in a document recorded January 25, 1955 in Book 2358 Page 34 of Official Records, affects the Easterly 20 feet of Parcels 1, 2, 3, and 4 of Parcel Map No. 6646, being a portion of Parcel 11.

62. An easement for public utilities and rights incidental thereto in favor of Southern California Edison Company, a corporation as set forth in a document recorded March 29, 1955 in Book 2398 Page 79 of Official Records, affects the Westerly 10 feet of the Easterly 34 feet of Parcels 1, 2, 3, and 4 of Parcel Map No. 6646, being a portion of Parcel 11.

63. An easement for an easement and rights incidental thereto in favor of The Public in General as set forth in a document recorded March 11, 1983 in Book 5533 Page 933 of Official Records, affects the North 30 feet of Parcel 1 of Parcel Map No. 6646, and the East 30 feet of Parcels 1, 2, 3 and 4 of Parcel Parcel Map No. 6646, also a parcel bounded on the North by the South line of said North 30 feet, on the East by the West line of said East 30 feet, and on the Southwest by the arc of a curve having a radius of 20 feet concave to the Southwest and tangent to said South and East lines, being portions of Parcel 11.

64. An irrevocable offer to dedicate real property recorded March 11, 1983 in Book 5533 Page 933 of Official Records, wherein a portion of said land was offered for dedication to public use for ingress and egress and road purposes, which affects North 45 feet of Parcel 1 of Parcel Map No. 6646, and the East 45 feet of Parcels 1, 2, 3 and 4 of Parcel Map No. 6646, also a parcel bounded on the North by the South line of said North 45 feet, on the East by the West line of said East 45 feet, and on the Southwest by the arc of a curve having a radius of 20 feet concave to the Southwest and tangent to said South and East lines, being portions of Parcel 11.

    Also disclosed by delineation on Parcel Map No. 6646 filed May 26, 1983 in Book 29 Page 127 of Parcel Maps.

65. The following recitals contained on said Parcel Map No. 6646, recorded din Book 29 Page 127 of Parcel Maps.

    Notice is hereby given that all of the area within this Parcel Map is subject to sheet flooding from the 100 year flow of the Antelope Valley Streams with depths of about 1.0 foot and a velocity of about 3.0 feet per second ("Floodplain-Secondary Zone"), generally, no permanent structures are permitted within the drainage easements development within the area encompassed by this parcel map "Floodplain-Secondary Zone" shall comply with County Ordinance G-1976, G-2755, G-2425 and G-2936 and the latest revisions therefore permanent structures (Mobile Homes Buildings Water Wells, etc) located within the floodplain secondary zone, shall be elevated and/or flood protected to 20 feet above the adjacent ground elevation at that location.

66. An irrevocable offer to dedicate real property recorded May 5, 1983 in Book 5548 Page 1362 of Official Records, wherein a portion of said land was offered for dedication to public use for drainage purposes, which affects over portion of Parcel 1 of Parcel Map No. 6646 in Book 29 Page 127 of Parcel Maps.

    Said offered is subject to provision and condition therein provided.

67. Please be advised that our search did not disclose any open deeds of trust of record. If you should have knowledge of any outstanding obligation, please contact your title officer immediately for further review.

    ++++++++ The Following Matters Affects Parcel 12: APN: 374-410-08 ++++++++

68. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

69. Reservation contained in the Patent
From: The United States of America
To: Lucy W. Hill
Recorded: May 3, 1913 in Book 15 Page 383 of Patents

Which among other things recites as follows:

Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of the courts, and the reservation from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States.

70. An easement for public utilities and rights incidental thereto in favor of Southern California Edison Company, a corporation as set forth in a document recorded May 8, 1962 in Book 3489 Page 582 of Official Records, affects said land.

71. An easement for ingress and egress and road purposes and rights incidental thereto in favor of The Public in General as set forth in a document recorded September 24, 1979 in Book 5231 Page 237 of Official Records, affects said land.

72. An irrevocable offer to dedicate real property recorded September 24, 1979 in Book 5231 Page 237 of Official Records, wherein a portion of said land was offered for dedication to public use for ingress and egress and road purposes, which affects said land.

73. An easement for drainage and rights incidental thereto in favor of County of Kern as set forth in a document recorded October 8, 1987 as Instrument No. 43502 in Book 6055 Page 1667 of Official Records, affects the North 170 feet of said land.

74. Various notes and recitals contained in the Owners Certificate for Parcel Map No. 8244, recorded November 2, 1987 as Instrument No. 53010 in Book 6063 Page 298 of Official Records.

75. The matters contained in an instrument entitled "Grant of Easement to Water Well and Declaration of Joint Use" dated March 14, 1990, by Glenn Fisher, La Veta M. Fisher and Linda Fisher upon the terms therein provided recorded August 15, 1990 as Instrument No. 21634 in Book 6419 Page 236 of Official Records.

The owners of various parcels relinquished their interest in an easement for proposed water system, by "Amendment to Grant of Easement to Water Well Declaration of Joint Use", recorded June 30, 1997 as Instrument No. 0197085390 of Official Records.

The matters contained in an Amendment to Grant of Easement to Water Well Declaration of Joint Use, dated June 29, 1997, recorded July 29, 1997 as Instrument No. 0197098089 of Official Records.

76. Please be advised that our search did not disclose any open deeds of trust of record. If you should have knowledge of any outstanding obligation, please contact your title officer immediately for further review.

++++++++ The Following Matters Affects Parcel 13: APN: 374-200-50, 51, 52 and 53 ++++++++

77. Reservation contained in the Patent
From: The United States of America
To: Lucy W. Hill
Recorded: May 3, 1913 in Book 15 Page 383 of Patents

Which among other things recites as follows:

Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of the courts, and the reservation from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States.

78. An easement for temporary construction purposes and rights incidental thereto in favor of Antelope Valley-East Kern Water Agency as set forth in a document recorded February 3, 1977 in Book 5005 Page 1584 of Official Records, affects the Southerly 35 feet of Parcel 1 through 4 of Parcel Map 8853, being a portion of Parcel 13.

79. Please be advised that our search did not disclose any open deeds of trust of record. If you should have knowledge of any outstanding obligation, please contact your title officer immediately for further review.

++++++++ The Following Matters Affects Parcel 14: APN: 374-050-01 ++++++++

80. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

81. Reservation contained in the Patent
From: The United States of America
To: Louis E. Hillen
Recorded: November 24, 1895 in Book 7 Page 218 of Patents

Which among other things recites as follows:

Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of the courts; and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises hereby granted, as provided by law; and the reservation from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States.

82. Reservation contained in the Patent
From: The United States of America
To: Frank J. Hart
Recorded: February 1, 1911 in Book 15 Page 227 of Patents

Which among other things recites as follows:

Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of the courts, and the reservation from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States.

83. An easement for public highway and rights incidental thereto in favor of County of Kern as set forth in a document recorded July 19, 1933 as Instrument No. 9139 in Book 475 Page 495 of Official Records, affects the East 30 feet of said Section 34.

84. An easement for public utilities and rights incidental thereto in favor of Southern California Edison Company as set forth in a document recorded March 3, 1952 as Instrument No. 10673 in Book 1909 Page 130 of Official Records, affects the Southerly 10 feet of the Northeast quarter of said Section 34, except any portion within 60th Street West.

85. An easement for public utilities and rights incidental thereto in favor of Southern California Edison Company as set forth in a document recorded July 17, 1952 as Instrument No. 33268 in Book 1964 Page 371 of Official Records, affects portion of the Southwest quarter of the Southeast quarter of said Section 34.

86. An easement for public utilities and rights incidental thereto in favor of Southern California Edison Company as set forth in a document recorded April 14, 1964 as Instrument No. 24417 in Book 3714 Page 937 of Official Records, affects a portion of the Southeast quarter of said Section 34.

87. An easement for a perpetual easement and right of way to construct, operate, maintain, repair, and if necessary replace a turnout structure and related facilities for agricultural water from the Grantee's underground water pipeline know as the "West Feeder", located on adjacent real proerty and rights incidental thereto in favor of Antelope Valley-East Kern Water Agency as set forth in a document recorded August 15, 1978 as Instrument No. 15338 in Book 5132 Page 573 of Official Records, affects said land.

88. An easement for public utilities and rights incidental thereto in favor of Southern California Edison Company as set forth in a document recorded April 13, 2005 as Instrument No. 0205092600 of Official Records, affects said land.

89. Please be advised that our search did not disclose any open deeds of trust of record. If you should have knowledge of any outstanding obligation, please contact your title officer immediately for further review.

++++++++ The Following Matters Affects all Parcels ++++++++

90. Rights of parties in possession.

91. Any easements not disclosed by those public records which impart constructive notice as to matters affecting title to real property and which are not visible and apparent from an inspection of the surface of said land.

92. Matters which may be disclosed by an inspection or by a survey of said land satisfactory to this Company or by inquiry of the parties in possession thereof.

typist/ zd

(End of Exceptions)

NOTES AND REQUIREMENTS

For transactions where Stewart Title of California, Inc. is not the settlement/closing agent, a signed and dated copy of the attached "Acknowledgment of Receipt, Understanding and Approval of Affiliated Business Arrangement Disclosure Statement and STG Privacy Notice for Stewart Title Companies", will be required prior to recording.

A. There are no conveyances affecting said land, recorded with the County Recorder within 24 months of the date of this report.

CALIFORNIA "GOOD FUNDS" LAW

California Insurance Code Section 12413.1 regulates the disbursement of escrow and sub-escrow funds by title companies. The law requires that funds be deposited in the title company escrow account and available for withdrawal prior to disbursement. Funds received by Stewart Title of California, Inc. via wire transfer may be disbursed upon receipt. Funds received via cashier's checks or teller checks drawn on a California Bank may be disbursed on the next business day after the day of deposit. If funds are received by any other means, recording and/or disbursement may be delayed, and you should contact your title or escrow officer. All escrow and sub-escrow funds received will be deposited with other escrow funds in one or more non-interest bearing escrow accounts in a financial institution selected by Stewart Title of California, Inc.. Stewart Title of California, Inc. may receive certain direct or indirect benefits from the financial institution by reason of the deposit of such funds or the maintenance of such accounts with the financial institution, and Stewart Title of California, Inc. shall have no obligation to account to the depositing party in any manner for the value of, or to pay to such party, any benefit received by Stewart Title of California, Inc.. Such benefits shall be deemed additional compensation to Stewart Title of California, Inc. for its services in connection with the escrow or sub-escrow.

If any check submitted is dishonored upon presentation for payment, you are authorized to notify all principals and/or their respective agents of such nonpayment.

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

Date: February 19, 2016

Escrow No.: 01180-202813

Property: Vacant APN : 359-032-38-00, CA
Vacant APN : 374-210-08-00, CA
1908 90th Street West, CA
775 85th Street West, CA
Vacant APN : 374-250-03-00, CA
502 85th Street West, CA
Vacant APN : 374-440-05-, CA
Vacant APN : 374-440-06, CA

From:

This is to give you notice that ("Stewart Title") has a business relationship with Stewart Solutions, LLC, DBA – Stewart Specialty Insurance Services, LLC ("Stewart Insurance"). Stewart Information Services Corporation owns 100% of Stewart Insurance and Stewart Title of California. Because of this relationship, this referral may provide Stewart Title a financial or other benefit.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are NOT required to use the listed provider(s) as a condition for purchase, sale, or refinance of the subject Property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

Stewart Insurance Settlement Service	***Charge or range of charges***
Hazard Insurance	$400.00 to $6,500.00
Home Warranty	$255.00 to $ 780.00
Natural Hazard Disclosure Report	$ 42.50 to $ 149.50

FOR TRANSACTIONS WHERE STEWART TITLE OF CALIFORNIA IS NOT CLOSING ESCROW

STCA Order Number:	01180-202813
Subject Property Address:	Vacant APN : 359-032-38-00, CA Vacant APN : 374-210-08-00, CA 1908 90th Street West, CA 775 85th Street West, CA Vacant APN : 374-250-03-00, CA 502 85th Street West, CA Vacant APN : 374-440-05-, CA Vacant APN : 374-440-06, CA
Subject Property APN:	359-032-38-00

ACKNOWLEDGMENT OF RECEIPT, UNDERSTANDING AND APPROVAL OF "AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT" AND "STG PRIVACY NOTICE FOR STEWART TITLE COMPANIES"

The undersigned hereby acknowledge that I/we have received, read, understand and approve 's "Affiliated Business Arrangement Disclosure Statement" and "STG Privacy Notice for Stewart Title Companies", provided to me/us in connection with the above captioned matter.

Read and signed on the 28th day of February, 2016

_____

Antelope Valley East Kern Water Agency

Exhibit A (Revised 06-03-11)

CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY – 1990 EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.

2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.

3. Defects, liens, encumbrances, adverse claims or other matters:
   (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
   (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
   (c) resulting in no loss or damage to the insured claimant;
   (d) attaching or created subsequent to Date of Policy; or
   (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.

4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.

5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.

6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
   Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.

3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.

4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

6. Any lien or right to a lien for services, labor or material not shown by the public records.

CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (02-03-10)
ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE
EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:

   a. building;
   b. zoning;
   c. land use;
   d. improvements on the Land;
   e. land division;
   f. environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.

2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.

3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.

4. Risks:
   a. that are created, allowed, or agreed to by You, whether or not they appear in the Public Records;
   b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
   c. that result in no loss to You; or
   d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.

5. Failure to pay value for Your Title.

6. Lack of a right:
   a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
   b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.

7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:
* For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.
The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1% of Policy Amount or $2,500.00 (whichever is less)	$10,000.00
Covered Risk 18:	1% of Policy Amount or $5,000.00 (whichever is less)	$25,000.00
Covered Risk 19:	1% of Policy Amount or $5,000.00 (whichever is less)	$25,000.00
Covered Risk 21:	1% of Policy Amount or $2,500.00 (whichever is less)	$5,000.00

2006 ALTA LOAN POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.

3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.

4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.

5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.

6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.

7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

2006 ALTA OWNER'S POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.

3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.

4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.

5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.

3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.

5. (a) unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

6. Any lien or right to a lien for services, labor or material not shown by the public records.

WARNING: THIS DOCUMENT MUST BE COMPLETED IN ITS ENTIRETY (1 THROUGH 9, BELOW MUST BE FILLED IN) FOR IT TO BE ACCEPTED BY . IF THIS IS NOT COMPLETED WILL REQUIRE A COMPLETE COPY OF THE TRUST, WITH A SIGNED AND ACKNOWLEDGED AFFIDAVIT.

TRUSTEE CERTIFICATE

(California Probate Code Section 18100.5)

SCETRUST

STG Privacy Notice
Stewart Title Companies

WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company and its title affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as the Stewart Title Companies, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information.	Do we share	Can you limit this sharing?
For our everyday business purposes— to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes— to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes— information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies. *Our affiliates may include companies with a Stewart name; financial companies, such as Stewart Title Company*	Yes	No
For our affiliates' everyday business purposes— information about your creditworthiness.	No	We don't share
For our affiliates to market to you — For your convenience, Stewart has developed a means for you to opt out from its affiliates marketing even though such mechanism is not legally required.	Yes	Yes, send your first and last name, the email address used in your transaction, your Stewart file number and the Stewart office location that is handling your transaction by email to optout@stewart.com or fax to 1-800-335-9591.
For non-affiliates to market to you. Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.	No	We don't share

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

SHARING PRACTICES

How often do the Stewart Title Companies notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How do the Stewart Title Companies protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer, file, and building safeguards.
How do the Stewart Title Companies collect my personal information?	We collect your personal information, for example, when you ▪ request insurance-related services ▪ provide such information to us We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

Contact us: If you have any questions about this privacy notice, please contact us at: **Stewart Title Guaranty Company, 1980 Post Oak Blvd., Privacy Officer, Houston, Texas 77056**

Order No. 01180-202813

AVAILABLE DISCOUNTS DISCLOSURE STATEMENT

This is to give you notice that Stewart Title of California, Inc. (“Stewart Title”) is pleased to inform you that upon proper qualification, there are premium discounts available upon the purchase of title insurance covering improved property with a one to four family residential dwelling.

Such discounts apply to and include:

Property located within an area proclaimed a state or federal disaster area;

Property purchased from a foreclosing beneficiary or successful bidder at a foreclosure sale;

Property being refinanced.

Please talk with your escrow or title officer to determine your qualification for any of these discounts.

stewart title

Kaz Bernath
Stewart Title of California, Inc.
11870 Pierce St Ste 100
Riverside, CA 92505
Phone: (951) 276-2700
Fax:
KBernath@stewart.com

PRELIMINARY REPORT

Order No.	:	01180-202814
Title Unit No.	:	7435
Your File No.	:	16000330183
Buyer/Borrower Name	:	
Seller Name	:	Bayshore Kern

Property Address: Vacant APN : 374-011-08-00-0, CA

In response to the above referenced application for a Policy of Title Insurance, Stewart Title of California, Inc. hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Stewart Title Guaranty Company Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referenced to as an Exception on Schedule B or not excluded from coverage pursuant to the printed Schedules, Conditions, and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on covered Risks of said policy or policies are set forth in Exhibit A attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limits of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters, which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report, (and any supplements or amendments thereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance a binder or commitment should be requested.

Dated as of January 25, 2016 at 7:30 a.m.

Kaz Bernath, Title Officer

When replying, please contact: Kaz Bernath, Title Officer

PRELIMINARY REPORT

The form of Policy of Title Insurance contemplated by this report is:

☐ CLTA Standard Coverage Policy

☐ CLTA/ALTA Homeowners Policy

☐ 2006 ALTA Owner's Policy

☐ 2006 ALTA Loan Policy

☐ ALTA Short Form Residential Loan Policy

☒ Report Only

SCHEDULE A

The estate or interest in the land hereinafter described or referred to covered by this report is:

A Fee

Title to said estate or interest at the date hereof is vested in:

ADM Investments, LLC, a California limited liability company

LEGAL DESCRIPTION

The land referred to herein is situated in the State of California, County of Kern Unincorporated and described as follows:

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, AS PER THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE SURVEYOR GENERAL.

EXCEPTING 1/16TH OF ALL OIL, GAS HYDROCARBONS AND OTHER MINERALS WHICH MAY BE SUBTERRANEOUSLY LOCATED OR DISCOVERED ON THE PROPERTY HEREIN DESCRIBED, AS RESERVED IN DEED DATED NOVEMBER 24, 1925 FROM JAS E. WHEAT AND LUNA M. WHEAT, HUSBAND AND WIFE, TO OSCAR FRY AND PAULINE FRY, HUSBAND AND WIFE, RECORDED NOVEMBER 26, 1926 IN BOOK 155, PAGE 329, OF OFFICIAL RECORDS. THEREIN, THE GRANTEES, THEIR HEIRS, ADMINISTRATORS, EXECUTORS AND ASSIGNS AGREE THAT THE EXPLOITING AND DRILLING FOR, DEVELOPING, PRODUCING, EXTRACTING, BRINGING TO THE SURFACE AND OBTAINING OF ALL OIL, GAS, HYDROCARBONS AND OTHER MINERALS SHALL BE AT THE SOLE COST AND EXPENSE OF THE GRANTEES, THEIR HEIRS, EXECUTORS, ADMINISTRATOR AND ASSIGNS, AND THE SAID GRANTEES, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AGREE TO PAY TO SAID GRANTORS IN MONEY 1/16TH OF THE MARKET PRICE AT THE WELL OR WELLS, OR ALL OIL, GAS, HYDROCARBON AND/OR OTHER MINERALS PRODUCED OR EXTRACTED FROM SAID LAND.

EXCEPTING UNTO AMBERLAND CORPORATION, A CALIFORNIA CORPORATION 1/2 OF 2/16TH OF ALL OIL, GAS, HYDROCARBONS AND ALL OTHER MINERALS BELOW A DEPTH OF 500 FEET BUT WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN DEED RECORDED MARCH 11, 1987 IN BOOK 5978, PAGE 2344, OFFICIAL RECORDS.

EXCEPTING UNTO AMBERLAND CORPORATION, A CALIFORNIA CORPORATION 2/16THS OF 1/2 OF ALL OIL, GAS, HYDROCARBONS AND ALL OTHER MINERALS BELOW A DEPTH OF 500 FEET BUT WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN DEED RECORDED MARCH 17, 1987 IN BOOK 5981, PAGE 87, OFFICIAL RECORDS.

EXCEPTING UNTO AMBERLAND CORPORATION, A CALIFORNIA CORPORATION, 1/16THS OF 1/2 OF ALL OIL, GAS, HYDROCARBONS AND ALL OTHER MINERALS BELOW A DEPTH OF 500 FEET BUT WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN DEED RECORDED MARCH 17, 1987 IN BOOK 5981, PAGE 92, OFFICIAL RECORDS.

EXCEPTING UNTO AMBERLAND CORPORATION, A CALIFORNIA CORPORATION 2/16THS OF 1/2 OF ALL OIL, GAS, HYDROCARBONS AND ALL OTHER MINERALS BELOW A DEPTH OF 500 FEET BUT WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN DEED RECORDED MARCH 18, 1987 IN BOOK 5981, PAGE 1354, OFFICIAL RECORDS.

APN: 374-011-08-00-0
(End of Legal Description)

THE MAP ATTACHED THROUGH THE HYPERLINK ABOVE IS BEING PROVIDED AS A COURTESY AND FOR INFORMATIONAL PURPOSES ONLY; THIS MAP SHOULD NOT BE RELIED UPON. FURTHERMORE, THE PARCELS SET OUT ON THIS MAP MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES. STEWART ASSUMES NO LIABILITY, RESPONSIBILITY OR INDEMNIFICATION RELATED TO THE MAPS NOR ANY MATTERS CONCERNING THE CONTENTS OF OR ACCURACY OF THE MAP.

SCHEDULE B

At the date hereof, exceptions to coverage in addition to the printed exceptions and exclusions contained in said policy or policies would be as follows:

Taxes:

A. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes, to be levied for the fiscal year 2016 - 2017.

B. General and Special City and/or County taxes, including any personal property taxes and any assessments collected with taxes, for the fiscal year 2015 - 2016:

1st Installment	: $1,116.40 Paid
2nd Installment	: $1,116.40 Open
Parcel No.	: 374-011-08-00-0
Code Area	: 119-004

C. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Chapter 3.5 (commencing with Section 75) of the revenue and taxation code of the State of California.

D. Assessments, if any, for Community Facility Districts affecting said land which may exist by virtue of assessment maps or notices filed by said districts. Said assessments are collected with the County Taxes.

Exceptions:

1. Water rights, claims or title to water in or under said land, whether or not shown by the public records.

2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

3. Rights, rights of way, reservations and exceptions in the Patent recorded November 30, 1926 in Book 154, Page 369, of Official Records.

4. An easement for poles and rights incidental thereto in favor of Southern California Edison Company as set forth in a document recorded March 21, 1956 in Book 2580, Page 342, of Official Records, affects said easement is more particularly described in the above mentioned document.

5. An easement for ingress and egress and rights incidental thereto in favor of Shirley B. Beery, a single woman as set forth in a document recorded March 31, 1977 in Book 5017, Page 1566, of Official Records, affects said easement is more particularly described in the above mentioned document.

   Said document was re-recorded March 30, 1978 in Book 5099, Page 1275, of Official Records.

6. An easement for water pipe lines and rights incidental thereto in favor of Shirley B. Beery, a widow as set forth in a document recorded November 23, 1977 in Book 5071, Page 1298, of Official Records, affects said easement is more particularly described in the above mentioned document.

7. An easement for ingress, egress, road purposes and rights incidental thereto in favor of Shirley B. Beery as set forth in a document recorded September 9, 1983 in Book 5587, Page 1241, of

Official Records, affects said easement is more particularly described in the above mentioned document.

8. Rights of parties in possession.

   Type/Rev: PVA

(End of Exceptions)

NOTES AND REQUIREMENTS

For transactions where Stewart Title of California, Inc. is not the settlement/closing agent, a signed and dated copy of the attached "Acknowledgment of Receipt, Understanding and Approval of Affiliated Business Arrangement Disclosure Statement and STG Privacy Notice for Stewart Title Companies", will be required prior to recording.

A. This Company will require the following documents in order to insure a conveyance or encumbrance by the limited liability company named below:

   Limited liability company: ADM Investments, LLC, a California limited liability company

   a. A certified copy of the articles of organization (LLC-1), and any amendment (LLC-2) or restatement (LLC-10) to be recorded in the appropriate county.

   b. A copy of the operating agreement and any amendment.

   c. Evidence that the limited liability company remains in good standing with active status.

   d. Other requirements that the Company may set forth following its review of said documents.

B. Please be advised that our search did not disclose any open deeds of trust of record. If you should have knowledge of any outstanding obligation, please contact your title officer immediately for further review.

CALIFORNIA "GOOD FUNDS" LAW

California Insurance Code Section 12413.1 regulates the disbursement of escrow and sub-escrow funds by title companies. The law requires that funds be deposited in the title company escrow account and available for withdrawal prior to disbursement. Funds received by Stewart Title of California, Inc. via wire transfer may be disbursed upon receipt. Funds received via cashier's checks or teller checks drawn on a California Bank may be disbursed on the next business day after the day of deposit. If funds are received by any other means, recording and/or disbursement may be delayed, and you should contact your title or escrow officer. All escrow and sub-escrow funds received will be deposited with other escrow funds in one or more non-interest bearing escrow accounts in a financial institution selected by Stewart Title of California, Inc.. Stewart Title of California, Inc. may receive certain direct or indirect benefits from the financial institution by reason of the deposit of such funds or the maintenance of such accounts with the financial institution, and Stewart Title of California, Inc. shall have no obligation to account to the depositing party in any manner for the value of, or to pay to such party, any benefit received by Stewart Title of California, Inc.. Such benefits shall be deemed additional compensation to Stewart Title of California, Inc. for its services in connection with the escrow or sub-escrow.

If any check submitted is dishonored upon presentation for payment, you are authorized to notify all principals and/or their respective agents of such nonpayment.

EXHIBIT "A"

LEGAL DESCRIPTION

Order No.: 01180-202814
Escrow No.: 01180-202814

The land referred to herein is situated in the State of California, County of Kern, Unincorporated and described as follows:

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, AS PER THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE SURVEYOR GENERAL.

EXCEPTING 1/16TH OF ALL OIL, GAS HYDROCARBONS AND OTHER MINERALS WHICH MAY BE SUBTERRANEOUSLY LOCATED OR DISCOVERED ON THE PROPERTY HEREIN DESCRIBED, AS RESERVED IN DEED DATED NOVEMBER 24, 1925 FROM JAS E. WHEAT AND LUNA M. WHEAT, HUSBAND AND WIFE, TO OSCAR FRY AND PAULINE FRY, HUSBAND AND WIFE, RECORDED NOVEMBER 26, 1926 IN BOOK 155, PAGE 329, OF OFFICIAL RECORDS. THEREIN, THE GRANTEES, THEIR HEIRS, ADMINISTRATORS, EXECUTORS AND ASSIGNS AGREE THAT THE EXPLOITING AND DRILLING FOR, DEVELOPING, PRODUCING, EXTRACTING, BRINGING TO THE SURFACE AND OBTAINING OF ALL OIL, GAS, HYDROCARBONS AND OTHER MINERALS SHALL BE AT THE SOLE COST AND EXPENSE OF THE GRANTEES, THEIR HEIRS, EXECUTORS, ADMINISTRATOR AND ASSIGNS, AND THE SAID GRANTEES, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AGREE TO PAY TO SAID GRANTORS IN MONEY 1/16TH OF THE MARKET PRICE AT THE WELL OR WELLS, OR ALL OIL, GAS, HYDROCARBON AND/OR OTHER MINERALS PRODUCED OR EXTRACTED FROM SAID LAND.

EXCEPTING UNTO AMBERLAND CORPORATION, A CALIFORNIA CORPORATION 1/2 OF 2/16TH OF ALL OIL, GAS, HYDROCARBONS AND ALL OTHER MINERALS BELOW A DEPTH OF 500 FEET BUT WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN DEED RECORDED MARCH 11, 1987 IN BOOK 5978, PAGE 2344, OFFICIAL RECORDS.

EXCEPTING UNTO AMBERLAND CORPORATION, A CALIFORNIA CORPORATION 2/16THS OF 1/2 OF ALL OIL, GAS, HYDROCARBONS AND ALL OTHER MINERALS BELOW A DEPTH OF 500 FEET BUT WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN DEED RECORDED MARCH 17, 1987 IN BOOK 5981, PAGE 87, OFFICIAL RECORDS.

EXCEPTING UNTO AMBERLAND CORPORATION, A CALIFORNIA CORPORATION, 1/16THS OF 1/2 OF ALL OIL, GAS, HYDROCARBONS AND ALL OTHER MINERALS BELOW A DEPTH OF 500 FEET BUT WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN DEED RECORDED MARCH 17, 1987 IN BOOK 5981, PAGE 92, OFFICIAL RECORDS.

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APN: 374-011-08-00-0

(End of Legal Description)

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

Date: February 04, 2016

Escrow No.: 01180-202814

Property: Vacant APN : 374-011-08-00-0, CA

From:

This is to give you notice that ("Stewart Title") has a business relationship with Stewart Solutions, LLC, DBA – Stewart Specialty Insurance Services, LLC ("Stewart Insurance"). Stewart Information Services Corporation owns 100% of Stewart Insurance and Stewart Title of California. Because of this relationship, this referral may provide Stewart Title a financial or other benefit.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are NOT required to use the listed provider(s) as a condition for purchase, sale, or refinance of the subject Property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

Stewart Insurance Settlement Service	***Charge or range of charges***
Hazard Insurance	$400.00 to $6,500.00
Home Warranty	$255.00 to $ 780.00
Natural Hazard Disclosure Report	$ 42.50 to $ 149.50

FOR TRANSACTIONS WHERE STEWART TITLE OF CALIFORNIA IS NOT CLOSING ESCROW

STCA Order Number: 01180-202814
Subject Property Address: Vacant APN : 374-011-08-00-0, CA
Subject Property APN: 374-011-08-00-0

ACKNOWLEDGMENT OF RECEIPT, UNDERSTANDING AND APPROVAL OF "AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT" AND "STG PRIVACY NOTICE FOR STEWART TITLE COMPANIES"

The undersigned hereby acknowledge that I/we have received, read, understand and approve 's "Affiliated Business Arrangement Disclosure Statement" and "STG Privacy Notice for Stewart Title Companies", provided to me/us in connection with the above captioned matter.

Read and signed on the 28th day of February, 2016

_____
Bayshore Kern

Exhibit A (Revised 06-03-11)

CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY – 1990 EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.

2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.

3. Defects, liens, encumbrances, adverse claims or other matters:
   (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
   (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
   (c) resulting in no loss or damage to the insured claimant;
   (d) attaching or created subsequent to Date of Policy; or
   (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.

4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.

5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.

6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
   Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.

3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.

4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

6. Any lien or right to a lien for services, labor or material not shown by the public records.

CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (02-03-10)
ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE
EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:

   a. building;
   b. zoning;
   c. land use;
   d. improvements on the Land;
   e. land division;
   f. environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.

2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.

3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.

4. Risks:
   a. that are created, allowed, or agreed to by You, whether or not they appear in the Public Records;
   b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
   c. that result in no loss to You; or
   d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.

5. Failure to pay value for Your Title.

6. Lack of a right:
   a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
   b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.

7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:
* For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.
The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1% of Policy Amount or $2,500.00 (whichever is less)	$10,000.00
Covered Risk 18:	1% of Policy Amount or $5,000.00 (whichever is less)	$25,000.00
Covered Risk 19:	1% of Policy Amount or $5,000.00 (whichever is less)	$25,000.00
Covered Risk 21:	1% of Policy Amount or $2,500.00 (whichever is less)	$5,000.00

2006 ALTA LOAN POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.

3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.

4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.

5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.

6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.

7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

2006 ALTA OWNER'S POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.

3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.

4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.

5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.

3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.

5. (a) unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

6. Any lien or right to a lien for services, labor or material not shown by the public records.

STG Privacy Notice
Stewart Title Companies

WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company and its title affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as the Stewart Title Companies, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information.	Do we share	Can you limit this sharing?
For our everyday business purposes— to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes— to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes— information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies. *Our affiliates may include companies with a Stewart name; financial companies, such as Stewart Title Company*	Yes	No
For our affiliates' everyday business purposes— information about your creditworthiness.	No	We don't share
For our affiliates to market to you — For your convenience, Stewart has developed a means for you to opt out from its affiliates marketing even though such mechanism is not legally required.	Yes	Yes, send your first and last name, the email address used in your transaction, your Stewart file number and the Stewart office location that is handling your transaction by email to optout@stewart.com or fax to 1-800-335-9591.
For non-affiliates to market to you. Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.	No	We don't share

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

SHARING PRACTICES

How often do the Stewart Title Companies notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How do the Stewart Title Companies protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer, file, and building safeguards.
How do the Stewart Title Companies collect my personal information?	We collect your personal information, for example, when you ▪ request insurance-related services ▪ provide such information to us We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

Contact us: If you have any questions about this privacy notice, please contact us at: **Stewart Title Guaranty Company, 1980 Post Oak Blvd., Privacy Officer, Houston, Texas 77056**

Order No. 01180-202814

AVAILABLE DISCOUNTS DISCLOSURE STATEMENT

This is to give you notice that Stewart Title of California, Inc. (“Stewart Title”) is pleased to inform you that upon proper qualification, there are premium discounts available upon the purchase of title insurance covering improved property with a one to four family residential dwelling.

Such discounts apply to and include:

Property located within an area proclaimed a state or federal disaster area;

Property purchased from a foreclosing beneficiary or successful bidder at a foreclosure sale;

Property being refinanced.

Please talk with your escrow or title officer to determine your qualification for any of these discounts.

stewart title

Kaz Bernath
Stewart Title of California, Inc.
11870 Pierce St Ste 100
Riverside, CA 92505
Phone: (951) 276-2700
Fax:
KBernath@stewart.com

PRELIMINARY REPORT

Order No.	:	01180-202815
Title Unit No.	:	7435
Your File No.	:	16000330184
Buyer/Borrower Name	:	
Seller Name	:	James T Hsu

Property Address: Vacant APN : 374-011-11-00, CA
Vacant APN : 374-011-04-00, CA

In response to the above referenced application for a Policy of Title Insurance, Stewart Title of California, Inc. hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Stewart Title Guaranty Company Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referenced to as an Exception on Schedule B or not excluded from coverage pursuant to the printed Schedules, Conditions, and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on covered Risks of said policy or policies are set forth in Exhibit A attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limits of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters, which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report, (and any supplements or amendments thereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance a binder or commitment should be requested.

Dated as of January 25, 2016 at 7:30 a.m.

Kaz Bernath, Title Officer

When replying, please contact: Kaz Bernath, Title Officer

PRELIMINARY REPORT

The form of Policy of Title Insurance contemplated by this report is:

☐ CLTA Standard Coverage Policy

☐ CLTA/ALTA Homeowners Policy

☐ 2006 ALTA Owner's Policy

☐ 2006 ALTA Loan Policy

☐ ALTA Short Form Residential Loan Policy

☒ Preliminary Search

SCHEDULE A

The estate or interest in the land hereinafter described or referred to covered by this report is:

Fee

Title to said estate or interest at the date hereof is vested in:

Daniel Ming-Chung Tsai, a single man, as to an undivided 25% Interest;
Richard Ming-Hsing Tsai, a single man, as to an undivided 25% interest;
Vivian M. Teal, a married woman, as her sole and separate property, as to an undivided 35% interest and
James T. Hsu, a married man, as his sole and separate property, as to an undivided 15% interest, all as
their interests may appear of record and subject to Item 6 in Schedule "B".

LEGAL DESCRIPTION

The land referred to herein is situated in the State of California, County of Kern Unincorporated and described as follows:

PARCEL 1:

The Southeast quarter of Section 20, Township 9 North, Range 13 West, S.B.B.M., in the unincorporated area of the County of Kern, State of California, as per the Official Plat thereof on file in the Office of the Surveyor General.

EXCEPT]NG THEREFROM 1/2 of all oil, gas and other hydrocarbon substances and minerals for a period of 25 years from date as excepted and reserved in Deed recorded January 25, 1952 in Book 1891, Page 429 executed by Irene A. Krumsiek (also known as Irene Krurnsiek), a widow, and Muriel J, Krumsiek, a single woman to Ada L. Tucker, a married woman, said Deed further recites as follows: “At the expiration of said 25-year period, said reservation shall terminate and be at an end, and said 1/2 of all oil, gas and other hydrocarbon substances and minerals shall revert and become vested in the Grantee, her successors and assigns.”

PARCEL 2:

The Northeast quarter of Section 29, Township 9 North, Range 13 West, S.B,B.M., in the unincorporated area of the County of Kern, State of California, as per the Official Plat thereof on file in the Office of the Surveyor General.

EXCEPTING THEREFROM the Northeast quarter of Section 29, the Northerly 268.21 feet of the Westerly 26821 feet,

EXCEPTING THEREFROM 1/2 of all oil, gas, and other hydrocarbon substances and minerals for a period of 25 years from date as excepted and reserved in Deed recorded January 25, 1952 in Book 1891, Page 429 executed by Irene A. Krumsiek (also known as Irene Krumsiek), a widow, and Muriel J. Krumsiek, a single woman to Ada L. Tucker, a married woman, said Deed further recites as follows; “At the expiration of said 25-year period, said reservation shall terminate and be at an end, and said 1/2 of all oil, gas and other hydrocarbon substances and minerals shall revert and become vested in the Grantee, her successors and assigns.”

PARCEL 3:

The Northerly 268.21 feet of the Westerly 268.21 feet of the Northeast quarter of Section 29, Township 9 North, Range 13 West, S,B,B.M., in the unincorporated area of the County of Kern, State of California, as per the Official Plat thereof on file in the Office of the Surveyor General.

EXCEPTING THEREFROM 1/2 of all oil, gas and other hydrocarbon substances and minerals for a period of 25 years from dated as excepted in Deed recorded November 22, 1955 in Book 2519, Page 281 executed by Reginald C. Stoner and Lucille Stoner, husband and wife to Alex R. Leshin and Rose B. Leshin, husband and wife, as joint tenants, said Deed further recites as follows: “At the expiration of said 25 year period, said reservation shall terminate and be at an end, and said 1/2 of all oil, gas and other hydrocarbon substances and minerals shall revert and become vested in the grantees, their successors and assigns.”

(End of Legal Description)

APN: 374-011-04-00; 374-011-11-00

THE MAP ATTACHED THROUGH THE HYPERLINK ABOVE IS BEING PROVIDED AS A COURTESY AND FOR INFORMATIONAL PURPOSES ONLY; THIS MAP SHOULD NOT BE RELIED UPON.

FURTHERMORE, THE PARCELS SET OUT ON THIS MAP MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES. STEWART ASSUMES NO LIABILITY, RESPONSIBILITY OR INDEMNIFICATION RELATED TO THE MAPS NOR ANY MATTERS CONCERNING THE CONTENTS OF OR ACCURACY OF THE MAP.

SCHEDULE B

At the date hereof, exceptions to coverage in addition to the printed exceptions and exclusions contained in said policy or policies would be as follows:

Taxes:

A. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes, to be levied for the fiscal year 2016 – 2017.

B. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Chapter 3.5 (commencing with Section 75) of the revenue and taxation code of the State of California.

C. Assessments, if any, for Community Facility Districts affecting said land which may exist by virtue of assessment maps or notices filed by said districts. Said assessments are collected with the County Taxes.

Exceptions:

1. Water rights, claims or title to water in or under said land, whether or not shown by the public records.

2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

3. An easement for public highway purposes affecting a portion of said land lying within the lines of 80th Street West.

4. An easement for public utilities and rights incidental thereto in favor of Southern California Edison Company, a corporation as set forth in a document recorded February 4, 1964, in Book 3689, Page 140, of Official Records, affects the Northerly 10 feet of the Southerly 37 feet of the Easterly 900 feet of aid land.

   Said Matter Affects: Parcel 1

5. An easement for public utilities and rights incidental thereto in favor of Southern California Edison Company, a corporation as set forth in a document recorded March 8, 1966, in Book 3925, Page 696, of Official Records, affects the Westerly 10 feet of the Southerly 1800 feet of said land.

6. Any right, title, or interest of Jui Kuang Lin, M.D. Inc. defined Benefit Pension Plan or those claiming an interest by, through, or under that person, as disclosed by instrument recorded December 27, 2012 as Instrument No. 0212188579, of Official Records.

7. Rights of parties in possession.

8. We will require a Statement of Information from the parties named below in order to complete this report, based on the effect of documents, proceedings, liens, decrees, or other matter which do not specifically describe said land, but which, if any do exist, may affect the title or impose liens or encumbrances thereon.

   Parties: All

(Note: The Statement of Information is necessary to complete the search and examination of title under this order. Any title search includes matters that are indexed by name only, and having a completed Statement of Information assists the Company in the elimination of certain matters which appear to involve the parties but in fact another party with the same or similar name. Be assured that the Statement of Information is essential and will be kept strictly confidential to this file).

Typist/Rev. H.P. 02-05-16

(End of Exceptions)

NOTES AND REQUIREMENTS

For transactions where Stewart Title of California, Inc. is not the settlement/closing agent, a signed and dated copy of the attached "Acknowledgment of Receipt, Understanding and Approval of Affiliated Business Arrangement Disclosure Statement and STG Privacy Notice for Stewart Title Companies", will be required prior to recording.

A. This Company will require that a full copy of any unrecorded leases together with all supplements and amendments or a certified rent roll be furnished to the Company, before issuing any policy of title insurance. Additional exceptions may be added to this report following the review of these requested materials.

B. There are no conveyances affecting said land, recorded with the County Recorder within 24 months of the date of this report.

C. Property taxes for the fiscal year 2015 - 2016 shown below are paid. For proration purposes the amounts are:

1st Installment	: $1,345.67
2nd Installment	: $1,345.67
Parcel No.	: 374-011-04-00
Code Area	: 119-004

D. Property taxes for the fiscal year 2015 - 2016 shown below are paid. For proration purposes the amounts are:

1st Installment	: $824.94
2nd Installment	: $824.93
Parcel No.	: 374-011-11-00
Code Area	: 119-004

CALIFORNIA "GOOD FUNDS" LAW

California Insurance Code Section 12413.1 regulates the disbursement of escrow and sub-escrow funds by title companies. The law requires that funds be deposited in the title company escrow account and available for withdrawal prior to disbursement. Funds received by Stewart Title of California, Inc. via wire transfer may be disbursed upon receipt. Funds received via cashier's checks or teller checks drawn on a California Bank may be disbursed on the next business day after the day of deposit. If funds are received by any other means, recording and/or disbursement may be delayed, and you should contact your title or escrow officer. All escrow and sub-escrow funds received will be deposited with other escrow funds in one or more non-interest bearing escrow accounts in a financial institution selected by Stewart Title of California, Inc.. Stewart Title of California, Inc. may receive certain direct or indirect benefits from the financial institution by reason of the deposit of such funds or the maintenance of such accounts with the financial institution, and Stewart Title of California, Inc. shall have no obligation to account to the depositing party in any manner for the value of, or to pay to such party, any benefit received by Stewart Title of California, Inc.. Such benefits shall be deemed additional compensation to Stewart Title of California, Inc. for its services in connection with the escrow or sub-escrow.

If any check submitted is dishonored upon presentation for payment, you are authorized to notify all principals and/or their respective agents of such nonpayment.

EXHIBIT "A"

LEGAL DESCRIPTION

Order No.: 01180-202815
Escrow No.: 01180-202815

The land referred to herein is situated in the State of California, County of Kern, Unincorporated and described as follows:

PARCEL 1:

The Southeast quarter of Section 20, Township 9 North, Range 13 West, S.B.B.M., in the unincorporated area of the County of Kern, State of California, as per the Official Plat thereof on file in the Office of the Surveyor General.

EXCEPT]NG THEREFROM 1/2 of all oil, gas and other hydrocarbon substances and minerals for a period of 25 years from date as excepted and reserved in Deed recorded January 25, 1952 in Book 1891, Page 429 executed by Irene A. Krumsiek (also known as Irene Krurnsiek), a widow, and Muriel J, Krumsiek, a single woman to Ada L. Tucker, a married woman, said Deed further recites as follows: “At the expiration of said 25-year period, said reservation shall terminate and be at an end, and said 1/2 of all oil, gas and other hydrocarbon substances and minerals shall revert and become vested in the Grantee, her successors and assigns.”

PARCEL 2:

The Northeast quarter of Section 29, Township 9 North, Range 13 West, S.B,B.M., in the unincorporated area of the County of Kern, State of California, as per the Official Plat thereof on file in the Office of the Surveyor General.

EXCEPTING THEREFROM the Northeast quarter of Section 29, the Northerly 268.21 feet of the Westerly 26821 feet,

EXCEPTING THEREFROM 1/2 of all oil, gas, and other hydrocarbon substances and minerals for a period of 25 years from date as excepted and reserved in Deed recorded January 25, 1952 in Book 1891, Page 429 executed by Irene A. Krumsiek (also known as Irene Krumsiek), a widow, and Muriel J. Krumsiek, a single woman to Ada L. Tucker, a married woman, said Deed further recites as follows; “At the expiration of said 25-year period, said reservation shall terminate and be at an end, and said 1/2 of all oil, gas and other hydrocarbon substances and minerals shall revert and become vested in the Grantee, her successors and assigns.”

PARCEL 3:

The Northerly 268.21 feet of the Westerly 268.21 feet of the Northeast quarter of Section 29, Township 9 North, Range 13 West, S,B,B.M., in the unincorporated area of the County of Kern, State of California, as per the Official Plat thereof on file in the Office of the Surveyor General.

EXCEPTING THEREFROM 1/2 of all oil, gas and other hydrocarbon substances and minerals for a period of 25 years from dated as excepted in Deed recorded November 22, 1955 in Book 2519, Page 281 executed by Reginald C. Stoner and Lucille Stoner, husband and wife to Alex R. Leshin and Rose B. Leshin, husband and wife, as joint tenants, said Deed further recites as follows: “At the expiration of said 25 year period, said reservation shall terminate and be at an end, and said 1/2 of all oil, gas and other hydrocarbon substances and minerals shall revert and become vested in the grantees, their successors and assigns.”

APN: 374-011-11-00 and 374-011-04

(End of Legal Description)

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

Date: February 05, 2016

Escrow No.: 01180-202815

Property: Vacant APN : 374-011-11-00, CA
Vacant APN : 374-011-04-00, CA

From:

This is to give you notice that ("Stewart Title") has a business relationship with Stewart Solutions, LLC, DBA – Stewart Specialty Insurance Services, LLC ("Stewart Insurance"). Stewart Information Services Corporation owns 100% of Stewart Insurance and Stewart Title of California. Because of this relationship, this referral may provide Stewart Title a financial or other benefit.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are NOT required to use the listed provider(s) as a condition for purchase, sale, or refinance of the subject Property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

Stewart Insurance Settlement Service	***Charge or range of charges***
Hazard Insurance	$400.00 to $6,500.00
Home Warranty	$255.00 to $ 780.00
Natural Hazard Disclosure Report	$ 42.50 to $ 149.50

FOR TRANSACTIONS WHERE STEWART TITLE OF CALIFORNIA IS NOT CLOSING ESCROW

STCA Order Number: 01180-202815
Subject Property Address: Vacant APN : 374-011-11-00, CA Vacant APN : 374-011-04-00, CA
Subject Property APN: 374-011-11-00

ACKNOWLEDGMENT OF RECEIPT, UNDERSTANDING AND APPROVAL OF "AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT" AND "STG PRIVACY NOTICE FOR STEWART TITLE COMPANIES"

The undersigned hereby acknowledge that I/we have received, read, understand and approve 's "Affiliated Business Arrangement Disclosure Statement" and "STG Privacy Notice for Stewart Title Companies", provided to me/us in connection with the above captioned matter.

Read and signed on the 28th day of February, 2016

_____
James T Hsu

Exhibit A (Revised 06-03-11)

CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY – 1990 EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.

2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.

3. Defects, liens, encumbrances, adverse claims or other matters:
   (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
   (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
   (c) resulting in no loss or damage to the insured claimant;
   (d) attaching or created subsequent to Date of Policy; or
   (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.

4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.

5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.

6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
   Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.

3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.

4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

6. Any lien or right to a lien for services, labor or material not shown by the public records.

CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (02-03-10)
ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE
EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:

   a. building;
   b. zoning;
   c. land use;
   d. improvements on the Land;
   e. land division;
   f. environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.

2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.

3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.

4. Risks:
   a. that are created, allowed, or agreed to by You, whether or not they appear in the Public Records;
   b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
   c. that result in no loss to You; or
   d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.

5. Failure to pay value for Your Title.

6. Lack of a right:
   a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
   b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.

7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:
* For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.
The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1% of Policy Amount or $2,500.00 (whichever is less)	$10,000.00
Covered Risk 18:	1% of Policy Amount or $5,000.00 (whichever is less)	$25,000.00
Covered Risk 19:	1% of Policy Amount or $5,000.00 (whichever is less)	$25,000.00
Covered Risk 21:	1% of Policy Amount or $2,500.00 (whichever is less)	$5,000.00

2006 ALTA LOAN POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.

3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.

4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.

5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.

6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.

7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

2006 ALTA OWNER'S POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.

3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.

4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.

5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.

3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.

5. (a) unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

6. Any lien or right to a lien for services, labor or material not shown by the public records.

STG Privacy Notice
Stewart Title Companies

WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company and its title affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as the Stewart Title Companies, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information.	Do we share	Can you limit this sharing?
For our everyday business purposes— to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes— to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes— information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies. *Our affiliates may include companies with a Stewart name; financial companies, such as Stewart Title Company*	Yes	No
For our affiliates' everyday business purposes— information about your creditworthiness.	No	We don't share
For our affiliates to market to you — For your convenience, Stewart has developed a means for you to opt out from its affiliates marketing even though such mechanism is not legally required.	Yes	Yes, send your first and last name, the email address used in your transaction, your Stewart file number and the Stewart office location that is handling your transaction by email to optout@stewart.com or fax to 1-800-335-9591.
For non-affiliates to market to you. Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.	No	We don't share

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

SHARING PRACTICES

How often do the Stewart Title Companies notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How do the Stewart Title Companies protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer, file, and building safeguards.
How do the Stewart Title Companies collect my personal information?	We collect your personal information, for example, when you ▪ request insurance-related services ▪ provide such information to us We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

Contact us: If you have any questions about this privacy notice, please contact us at: **Stewart Title Guaranty Company, 1980 Post Oak Blvd., Privacy Officer, Houston, Texas 77056**

Order No. 01180-202815

AVAILABLE DISCOUNTS DISCLOSURE STATEMENT

This is to give you notice that Stewart Title of California, Inc. (“Stewart Title”) is pleased to inform you that upon proper qualification, there are premium discounts available upon the purchase of title insurance covering improved property with a one to four family residential dwelling.

Such discounts apply to and include:

Property located within an area proclaimed a state or federal disaster area;

Property purchased from a foreclosing beneficiary or successful bidder at a foreclosure sale;

Property being refinanced.

Please talk with your escrow or title officer to determine your qualification for any of these discounts.

stewart title

Kaz Bernath
Stewart Title of California, Inc.
11870 Pierce St Ste 100
Riverside, CA 92505
Phone: (951) 276-2700
Fax:
KBernath@stewart.com

PRELIMINARY REPORT

Order No. : 01180-254306
Title Unit No. : 7435
Your File No. :
Buyer/Borrower Name :
Seller Name : Antelope Valley East Kern Water Agency

Property Address: Apn 374-200-29-00, CA
Apn 374-200-30-00, CA
Apn 374-200-56-00, CA
Apn 374-200-57-00, CA
Apn 374-200-54-00, CA
Apn 374-200-55-00, CA
Apn 374-020-40-00, CA
Apn 374-020-42-00, CA

In response to the above referenced application for a Policy of Title Insurance, Stewart Title of California, Inc. hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Stewart Title Guaranty Company Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referenced to as an Exception on Schedule B or not excluded from coverage pursuant to the printed Schedules, Conditions, and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on covered Risks of said policy or policies are set forth in Exhibit A attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limits of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters, which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report, (and any supplements or amendments thereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance a binder or commitment should be requested.

Dated as of January 06, 2017 at 7:30 a.m.

Kaz Bernath, Title Officer

When replying, please contact: Kaz Bernath, Title Officer

PRELIMINARY REPORT

The form of Policy of Title Insurance contemplated by this report is:

☐ CLTA Standard Coverage Policy

☐ CLTA/ALTA Homeowners Policy

☐ 2006 ALTA Owner's Policy

☐ 2006 ALTA Loan Policy

☐ ALTA Short Form Residential Loan Policy

☒ Report Only

SCHEDULE A

The estate or interest in the land hereinafter described or referred to covered by this report is:

A Fee

Title to said estate or interest at the date hereof is vested in:

Antelope Valley East Kern Water Agency, a public water agency

LEGAL DESCRIPTION

The land referred to herein is situated in the State of California, County of Kern Unincorporated and described as follows:

PARCEL 1:

The Northwest Quarter of the Southeast Quarter of the Southeast Quarter of the Southwest Quarter of Section 28, Township 9 North, Range 13 West, San Bernardino Meridian, in the unincorporated area of the County of Kern, State of California, according to the Official Plat thereof.

Except 1/3 of all oil and mineral rights for a period of 10 years and as long thereafter as oil and other hydrocarbon substances are being produced in commercial quantities, as reserved in the deed from Lee W. Thomas, a widower, and May Sperbeck, a widow, recorded June 19, 1952 in Book 1953, Page 175, of Official Records.

APN: 374-200-29-00

PARCEL 2:

The Northeast Quarter of the Southeast Quarter of the Southeast Quarter of the Southwest Quarter of Section 28, Township 9 North, Range 13 West, San Bernardino Meridian, in the unincorporated area of the County of Kern, State of California, according to the Official Plat thereof.

Except 1/3 of all oil and mineral rights for a period of 10 years and as long thereafter as oil and other hydrocarbon substances are being produced in commercial quantities, as reserved in the deed from Lee W. Thomas, a widower, and May Sperbeck, a widow, recorded June 19, 1952 in Book 1953, Page 175, of Official Records.

APN: 374-200-30-00

PARCEL 3:

Parcels 3 and 4 of Parcel Map 8855, in the unincorporated area of County of Kern, State of California, as per Map filed in Book 39, Page 11, of Parcel Maps, in the Office of the County Recorder of said County.

Except 1/3 of all oil and mineral rights for a period of 10 years and as long thereafter as oil and other hydrocarbon substances are being produced in commercial quantities, as reserved in the deed from Lee W. Thomas, a widower, and May Sperbeck, a widow, recorded June 19, 1952 in Book 1953, Page 175, of Official Records.

APN: 374-200-56-00 & 374-200-57-00

PARCEL 4:

Parcels 1 and 2 of Parcel Map 8855, in the unincorporated area of County of Kern, State of California, as per Map filed in Book 39, Page 11, of Parcel Maps, in the Office of the County Recorder of said County.

Except 1/3 of all oil and mineral rights for a period of 10 years and as long thereafter as oil and other hydrocarbon substances are being produced in commercial quantities, as reserved in the deed from Lee W. Thomas, a widower, and May Sperbeck, a widow, recorded June 19, 1952 in Book 1953, Page 175, of Official Records.

APN: 374-200-54-00 & 374-200-55-00

PARCEL 5:

Parcels 1 and 2 as shown on that certain Parcel Map No. 7041, filed in the Office of the County Recorder of the County of Kern, State of California, on December 29, 1983 in Book 30, of Maps Page 87.

Excepting therefrom an undivided 1/4 interest in the oil, gas and other minerals and mineral rights, whether metallic or non-metallic, in and under the lands described herein, with the perpetual right of ingress and egress to and from said land for the purpose of drilling, exploring and mining and in every way operating for such minerals and removing the same, as reserved in the deed from Henry T. Shumake et ux, recorded January 8, 1960 in Book 3227, Page 133, as Instrument No. 1098, of Official Records.

APN: 374-020-40-00 & 374-020-42-00

(End of Legal Description)

APN: 374-200-29-00, 374-200-30-00, 374-200-56-00, 374-200-57-00, 374-200-54-00, 374-200-55-00, 374-020-40-00, and 374-020-42-00

THE MAP CONNECTED HEREWITH IS BEING PROVIDED AS A COURTESY AND FOR INFORMATIONAL PURPOSES ONLY; THIS MAP SHOULD NOT BE RELIED UPON. FURTHERMORE, THE PARCELS SET OUT ON THIS MAP MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES. STEWART ASSUMES NO LIABILITY, RESPONSIBILITY OR INDEMNIFICATION RELATED TO THE MAPS NOR ANY MATTERS CONCERNING THE CONTENTS OF OR ACCURACY OF THE MAP.

SCHEDULE B

At the date hereof, exceptions to coverage in addition to the printed exceptions and exclusions contained in said policy or policies would be as follows:

Taxes:

A. General and special city and/or county taxes, bonds or assessments which may become due on said land, if an when title to said land is not longer vested in a government or quasi-governmental agency. Tax parcel(s) for said land are currently shown as APN: 374-200-29-00; 374-200-30-00; 374-200-54-00; 374-200-55-00; 374-200-56-00; 374-200-57-00; 374-020-40-00 & 374-020-42-00.

Exceptions:

1. Water rights, claims or title to water in or under said land, whether or not shown by the public records.

2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

   THE FOLLOWING MATTERS AFFECTS PARCELS 1 THROUGH 4

3. Reservations contained in the Patent

   From: The United States of America
   To: Lucy W. Hill
   Recorded: May 13, 193 in Book 15, Page 383, of Patents

   Which among other things recites as follows:

   Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of the courts, and the reservation from the lands hereby granted, a right of way thereon for ditches or canals constructed by the Authority of the United States.

   Affects: Parcels 1 - 4

4. An easement for public utilities easement and rights incidental thereto in favor of Southern California Edison Company, a Corporation as set forth in a document recorded March 29, 1955 in Book 2398, Page 81, of Official Records, affects Westerly 10 feet, 34 feet of portion of Parcel 2, Parcels 1 and 4 of Parcel Map No. 8855, recorded in Book 39, Page 11.

5. An easement for ingress and egress and road purposes and rights incidental thereto in favor of the adjacent property owners and the public in general as set forth in a document recorded February 28, 1972 in Book 4639, Page 524, of Official Records, affects Parcels 2, 3 and 4.

6. An easement for public road and utility purposes to be used in common with others and rights incidental thereto in favor of John M. Wheeler, a single man as set forth in a document recorded February 29, 1972 in Book 4640, Page 405, of Official Records, affects the South 30 feet of

Parcels 3 and 4 of Parcel Map 8855, being a portion of Parcel 3; and the North 30 feet of Parcel 2.

7. An easement for public road and utility purposes and rights incidental thereto in favor of William R. Wheeler and Adaline H. Wheeler, husband and wife as set forth in a document recorded February 29, 1972 in Book 4640, Page 406, of Official Records, affects the North 30 feet of the Northeast Quarter of the Southeast Quarter of the Southeast Quarter of the Southwest Quarter of Section 28, Township 9 North, Range 13 West, being a portion of Parcel 2.

8. An easement for public roads and utility purposes to be used in common with others and rights incidental thereto in favor of Ellen M. Dearing, a widow as set forth in a document recorded February 29, 1972 in Book 4640, Page 406, of Official Records, affects the South 30 feet of Parcels 3 and 4 of Parcel Map 8855, being a portion of Parcel 3.

9. An easement for public road and utility purposes and rights incidental thereto in favor of William R. Wheeler and Adaline H. Wheeler, husband and wife as set forth in a document recorded February 29, 1972, in Book 4640, Page 407, Office of the County Recorder, affects the South 30 feet of Parcels 1 and 2 of Parcel Map 8855, being a portion of Parcel 4.

10. An easement for public road and utility purposes and rights incidental thereto as reserved in a document reserved by William R. Wheeler and Adaline H. Wheeler, husband and wife, recorded in Book 5124, Page 40, of Official Records, which affects the South 30 feet thereof.

11. An easement for public road and utility purposes and rights incidental thereto in favor of Ellen M. Dearing, a widow as set forth in a document recorded July 12, 1978 in Book 5124, Page 48, of Official Records, affects the North 30 feet of the Northeast quarter of the Southeast Quarter of the Southeast Quarter of the Southwest Quarter of Section 28, Township 9 North, Range 13 West, being a portion of Parcel 2.

12. An easement for public road and utility purposes and rights incidental thereto in favor of Ranee Beery as set forth in a document recorded July 12, 1978 as Instrument No. 2931, in Book 5124, Page 48, of Official Records, affects the South 30 feet of Parcels 3 and 4 of Parcel Map 8855, being a portion of Parcel 3.

13. An easement for public road and utility purposes and rights incidental thereto in favor of Shirley Beery, a widow as set forth in a document recorded July 12, 1978 in Book 5124, Page 59, of Official Records, affects the North 30 feet of Parcels 1 and 2 of Parcel Map 8855, being portion of Parcel 3 and 4.

14. An easement for public utilities, ingress, egress and road purposes and rights incidental thereto in favor of the public in general as set forth in a document recorded September 9, 1989 as Instrument No. 041833 in Book 6288, Page 0904, of Official Records, affects Parcels 2, 3 and 4.

    This Grant shall be irrevocable and shall be binding on the Grantors, the heirs, Executors, Administrators, Successors and Assigns.

    Said easement to be kept open, clear and free buildings and structures of any kind.

15. The matters contained in notes and recitals on the Parcel Maps No. 8855, recorded in Book 39, Page 11.

THE FOLLOWING MATTERS AFFECTS PARCEL 5

16. Reservations contained in the Patent

    From: The United States of America
    To: Hosea B. Stafford
    Recorded: April 5, 1915 in Book 16, Page 388, of Patents

Which among other things recites as follows:

Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of the courts, and the reservation from the lands hereby granted, a right of way thereon for ditches or canals constructed by the Authority of the United States.

17. An easement for public highway purposes and rights incidental thereto in favor of County of Kern as set forth in a document recorded March 27, 1956 in Book 2583, Page 248, of Official Records, affects the South 30 feet of Parcels 1 of Parcel Map 7041.

    At the date of said Deeds, grantors Halbert E. Thompson and B. Lydia Thompson, had no record interest in said land.

18. An easement for ingress and egress and road purposes and rights incidental thereto in favor of the public in general as set forth in a document recorded December 13, 1983 as Instrument No. 64715, in Book 5614, Page 393, of Official Records, affects the South 30 feet of said Parcel 1 of Parcel Map 7041 and the West 30 feet of Parcel 1 and 2 of said Parcel Map and a triangular parcel in the Southwest Quarter of said Parcel 1, as described therein.

    Said document was re-recorded December 29, 1983 in Book 5618, Page 1975, of Official Records.

19. An easement for ingress and egress and road purposes and rights incidental thereto in favor of County of Kern as set forth in a document recorded December 13, 1983 as Instrument No. 64715, in Book 5614, Page 393, of Official Records, affects the South 55 feet of Parcel 1 of Parcel Map 7014 and the West 55 feet of Parcels 1 and 2 of said Parcel Map and a triangular parcel in the Southwest corner of Parcel 1, as described therein.

    Said document was re-recorded December 29, 1983 in Book 5618, Page 1975, of Official Records.

    Said easement was disclosed by an Offer to Dedicate.

20. Notes and Recitals on the Map of Parcel Map No. 7041, in Book 30, Page 87, of Parcel Maps, as follows:

    1. All of the area within this Parcel Map is subject to flooding from the combined 100 -year flow of Antelope Valley streams with a depth of about 15 feet and an average velocity of about 2.5 feet per second.

    2. Development within the Floodplain - Second Zone shall comply with the County Ordinances G-1976, G-2755, G-2425 and G-2936 and the latest revisions thereof.

    3. Permanent structures, including mobilehomes and water wells, located within this Parcel Map (Floodplain - Secondary Zone) shall be elevated and or protected to 2.5 feet above prevailing natural ground level.

    4. Properties shown on this map are a low-level military testing flight path and may subject to periodic high noise levels.

THE FOLLOWING MATTERS AFFECTS ALL PARCELS

21. There are no conveyances affecting said land, recorded with the County Recorder within 24 months of the date of this report.

22. Rights or claims of parties in possession and easements or claims of easements not shown by the public records, boundary line disputes overlaps, encroachments, and any matters not of record, which would be disclosed by an accurate survey, and inspection of the land.

23. Matters which may be disclosed by an inspection or by a survey of said land satisfactory to this Company or by inquiry of the parties in possession thereof.

    Type/Rev: PVA

(End of Exceptions)

NOTES AND REQUIREMENTS

For transactions where Stewart Title of California, Inc. is not the settlement/closing agent, a signed and dated copy of the attached "Acknowledgment of Receipt, Understanding and Approval of Affiliated Business Arrangement Disclosure Statement and STG Privacy Notice for Stewart Title Companies", will be required prior to recording.

A. There are no conveyances affecting said land, recorded with the County Recorder within 24 months of the date of this report.

CALIFORNIA "GOOD FUNDS" LAW

California Insurance Code Section 12413.1 regulates the disbursement of escrow and sub-escrow funds by title companies. The law requires that funds be deposited in the title company escrow account and available for withdrawal prior to disbursement. Funds received by Stewart Title of California, Inc. via wire transfer may be disbursed upon receipt. Funds received via cashier's checks or teller checks drawn on a California Bank may be disbursed on the next business day after the day of deposit. If funds are received by any other means, recording and/or disbursement may be delayed, and you should contact your title or escrow officer. All escrow and sub-escrow funds received will be deposited with other escrow funds in one or more non-interest bearing escrow accounts in a financial institution selected by Stewart Title of California, Inc.. Stewart Title of California, Inc. may receive certain direct or indirect benefits from the financial institution by reason of the deposit of such funds or the maintenance of such accounts with the financial institution, and Stewart Title of California, Inc. shall have no obligation to account to the depositing party in any manner for the value of, or to pay to such party, any benefit received by Stewart Title of California, Inc.. Such benefits shall be deemed additional compensation to Stewart Title of California, Inc. for its services in connection with the escrow or sub-escrow.

If any check submitted is dishonored upon presentation for payment, you are authorized to notify all principals and/or their respective agents of such nonpayment.

EXHIBIT "A"

LEGAL DESCRIPTION

Order No.: 01180-254306
Escrow No.: 01180-254306

The land referred to herein is situated in the State of California, County of Kern, Unincorporated and described as follows:

PARCEL 1:

The Northwest Quarter of the Southeast Quarter of the Southeast Quarter of the Southwest Quarter of Section 28, Township 9 North, Range 13 West, San Bernardino Meridian, in the unincorporated area of the County of Kern, State of California, according to the Official Plat thereof.

Except 1/3 of all oil and mineral rights for a period of 10 years and as long thereafter as oil and other hydrocarbon substances are being produced in commercial quantities, as reserved in the deed from Lee W. Thomas, a widower, and May Sperbeck, a widow, recorded June 19, 1952 in Book 1953, Page 175, of Official Records.

APN: 374-200-29-00

PARCEL 2:

The Northeast Quarter of the Southeast Quarter of the Southeast Quarter of the Southwest Quarter of Section 28, Township 9 North, Range 13 West, San Bernardino Meridian, in the unincorporated area of the County of Kern, State of California, according to the Official Plat thereof.

Except 1/3 of all oil and mineral rights for a period of 10 years and as long thereafter as oil and other hydrocarbon substances are being produced in commercial quantities, as reserved in the deed from Lee W. Thomas, a widower, and May Sperbeck, a widow, recorded June 19, 1952 in Book 1953, Page 175, of Official Records.

APN: 374-200-30-00

PARCEL 3:

Parcels 3 and 4 of Parcel Map 8855, in the unincorporated area of County of Kern, State of California, as per Map filed in Book 39, Page 11, of Parcel Maps, in the Office of the County Recorder of said County.

Except 1/3 of all oil and mineral rights for a period of 10 years and as long thereafter as oil and other hydrocarbon substances are being produced in commercial quantities, as reserved in the deed from Lee W. Thomas, a widower, and May Sperbeck, a widow, recorded June 19, 1952 in Book 1953, Page 175, of Official Records.

APN: 374-200-56-00 & 374-200-57-00

PARCEL 4:

Parcels 1 and 2 of Parcel Map 8855, in the unincorporated area of County of Kern, State of California, as per Map filed in Book 39, Page 11, of Parcel Maps, in the Office of the County Recorder of said County.

Except 1/3 of all oil and mineral rights for a period of 10 years and as long thereafter as oil and other hydrocarbon substances are being produced in commercial quantities, as reserved in the deed from Lee

W. Thomas, a widower, and May Sperbeck, a widow, recorded June 19, 1952 in Book 1953, Page 175, of Official Records.

APN: 374-200-54-00 & 374-200-55-00

PARCEL 5:

Parcels 1 and 2 as shown on that certain Parcel Map No. 7041, filed in the Office of the County Recorder of the County of Kern, State of California, on December 29, 1983 in Book 30, of Maps Page 87.

Excepting therefrom an undivided 1/4 interest in the oil, gas and other minerals and mineral rights, whether metallic or non-metallic, in and under the lands described herein, with the perpetual right of ingress and egress to and from said land for the purpose of drilling, exploring and mining and in every way operating for such minerals and removing the same, as reserved in the deed from Henry T. Shumake et ux, recorded January 8, 1960 in Book 3227, Page 133, as Instrument No. 1098, of Official Records.

APN: 374-020-40-00 & 374-020-42-00

APN: 374-200-29-00, 374-200-30-00, 374-200-56-00, 374-200-57-00, 374-200-54-00, 374-200-55-00, 374-020-40-00, and 374-020-42-00

(End of Legal Description)

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

Date: January 20, 2017

Escrow No.: 01180-254306

Property: Apn 374-200-29-00, CA
Apn 374-200-30-00, CA
Apn 374-200-56-00, CA
Apn 374-200-57-00, CA
Apn 374-200-54-00, CA
Apn 374-200-55-00, CA
Apn 374-020-40-00, CA
Apn 374-020-42-00, CA

From:

This is to give you notice that ("Stewart Title") has a business relationship with Stewart Solutions, LLC, DBA – Stewart Specialty Insurance Services, LLC ("Stewart Insurance"). Stewart Information Services Corporation owns 100% of Stewart Insurance and Stewart Title of California. Because of this relationship, this referral may provide Stewart Title a financial or other benefit.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are NOT required to use the listed provider(s) as a condition for purchase, sale, or refinance of the subject Property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

Stewart Insurance Settlement Service	***Charge or range of charges***
Hazard Insurance	$400.00 to $6,500.00
Home Warranty	$255.00 to $ 780.00
Natural Hazard Disclosure Report	$ 42.50 to $ 149.50

FOR TRANSACTIONS WHERE STEWART TITLE OF CALIFORNIA IS NOT CLOSING ESCROW

STCA Order Number:	01180-254306
Subject Property Address:	Apn 374-200-29-00, CA Apn 374-200-30-00, CA Apn 374-200-56-00, CA Apn 374-200-57-00, CA Apn 374-200-54-00, CA Apn 374-200-55-00, CA Apn 374-020-40-00, CA Apn 374-020-42-00, CA
Subject Property APN:	374-200-29-00, 374-200-30-00, 374-200-56-00, 374-200-57-00, 374-200-54-00, 374-200-55-00, 374-020-40-00, and 374-020-42-00

ACKNOWLEDGMENT OF RECEIPT, UNDERSTANDING AND APPROVAL OF "AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT" AND "STG PRIVACY NOTICE FOR STEWART TITLE COMPANIES"

The undersigned hereby acknowledge that I/we have received, read, understand and approve 's "Affiliated Business Arrangement Disclosure Statement" and "STG Privacy Notice for Stewart Title Companies", provided to me/us in connection with the above captioned matter.

Read and signed on the 3rd day of February, 2017

_____

Antelope Valley East Kern Water Agency

Exhibit A (Revised 06-03-11)

CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY – 1990 EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.

2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.

3. Defects, liens, encumbrances, adverse claims or other matters:
   (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
   (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
   (c) resulting in no loss or damage to the insured claimant;
   (d) attaching or created subsequent to Date of Policy; or
   (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.

4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.

5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.

6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
   Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.

3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.

4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

6. Any lien or right to a lien for services, labor or material not shown by the public records.

CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (02-03-10)
ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE
EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:

   a. building;
   b. zoning;
   c. land use;
   d. improvements on the Land;
   e. land division;
   f. environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.

2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.

3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.

4. Risks:
   a. that are created, allowed, or agreed to by You, whether or not they appear in the Public Records;
   b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
   c. that result in no loss to You; or
   d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.

5. Failure to pay value for Your Title.

6. Lack of a right:
   a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
   b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.

7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:
* For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.
The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1% of Policy Amount or $2,500.00 (whichever is less)	$10,000.00
Covered Risk 18:	1% of Policy Amount or $5,000.00 (whichever is less)	$25,000.00
Covered Risk 19:	1% of Policy Amount or $5,000.00 (whichever is less)	$25,000.00
Covered Risk 21:	1% of Policy Amount or $2,500.00 (whichever is less)	$5,000.00

2006 ALTA LOAN POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.

3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.

4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.

5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.

6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.

7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

2006 ALTA OWNER'S POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.

3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.

4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.

5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.

3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.

5. (a) unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

6. Any lien or right to a lien for services, labor or material not shown by the public records.

STG Privacy Notice
Stewart Title Companies

WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company and its title affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as the Stewart Title Companies, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information.	Do we share	Can you limit this sharing?
For our everyday business purposes— to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes— to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes— information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies. *Our affiliates may include companies with a Stewart name; financial companies, such as Stewart Title Company*	Yes	No
For our affiliates' everyday business purposes— information about your creditworthiness.	No	We don't share
For our affiliates to market to you — For your convenience, Stewart has developed a means for you to opt out from its affiliates marketing even though such mechanism is not legally required.	Yes	Yes, send your first and last name, the email address used in your transaction, your Stewart file number and the Stewart office location that is handling your transaction by email to optout@stewart.com or fax to 1-800-335-9591.
For non-affiliates to market to you. Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.	No	We don't share

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

SHARING PRACTICES

How often do the Stewart Title Companies notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How do the Stewart Title Companies protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer, file, and building safeguards.
How do the Stewart Title Companies collect my personal information?	We collect your personal information, for example, when you ▪ request insurance-related services ▪ provide such information to us We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

Contact us: If you have any questions about this privacy notice, please contact us at: **Stewart Title Guaranty Company, 1980 Post Oak Blvd., Privacy Officer, Houston, Texas 77056**

Order No. 01180-254306

AVAILABLE DISCOUNTS DISCLOSURE STATEMENT

This is to give you notice that Stewart Title of California, Inc. (“Stewart Title”) is pleased to inform you that upon proper qualification, there are premium discounts available upon the purchase of title insurance covering improved property with a one to four family residential dwelling.

Such discounts apply to and include:

Property located within an area proclaimed a state or federal disaster area;

Property purchased from a foreclosing beneficiary or successful bidder at a foreclosure sale;

Property being refinanced.

Please talk with your escrow or title officer to determine your qualification for any of these discounts.

TICOR TITLE™

1500 Quail Street, 3rd Floor
Newport Beach, CA 92660
Phone: (714) 289-3300

Issuing Policies of Chicago Title Insurance Company

ORDER NO.: **00379600-021-DN1**

Escrow/Customer Phone: **(714) 289-3300**

Ticor Title Company of California
1500 Quail Street, 3rd Floor
Newport Beach, CA 92660
ATTN: Arwen Estelle, CSEO
Email: aestelle@ticortitle.com

Title Officer: **David Noble**
Title Officer Phone: **(714) 289-3379**
Title Officer Fax: **(949) 809-0676**
Title Officer Email: **David.Noble@ticortitle.com**

PROPERTY: **VACANT, Rosamond, CA 93560**

AMENDED **PRELIMINARY REPORT**

In response to the application for a policy of title insurance referenced herein, ***Ticor Title Company of California*** *hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.*

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

The policy(s) of title insurance to be issued hereunder will be policy(s) of Chicago Title Insurance Company, a Nebraska Corporation.

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

Countersigned:

By: _____
Authorized Signature

CHICAGO TITLE INSURANCE COMPANY CORPORATE SEAL

By: _____
Randy Quirk, President

Attest: _____
Michael Gravelle, Secretary

TICOR TITLE™

1500 Quail Street, 3rd Floor
Newport Beach, CA 92660
Phone: (714) 289-3300

AMENDED **PRELIMINARY REPORT**

EFFECTIVE DATE: **April 12, 2016 at 7:30 a.m., Amended: April 20, 2016, Amendment No. 1**

ORDER NO.: 00379600-021-DN1

The form of policy or policies of title insurance contemplated by this report is:

ALTA Standard Owners Policy (6-17-06)
ALTA Extended Loan Policy (6-17-06)

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

   Fee Estate

2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

   Scott Harter and Kay Harter, husband and wife, as joint tenants

3. THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

   See Exhibit A attached hereto and made a part hereof.

EXHIBIT "A"

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KERN, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

The Northwest quarter of the Northeast quarter of Section 32, Township 9 North, Range 13 West, San Bernardino Base and Meridian, in the unincorporated area, County of Kern, State of California, according to the Official Plat thereof.

APN: **374-250-04**

EXCEPTIONS

AT THE DATE HEREOF, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2016 - 2017.

2. Property taxes, including any personal property taxes and any assessments collected with taxes, are as follows:

Tax Identification No.:	374-250-04-00
Fiscal Year:	2015-2016
1st Installment:	$870.24, Paid.
2nd Installment:	$870.24, Paid
Code Area:	119-004

3. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.

4. Any liens or other assessments, bonds, or special district liens including without limitation, Community Facility Districts, that arise by reason of any local, City, Municipal or County Project or Special District.

5. Water rights, claims or title to water, whether or not disclosed by the public records.

6. Any easements not disclosed by the public records as to matters affecting title to real property, whether or not said easements are visible and apparent.

7. Any discrepancies in boundary or area or any rights which may arise or exist which are disclosed by a Map of Survey on said land, recorded in Book 19, page(s) 105 of record of Surveys.

8. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

9. Any right, interest or claim that may exist, arise or be asserted against the Title under or pursuant to the Perishable Agricultural Commodities Act of 1930, as amended, 7 USC 499a et seq., the Packers and Stockyard Act of 1921, as amended, 7 USC 181 et seq., or any similar state laws.

10. Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the public records.

    The Company will require, for review, a full and complete copy of any unrecorded agreement, contract, license and/or lease, together with all supplements, assignments and amendments thereto, before issuing any policy of title insurance without excepting this item from coverage.

    The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

11. Matters which may be disclosed by an inspection and/or by a correct ALTA/ACSM Land Title Survey of said Land that is satisfactory to the Company, and/or by inquiry of the parties in possession thereof.

12. Notwithstanding the covered risks as set forth in the policy, the company does not insure against loss or damage by reason of a lack of a right of access to and from the Land.

EXCEPTIONS
(Continued)

PLEASE REFER TO THE "INFORMATIONAL NOTES" AND "REQUIREMENTS" SECTIONS WHICH FOLLOW FOR INFORMATION NECESSARY TO COMPLETE THIS TRANSACTION.

END OF EXCEPTIONS

REQUIREMENTS SECTION

1. In order to complete this report, the Company requires a Statement of Information to be completed by the following party(s),

   Party(s): All Parties

   The Company reserves the right to add additional items or make further requirements after review of the requested Statement of Information.

   NOTE: The Statement of Information is necessary to complete the search and examination of title under this order. Any title search includes matters that are indexed by name only, and having a completed Statement of Information assists the Company in the elimination of certain matters which appear to involve the parties but in fact affect another party with the same or similar name. Be assured that the Statement of Information is essential and will be kept strictly confidential to this file.

2. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below:

   Limited Liability Company: Sustainable Property Holdings, LLC

   a) A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member

   b) If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendments thereto with the appropriate filing stamps

   c) If the Limited Liability Company is member-managed, a full and complete current list of members certified by the appropriate manager or member

   d) If the Limited Liability Company was formed in a foreign jurisdiction, evidence, satisfactory to the Company, that it was validly formed, is in good standing and authorized to do business in the state of origin

   e) If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

   The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

3. Unrecorded matters which may be disclosed by an Owner's Affidavit or Declaration. A form of the Owner's Affidavit/Declaration is attached to this Preliminary Report/Commitment. This Affidavit/Declaration is to be completed by the record owner of the land and submitted for review prior to the closing of this transaction. Your prompt attention to this requirement will help avoid delays in the closing of this transaction. Thank you.

   The Company reserves the right to add additional items or make further requirements after review of the requested Affidavit/Declaration.

END OF REQUIREMENTS

INFORMATIONAL NOTES SECTION

1. Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.

2. Note: The policy of title insurance will include an arbitration provision. The Company or the insured may demand arbitration. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Please ask your escrow or title officer for a sample copy of the policy to be issued if you wish to review the arbitration provisions and any other provisions pertaining to your Title Insurance coverage.

END OF INFORMATIONAL NOTES

David Noble/am2

FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE

At Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF", "our" or "we"), we value the privacy of our customers. This Privacy Notice explains how we collect, use, and protect your information and explains the choices you have regarding that information. A summary of our privacy practices is below. We also encourage you to read the complete Privacy Notice following the summary.

Types of Information Collected. You may provide us with certain personal information, like your contact information, social security number (SSN), driver's license, other government ID numbers, and/or financial information. We may also receive information from your Internet browser, computer and/or mobile device.	**How Information is Collected.** We may collect personal information directly from you from applications, forms, or communications we receive from you, or from other sources on your behalf, in connection with our provision of products or services to you. We may also collect browsing information from your Internet browser, computer, mobile device or similar equipment. This browsing information is generic and reveals nothing personal about the user.
Use of Your Information. We may use your information to provide products and services to you (or someone on your behalf), to improve our products and services, and to communicate with you about our products and services. We do not give or sell your personal information to parties outside of FNF for their use to market their products or services to you.	**Security Of Your Information**. We utilize a combination of security technologies, procedures and safeguards to help protect your information from unauthorized access, use and/or disclosure. We communicate to our employees about the need to protect personal information.
Choices With Your Information. Your decision to submit personal information is entirely up to you. You can opt-out of certain disclosures or use of your information or choose to not provide any personal information to us.	**When We Share Information.** We may disclose your information to third parties providing you products and services on our behalf, law enforcement agencies or governmental authorities, as required by law, and to parties with whom you authorize us to share your

INFORMATIONAL NOTES
(Continued)

	information.
Information From Children. We do not knowingly collect information from children under the age of 13, and our websites are not intended to attract children.	**Privacy Outside the Website.** We are not responsible for the privacy practices of third parties, even if our website links to those parties' websites.
Access and Correction. If you desire to see the information collected about you and/or correct any inaccuracies, please contact us in the manner specified in this Privacy Notice.	**Do Not Track Disclosures.** We do not recognize "do not track" requests from Internet browsers and similar devices.
The California Online Privacy Protection Act. Certain FNF websites collect information on behalf of mortgage loan servicers. The mortgage loan servicer is responsible for taking action or making changes to any consumer information submitted through those websites.	**International Use.** By providing us with your information, you consent to the transfer, processing and storage of such information outside your country of residence, as well as the fact that we will handle such information consistent with this Privacy Notice.
Your Consent To This Privacy Notice. By submitting information to us and using our websites, you are accepting and agreeing to the terms of this Privacy Notice.	**Contact FNF.** If you have questions or wish to contact us regarding this Privacy Notice, please use the contact information provided at the end of this Privacy Notice.

INFORMATIONAL NOTES
(Continued)

FIDELITY NATIONAL FINANCIAL, INC.
PRIVACY NOTICE

FNF respects and is committed to protecting your privacy. We pledge to take reasonable steps to protect your Personal Information (as defined herein) and to ensure your information is used in compliance with this Privacy Notice.

This Privacy Notice is only in effect for information collected and/or owned by or on behalf of FNF, including collection through any FNF website or online services offered by FNF (collectively, the "Website"), as well as any information collected offline (e.g., paper documents). The provision of this Privacy Notice to you does not create any express or implied relationship, nor create any express or implied duty or other obligation, between FNF and you.

Types of Information Collected
We may collect two types of information: Personal Information and Browsing Information.

Personal Information. The types of personal information FNF collects may include, but are not limited to:

- contact information (*e.g.*, name, address, phone number, email address);
- social security number (SSN), driver's license, and other government ID numbers; and
- financial account or loan information.

Browsing Information. The types of browsing information FNF collects may include, but are not limited to:

- Internet Protocol (or IP) address or device ID/UDID, protocol and sequence information;
- browser language;
- browser type;
- domain name system requests;
- browsing history;
- number of clicks;
- hypertext transfer protocol headers; and
- application client and server banners.

How Information is Collected
In the course of our business, we may collect *Personal Information* about you from the following sources:

- applications or other forms we receive from you or your authorized representative, whether electronic or paper;
- communications to us from you or others;
- information about your transactions with, or services performed by, us, our affiliates or others; and
- information from consumer or other reporting agencies and public records that we either obtain directly from those entities, or from our affiliates or others.

We may collect *Browsing Information* from you as follows:

- Browser Log Files. Our servers automatically log, collect and record certain Browsing Information about each visitor to the Website. The Browsing Information includes only generic information and reveals nothing personal about the user.
- Cookies. From time to time, FNF may send a "cookie" to your computer when you visit the Website. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. When you visit the Website again, the cookie allows the Website to recognize your computer, with the goal of providing an optimized user experience. Cookies may store user preferences and other information. You can choose not to accept cookies by changing the settings of your Internet browser. If you choose not to accept cookies, then some functions of the Website may not work as intended.

Use of Collected Information
Information collected by FNF is used for three main purposes:

- To provide products and services to you, or to one or more third party service providers who are performing services on your behalf or in connection with a transaction involving you;
- To improve our products and services; and
- To communicate with you and to inform you about FNF's products and services.

When We Share Information
We may share your Personal Information (excluding information we receive from consumer or other credit reporting agencies) and Browsing Information with certain individuals and companies, as permitted by law, without first obtaining your authorization. Such disclosures may include, without limitation, the following:

- to agents, representatives, or others to provide you with services or products you have requested, and to enable us to detect or prevent criminal activity, fraud, or material misrepresentation or nondisclosure;
- to third-party contractors or service providers who provide services or perform other functions on our behalf;
- to law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoenas or court orders; and/or
- to other parties authorized to receive the information in connection with services provided to you or a transaction involving you.

We may disclose Personal Information and/or Browsing Information when required by law or in the good-faith belief that such disclosure is necessary to:

- comply with a legal process or applicable laws;
- enforce this Privacy Notice;
- investigate or respond to claims that any information provided by you violates the rights of a third party; or
- protect the rights, property or personal safety of FNF, its users or the public.

We make efforts to ensure third party contractors and service providers who provide services or perform functions on our behalf protect your information. We limit use of your information to the purposes for which the information was provided. We do not give or sell your information to third parties for their own direct marketing use.

INFORMATIONAL NOTES
(Continued)

We reserve the right to transfer your Personal Information, Browsing Information, as well as any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of our bankruptcy, reorganization, insolvency, receivership or an assignment for the benefit of creditors. You expressly agree and consent to the use and/or transfer of this information in connection with any of the above-described proceedings. We cannot and will not be responsible for any breach of security by any third party or for any actions of any third party that receives any of the information that is disclosed to us.

Choices With Your Information
Whether you submit your information to FNF is entirely up to you. If you decide not to submit your information, FNF may not be able to provide certain products or services to you. You may choose to prevent FNF from using your information under certain circumstances ("opt out"). You may opt out of receiving communications from us about our products and/or services.

Security And Retention Of Information
FNF is committed to protecting the information you share with us and utilizes a combination of security technologies, procedures and safeguards to help protect it from unauthorized access, use and/or disclosure. FNF trains its employees on privacy practices and on FNF's privacy and information security policies. FNF works hard to retain information related to you only as long as reasonably necessary for business and/or legal purposes.

Information From Children
The Website is meant for adults. The Website is not intended or designed to attract children under the age of thirteen (13). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

Privacy Outside the Website
The Website may contain links to other websites, including links to websites of third party service providers. FNF is not and cannot be responsible for the privacy practices or the content of any of those other websites.

International Users
Because FNF's headquarters is located in the United States, we may transfer your Personal Information and/or Browsing Information to the United States. By using our website and providing us with your Personal Information and/or Browsing Information, you understand and consent to the transfer, processing and storage of such information outside your country of residence, as well as the fact that we will handle such information consistent with this Privacy Notice.

Do Not Track Disclosures
Currently, our policy is that we do not recognize "do not track" requests from Internet browsers and similar devices.

The California Online Privacy Protection Act
For some websites which FNF or one of its companies owns, such as the Customer CareNet ("CCN"), FNF is acting as a third party service provider to a mortgage loan servicer. In those instances, we may collect certain information on behalf of that mortgage loan servicer, including:

- first and last name;
- property address;
- user name and password;
- loan number;
- social security number - masked upon entry;
- email address;
- security questions and answers; and
- IP address.

The information you submit is then transferred to your mortgage loan servicer by way of CCN. **The mortgage loan servicer is responsible for taking action or making changes to any consumer information submitted through this website. For example, if you believe that your payment or user information is incorrect, you must contact your mortgage loan servicer.**

CCN does not share consumer information with third parties, other than those with which the mortgage loan servicer has contracted to interface with the CCN application. All sections of this Privacy Notice apply to your interaction with CCN, except for the sections titled Choices with Your Information, and Access and Correction. If you have questions regarding the choices you have with regard to your personal information or how to access or correct your personal information, contact your mortgage loan servicer.

Access and Correction
To access your Personal Information in the possession of FNF and correct any inaccuracies, please contact us by email at privacy@fnf.com or by mail at:

Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

Your Consent To This Privacy Notice
By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of information by FNF in compliance with this Privacy Notice. We reserve the right to make changes to this Privacy Notice. If we change this Privacy Notice, we will post the revised version on the Website.

Contact FNF
Please send questions and/or comments related to this Privacy Notice by email at privacy@fnf.com or by mail at:

Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

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EFFECTIVE AS OF APRIL 1, 2016

Notice of Available Discounts

Pursuant to Section 2355.3 in Title 10 of the California Code of Regulations Fidelity National Financial, Inc. and its subsidiaries ("FNF") must deliver a notice of each discount available under our current rate filing along with the delivery of escrow instructions, a preliminary report or commitment. Please be aware that the provision of this notice does not constitute a waiver of the consumer's right to be charged the field rate. As such, your transaction may not qualify for the below discounts.

You are encouraged to discuss the applicability of one or more of the below discounts with a Company representative. These discounts are generally described below; consult the rate manual for a full description of the terms, conditions and requirements for each discount. These discounts only apply to transaction involving services rendered by the FNF Family of Companies. This notice only applies to transactions involving property improved with a one-to-four family residential dwelling.

FNF Underwritten Title Company
TTCC - Ticor Title Company of California

FNF Underwriter
CTIC - Chicago Title Insurance Company

Available Discounts

CREDIT FOR PRELIMINARY REPORTS AND/OR COMMITMENTS ON SUBSEQUENT POLICIES (CTIC)
Where no major change in the title has occurred since the issuance of the original report or commitment, the order may be reopened within 12 months and all or a portion of the charge previously paid for the report or commitment may be credited on a subsequent policy charge within the following time period from the date of the report.

DISASTER LOANS (CTIC)
The charge for a lender's Policy (Standard or Extended coverage) covering the financing or refinancing by an owner of record, within 24 months of the date of a declaration of a disaster area by the government of the United States or the State of California on any land located in said area, which was partially or totally destroyed in the disaster, will be 50% of the appropriate title insurance rate.

CHURCHES OR CHARITABLE NON-PROFIT ORGANIZATIONS (CTIC)
On properties used as a church or for charitable purposes within the scope of the normal activities of such entities, provided said charge is normally the church's obligation the charge for an owner's policy shall be 50% to 70% of the appropriate title insurance rate, depending on the type of coverage selected. The charge for a lender's policy shall be 40% to 50% of the appropriate title insurance rate, depending on the type of coverage selected.

EMPLOYEE RATE (TTCC and CTIC)
No charge shall be made to employees (including employees on approved retirement) of the Company or its underwritten, subsidiary title companies for policies or escrow services in connection with financing, refinancing, sale or purchase of the employees' bona fide home property. Waiver of such charges is authorized only in connection with those costs which the employee would be obligated to pay, by established custom, as a party to the transaction.

ATTACHMENT ONE

CALIFORNIA LAND TITLE ASSOCIATION

STANDARD COVERAGE POLICY – 1990

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
   (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
   (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
   (c) resulting in no loss or damage to the insured claimant;
   (d) attaching or created subsequent to Date of Policy; or
   (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
   Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)
ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE

EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
   a. building;
   b. zoning;
   c. land use;

d. improvements on the Land;
e. land division; and
f. environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.

2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
   a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
   b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
   c. that result in no loss to You; or
   d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
   a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
   b. in streets, alleys, or waterways that touch the Land.

   This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1.00% % of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less)	$ 10,000.00
Covered Risk 18:	1.00% % of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)	$ 25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)	$ 25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less)	$ 5,000.00

2006 ALTA LOAN POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;

   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.

   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;

(b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
(c) resulting in no loss or damage to the Insured Claimant;
(d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13 or 14); or
(e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.

4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

(Except as provided in Schedule B - Part II,(t(or T)his policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

(PART I

(The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.

PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:)

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
      (i) the occupancy, use, or enjoyment of the Land;
      (ii) the character, dimensions, or location of any improvement erected on the Land;
      (iii) the subdivision of land; or
      (iv) environmental protection;
      or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or

(e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.

4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of: (The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.
7. (Variable exceptions such as taxes, easements, CC&R's, etc. shown here.)

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (04-02-15)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.

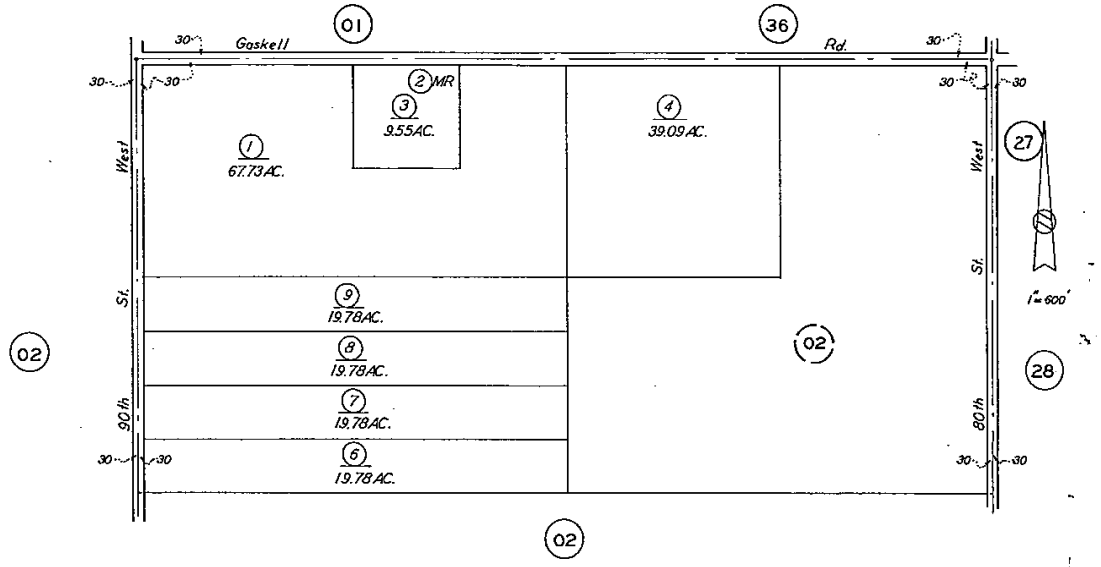
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

374-25

N1/2 OF SEC. 32 T. 9 N. R. 13 W.

SCHOOL DIST. 119-4

374-25



Note: This map is for assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

ASSESSORS MAP NO. 374-25
COUNTY OF KERN

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Order: Quickview Doc: KN:A 374-25~06029

Page 1 of 1

stewart title

PRELIMINARY REPORT

Order No.	:	01180-221935
Title Unit No.	:	7435
Your File No.	:	16000331284
Buyer/Borrower Name	:	
Seller Name	:	John Berry and Jacque L Berry

Property Address: Vacant APN : 374-440-01-00, CA
Vacant APN : 374-440-02-00, CA
Vacant APN : 374-440-03-00, CA
Vacant APN : 374-440-04-00, CA

In response to the above referenced application for a Policy of Title Insurance, Stewart Title of California, Inc. hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Stewart Title Guaranty Company Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referenced to as an Exception on Schedule B or not excluded from coverage pursuant to the printed Schedules, Conditions, and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on covered Risks of said policy or policies are set forth in Exhibit A attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limits of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters, which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report, (and any supplements or amendments thereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance a binder or commitment should be requested.

Dated as of June 06, 2016 at 7:30 a.m.

Kaz Bernath, Title Officer

When replying, please contact: Brenda Gutierrez

Stewart Title Commercial Services
1980 Post Oak Blvd
Ste 610
Houston, TX 77056-3845
(800) 729-1906

PRELIMINARY REPORT

The form of Policy of Title Insurance contemplated by this report is:

☐ CLTA Standard Coverage Policy

☐ CLTA/ALTA Homeowners Policy

☐ 2006 ALTA Owner's Policy

☐ 2006 ALTA Loan Policy

☐ ALTA Short Form Residential Loan Policy

☒ Prelim Report

SCHEDULE A

The estate or interest in the land hereinafter described or referred to covered by this report is:

A Fee

Title to said estate or interest at the date hereof is vested in:

John Beery and Jacque L. Beery, husband and wife, as joint tenants as to Parcel B, Ebrahim Khatibi, an unmarried man as to Parcel A, Clair R. Couturier Jr. and Vickie L. Couturier, husband and wife as joint tenants as to Parcel C and Fifty Percent (50%) unto Bruce P. Couturier and Eleanor R. Couturier as Trustees or the Successor Trustees of B and E Couturier Management Trust, dated October 30, 2008, and Fifty Percent (50%) unto Bruce P. Couturier and Eleanor R. Couturier as Trustees or the Successor Trustees of the E and B Couturier Management Trust, II, dated October 30, 2008, as to Parcel D

LEGAL DESCRIPTION

The land referred to herein is situated in the State of California, County of Kern and described as follows:

Parcel A:

Parcel 1 of Parcel Map 6645, in the Unincorporated area of the County of Kern, State of California, as per Parcel Map Filed October 26, 1983, in Book 30, Page 26 of Parcel Map, in the Office of the County Recorder of said county.

Except 50% of all Oil and Mineral rights without the right of surface entry, as reserved by Alexander S. Romero, an unmarried man, who acquired title as Alexander S. Romero, a married man, as his sole and separate property, in Deed recorded December 14, 1965 in Book 3899, Page 911, Official Records.

Undivided 1/2 interest

In the North Half of the South Half of the Northwest Quarter of Section 22, Township 9 North, Range 13 West, San Bernardino Meridian, in the Un incorporated Area of the County of Kern, State of California according to the Official Plat thereof.

Except therefrom 50% of all Oil and Mineral rights, But without Right of Surface Entry as Reserved by Charles Zanders, Et Ux, in Deed Recorded August 21, 1968 as Document No. 48605 in Book 4189 Page 443 of Official Records.

Parcel B:

Parcel 2 of Parcel Map 6645, in the Unincorporated area of the County of Kern, State of California, as per Parcel Map Filed October 26, 1983, in Book 30, Page 26 of Parcel Map, in the Office of the County Recorder of said county.

Except 50% of all Oil and Mineral rights without the right of surface entry, as reserved by Alexander S. Romero, an unmarried man, who acquired title as Alexander S. Romero, a married man, as his sole and separate property, in Deed recorded December 14, 1965 in Book 3899, Page 911, Official Records.

Undivided 1/2 interest

In the North Half of the South Half of the Northwest Quarter of Section 22, Township 9 North, Range 13 West, San Bernardino Meridian, in the Un incorporated Area of the County of Kern, State of California according to the Official Plat thereof.

Except therefrom 50% of all Oil and Mineral rights, But without Right of Surface Entry as Reserved by Charles Zanders, Et Ux, in Deed Recorded August 21, 1968 as Document No. 48605 in Book 4189 Page 443 of Official Records.

Parcel C:

Parcel 7 of Parcel Map 6645, in the Unincorporated area of the County of Kern, State of California, as per Parcel Map Filed October 26, 1983, in Book 30, Page 26 of Parcel Map, in the Office of the County Recorder of said county.

Except 50% of all Oil and Mineral rights without the right of surface entry, as reserved by Alexander S. Romero, an unmarried man, who acquired title as Alexander S. Romero, a married man, as his sole and separate property, in Deed recorded December 14, 1965 in Book 3899, Page 911, Official Records.

Undivided 1/2 interest

In the North Half of the South Half of the Northwest Quarter of Section 22, Township 9 North, Range 13 West, San Bernardino Meridian, in the Un incorporated Area of the County of Kern, State of California according to the Official Plat thereof.

Except therefrom 50% of all Oil and Mineral rights, But without Right of Surface Entry as Reserved by Charles Zanders, Et Ux, in Deed Recorded August 21, 1968 as Document No. 48605 in Book 4189 Page 443 of Official Records.

Parcel D:

Parcel 8 of Parcel Map 6645, in the Unincorporated area of the County of Kern, State of California, as per Parcel Map Filed October 26, 1983, in Book 30, Page 26 of Parcel Map, in the Office of the County Recorder of said county.

Except 50% of all Oil and Mineral rights without the right of surface entry, as reserved by Alexander S. Romero, an unmarried man, who acquired title as Alexander S. Romero, a married man, as his sole and separate property, in Deed recorded December 14, 1965 in Book 3899, Page 911, Official Records.

Undivided 1/2 interest

In the North Half of the South Half of the Northwest Quarter of Section 22, Township 9 North, Range 13 West, San Bernardino Meridian, in the Un incorporated Area of the County of Kern, State of California according to the Official Plat thereof.

Except therefrom 50% of all Oil and Mineral rights, But without Right of Surface Entry as Reserved by Charles Zanders, Et Ux, in Deed Recorded August 21, 1968 as Document No. 48605 in Book 4189 Page 443 of Official Records.

APN: 374-440-01-00-7, 374-440-04-00-6, 374-440-03-00-3 and 374-440-02-00-0

(End of Legal Description)

THE MAP CONNECTED HEREWITH IS BEING PROVIDED AS A COURTESY AND FOR INFORMATIONAL PURPOSES ONLY; THIS MAP SHOULD NOT BE RELIED UPON. FURTHERMORE, THE PARCELS SET OUT ON THIS MAP MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES. STEWART ASSUMES NO LIABILITY, RESPONSIBILITY OR INDEMNIFICATION RELATED TO THE MAPS NOR ANY MATTERS CONCERNING THE CONTENTS OF OR ACCURACY OF THE MAP.

SCHEDULE B

At the date hereof, exceptions to coverage in addition to the printed exceptions and exclusions contained in said policy or policies would be as follows:

Taxes:

A. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes, to be levied for the fiscal year 2016 - 2017.

B. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Chapter 3.5 (commencing with Section 75) of the revenue and taxation code of the State of California.

C. Assessments, if any, for Community Facility Districts affecting said land which may exist by virtue of assessment maps or notices filed by said districts. Said assessments are collected with the County Taxes.

Exceptions:

1. Water rights, claims or title to water in or under said land, whether or not shown by the public records.

2. An easement for poles and rights incidental thereto in favor of Southern California Edison Company, a Corporation as set forth in a document recorded April 5, 1956 in Book 2588 Page 131, of Official Records and re-recorded April 20, 1956 in Book 2596 Page 297, of Official Records, affects the East half of the Southeast quarter of Section 21, Township 9 North, Range 13 West, San Bernardino Meridian, also known as Parcel 7 and 8 of Parcel Map 6645.

   All of said poles shall be erected and maintained within one foot of a line extending over and across the above described real property of Alexander S. Romereo and Irene K. Romero, also known as Kittie Irene Romero, husband and wife, and Evelyn M. Weston, a married woman, and being parallel with and 32 feet Westerly, Measured at right angles, from the East line of the Southeast quarter of said Section 21.

3. A resolution by the Board of Supervisors County of Kern, State of California, restoring rights of ingress and egress between Tract 3301 and Parcel Map 6645, which are contiguous along Seventy-Fifth Street West, West of Rosamond.

   Recorded: January 12, 1984 in Book 5622 Page 1729, of Official Records.

   Affects Parcel: A,B,C,D

4. An easement for to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time, overhead and underground electrical supply systems and communication systems, consisting of poles, guys and anchors, crossarms, wires, underground conduits, cables, vaults, manholes, handholes, and including above-ground enclosures, markers and concrete pads and other appurtenant fixturs and rights incidental thereto in favor of Southern California Edison Company, a Corporation as set forth in a document recorded November 29, 1978, in Book 5158, Page 818 of Official Records, affects the Northerly 10 feet of Parcels 1 and 8 of Parcel Map 6645.

5. An easement for ingress, egress and road purposes and rights incidental thereto in favor of Public in General as set forth in a document recorded March 11, 1983, in Book 5533, Page 929 of Official Records, affects the North 30 feet of Parcels 1 and 8 of Parcel Map 6645, the East 30 feet of Parcels 7 and 8 of Parcel Map 6645, the South 30 feet of Parcels 4 and 5 of Parcel Map 6645, and the West 30 feet of Parcels 1, 2 of Parcel Map 6645.

Also a parcel bounded on the North by the South line of said North 30 feet, on the West by the East line of said West 30 feet, and on the Southeast by the arc of a curve having a radius of 20 feet concave to the Southeast and tangent to said South and West lines.

Also a parcel bounded on the North by the South line of said North 30 feet, on the East by the West line of said East 30 feet, and on the southwest by the arc of a curve having a radius of 20 feet concave to the Southwest and tangent to said South and East lines.

Also, a parcel bounded on the South by the North line of said South 30 feet, on the East by the West line of said East 30 feet, and on the Northwest by the arc of a curve having a radius of 20 feet concave to the Northwest and tangent to said North and East lines.

Also, a parcel bounded on the South by the North line of said South 30 feet, on the West by the East line of said West 30 feet, and on the Northeast by the arc or a curve having a radius of 20 feet concave to the Northeast and tangent to said North and West lines.

6. An easement for ingress, egress and road purposes and rights incidental thereto in favor of the County of Kern as set forth in a document recorded March 11, 1983, in Book 5533, Page 929 of Official Records, affects the North 45 feet of Parcels 1 and 8 of Parcel Map 6645, the East 55 feet of Parcels 7 and 8 of Parcel Map 6645, the South 55 feet of Parcels 4 and 5 of Parcel Map 6645, and the West 45 feet of Parcels 1 and 2 of Parcel Map 6645.

   Also a parcel bounded on the North by the South line of said North 45 feet, on the West by the East line of said West 45 feet, and on the Southeast by the arc of a curve having a radius of 20 feet concave to the Southeast and tangent to said South and West lines.

   Also a parcel bounded on the North by the South line of said North 45 feet, on the East by the West line of said East 55 feet, and on the southwest by the arc of a curve having a radius of 20 feet concave to the Southwest and tangent to said South and East lines.

   Also, a parcel bounded on the South by the North line of said South 55 feet, on the East by the West line of said East 55 feet, and on the Northwest by the arc of a curve having a radius of 20 feet concave to the Northwest and tangent to said North and East lines.

   Also, a parcel bounded on the South by the North line of said South 55 feet, on the West by the East line of said West 45 feet, and on the Northeast by the arc or a curve having a radius of 20 feet concave to the Northeast and tangent to said North and West lines.

7. An easement for drainage purposes and rights incidental thereto in favor of the County of Kern as set forth in a document recorded May 5, 1983, in Book 5548, Page 1364 of Official Records, affects the North 85 feet of Parcels 1 and 8 of P.M. 6645.

8. Any invalidity or defect in the title of the vestees in the event that the trust referred to in the vesting portion of Schedule A is invalid or fails to grant sufficient powers to the trustee(s) or in the event there is a lack of compliance with the terms and provisions of the trust instrument.

   Said Matter Affects: Parcel C

9. If title is to be insured in the trustee(s) of a trust or their act is to be insured, we will require a full copy of the trust agreement and any amendments thereto. In certain situations the Company may accept a Trust Certificate, pursuant to Section 18100.5 of the California Probate Code in lieu of the trust agreement. The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

   Said Matter Affects: Parcel C

10. Any invalidity or defect in the title of the vestees in the event that the trust referred to in the vesting portion of Schedule A is invalid or fails to grant sufficient powers to the trustee(s) or in the event there is a lack of compliance with the terms and provisions of the trust instrument.

    Said Matter Affects: Parcel D

11. If title is to be insured in the trustee(s) of a trust or their act is to be insured, we will require a full copy of the trust agreement and any amendments thereto. In certain situations the Company may accept a Trust Certificate, pursuant to Section 18100.5 of the California Probate Code in lieu of the trust agreement. The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

    Said Matter Affects: Parcel D

12. Please be advised that our search did not disclose any open deeds of trust of record. If you should have knowledge of any outstanding obligation, please contact your title officer immediately for further review.

13. Matters which may be disclosed by an inspection or by a survey of said land satisfactory to this Company, or by inquiry of the parties in possession thereof.

14. We will require a Statement of Information from the parties named below in order to complete this report, based on the effect of documents, proceedings, liens, decrees, or other matter which do not specifically describe said land, but which, if any do exist, may affect the title or impose liens or encumbrances thereon.

    Parties: All Parties

    (Note: The Statement of Information is necessary to complete the search and examination of title under this order. Any title search includes matters that are indexed by name only, and having a completed Statement of Information assists the Company in the elimination of certain matters which appear to involve the parties but in fact another party with the same or similar name. Be assured that the Statement of Information is essential and will be kept strictly confidential to this file).

(End of Exceptions)

NOTES AND REQUIREMENTS

For transactions where Stewart Title of California, Inc. is not the settlement/closing agent, a signed and dated copy of the attached "Acknowledgment of Receipt, Understanding and Approval of Affiliated Business Arrangement Disclosure Statement and STG Privacy Notice for Stewart Title Companies", will be required prior to recording.

A. Property taxes for the fiscal year 2015 - 2016 shown below are paid. For proration purposes the amounts are:
   1st Installment : $193.05
   2nd Installment : $193.05
   Parcel No. : 374-440-01-00-7
   Code Area : 119-004

   Said Matter Affects: Parcel A

B. Property taxes for the fiscal year 2015 - 2016 shown below are paid. For proration purposes the amounts are:
   1st Installment : $141.38
   2nd Installment : $141.37
   Parcel No. : 374-440-02-00-0
   Code Area : 119-004

   Said Matter Affects: Parcel D

C. Property taxes for the fiscal year 2015 - 2016 shown below are paid. For proration purposes the amounts are:
   1st Installment : $140.53
   2nd Installment : $140.52
   Parcel No. : 374-440-03-00-3
   Code Area : 119-004

   Said Matter Affects: Parcel C

D. Property taxes for the fiscal year 2015 - 2016 shown below are paid. For proration purposes the amounts are:
   1st Installment : $193.05
   2nd Installment : $193.05
   Parcel No. : 374-440-04-00-6
   Code Area : 119-004

   Said Matter Affects: Parcel D

E. There are no conveyances affecting said land, recorded with the County Recorder within 24 months of the date of this report.

F. If an Owners Policy will be requested, please be aware that unless instructed otherwise, we will issue a CLTA Standard Coverage Owners Policy. If a different form of policy is contemplated for this transaction, please advise and contact your title officer for additional requirements.

CALIFORNIA "GOOD FUNDS" LAW

California Insurance Code Section 12413.1 regulates the disbursement of escrow and sub-escrow funds by title companies. The law requires that funds be deposited in the title company escrow account and available for withdrawal prior to disbursement. Funds received by Stewart Title of California, Inc. via wire transfer may be disbursed upon receipt. Funds received via cashier's checks or teller checks drawn on a California Bank may be disbursed on the next business day after the day of deposit. If funds are received by any other means, recording and/or disbursement may be delayed, and you should contact your title or escrow officer. All escrow and sub-escrow funds received will be deposited with other escrow funds in one or more non-interest bearing escrow accounts in a financial institution selected by Stewart Title of California, Inc.. Stewart Title of California, Inc. may receive certain direct or indirect benefits from the financial institution by reason of the deposit of such funds or the maintenance of such accounts with the financial institution, and Stewart Title of California, Inc. shall have no obligation to account to the depositing party in any manner for the value of, or to pay to such party, any benefit received by Stewart Title of California, Inc.. Such benefits shall be deemed additional compensation to Stewart Title of California, Inc. for its services in connection with the escrow or sub-escrow.

If any check submitted is dishonored upon presentation for payment, you are authorized to notify all principals and/or their respective agents of such nonpayment.

EXHIBIT "A"

LEGAL DESCRIPTION

Order No.: 01180-221935
Escrow No.: 01180-221935

The land referred to herein is situated in the State of California, County of Kern, and described as follows:

Parcel A:

Parcel 1 of Parcel Map 6645, in the Unincorporated area of the County of Kern, State of California, as per Parcel Map Filed October 26, 1983, in Book 30, Page 26 of Parcel Map, in the Office of the County Recorder of said county.

Except 50% of all Oil and Mineral rights without the right of surface entry, as reserved by Alexander S. Romero, an unmarried man, who acquired title as Alexander S. Romero, a married man, as his sole and separate property, in Deed recorded December 14, 1965 in Book 3899, Page 911, Official Records.

Undivided 1/2 interest

In the North Half of the South Half of the Northwest Quarter of Section 22, Township 9 North, Range 13 West, San Bernardino Meridian, in the Un incorporated Area of the County of Kern, State of California according to the Official Plat thereof.

Except therefrom 50% of all Oil and Mineral rights, But without Right of Surface Entry as Reserved by Charles Zanders, Et Ux, in Deed Recorded August 21, 1968 as Document No. 48605 in Book 4189 Page 443 of Official Records.

Parcel B:

Parcel 2 of Parcel Map 6645, in the Unincorporated area of the County of Kern, State of California, as per Parcel Map Filed October 26, 1983, in Book 30, Page 26 of Parcel Map, in the Office of the County Recorder of said county.

Except 50% of all Oil and Mineral rights without the right of surface entry, as reserved by Alexander S. Romero, an unmarried man, who acquired title as Alexander S. Romero, a married man, as his sole and separate property, in Deed recorded December 14, 1965 in Book 3899, Page 911, Official Records.

Undivided 1/2 interest

In the North Half of the South Half of the Northwest Quarter of Section 22, Township 9 North, Range 13 West, San Bernardino Meridian, in the Un incorporated Area of the County of Kern, State of California according to the Official Plat thereof.

Except therefrom 50% of all Oil and Mineral rights, But without Right of Surface Entry as Reserved by Charles Zanders, Et Ux, in Deed Recorded August 21, 1968 as Document No. 48605 in Book 4189 Page 443 of Official Records.

Parcel C:

Parcel 7 of Parcel Map 6645, in the Unincorporated area of the County of Kern, State of California, as per Parcel Map Filed October 26, 1983, in Book 30, Page 26 of Parcel Map, in the Office of the County Recorder of said county.

Except 50% of all Oil and Mineral rights without the right of surface entry, as reserved by Alexander S. Romero, an unmarried man, who acquired title as Alexander S. Romero, a married man, as his sole and separate property, in Deed recorded December 14, 1965 in Book 3899, Page 911, Official Records.

Undivided 1/2 interest

In the North Half of the South Half of the Northwest Quarter of Section 22, Township 9 North, Range 13 West, San Bernardino Meridian, in the Un incorporated Area of the County of Kern, State of California according to the Official Plat thereof.

Except therefrom 50% of all Oil and Mineral rights, But without Right of Surface Entry as Reserved by Charles Zanders, Et Ux, in Deed Recorded August 21, 1968 as Document No. 48605 in Book 4189 Page 443 of Official Records.

Parcel D:

Parcel 8 of Parcel Map 6645, in the Unincorporated area of the County of Kern, State of California, as per Parcel Map Filed October 26, 1983, in Book 30, Page 26 of Parcel Map, in the Office of the County Recorder of said county.

Except 50% of all Oil and Mineral rights without the right of surface entry, as reserved by Alexander S. Romero, an unmarried man, who acquired title as Alexander S. Romero, a married man, as his sole and separate property, in Deed recorded December 14, 1965 in Book 3899, Page 911, Official Records.

Undivided 1/2 interest

In the North Half of the South Half of the Northwest Quarter of Section 22, Township 9 North, Range 13 West, San Bernardino Meridian, in the Un incorporated Area of the County of Kern, State of California according to the Official Plat thereof.

Except therefrom 50% of all Oil and Mineral rights, But without Right of Surface Entry as Reserved by Charles Zanders, Et Ux, in Deed Recorded August 21, 1968 as Document No. 48605 in Book 4189 Page 443 of Official Records.

APN: 374-440-01-00-7, 374-440-04-00-6, 374-440-03-00-3 and 374-440-02-00-0

APN: 374-440-01-00, 374-440-02-00, 374-440-03-00, and 374-440-04-00

(End of Legal Description)

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

Date: June 13, 2016

Escrow No.: 01180-221935

Property: Vacant APN : 374-440-01-00, CA
Vacant APN : 374-440-02-00, CA
Vacant APN : 374-440-03-00, CA
Vacant APN : 374-440-04-00, CA

From:

This is to give you notice that ("Stewart Title") has a business relationship with Stewart Solutions, LLC, DBA – Stewart Specialty Insurance Services, LLC ("Stewart Insurance"). Stewart Information Services Corporation owns 100% of Stewart Insurance and Stewart Title of California. Because of this relationship, this referral may provide Stewart Title a financial or other benefit.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are NOT required to use the listed provider(s) as a condition for purchase, sale, or refinance of the subject Property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

Stewart Insurance Settlement Service	***Charge or range of charges***
Hazard Insurance	$400.00 to $6,500.00
Home Warranty	$255.00 to $ 780.00
Natural Hazard Disclosure Report	$ 42.50 to $ 149.50

FOR TRANSACTIONS WHERE STEWART TITLE OF CALIFORNIA IS NOT CLOSING ESCROW

STCA Order Number:	01180-221935
Subject Property Address:	Vacant APN : 374-440-01-00, CA Vacant APN : 374-440-02-00, CA Vacant APN : 374-440-03-00, CA Vacant APN : 374-440-04-00, CA
Subject Property APN:	374-440-01-00

ACKNOWLEDGMENT OF RECEIPT, UNDERSTANDING AND APPROVAL OF "AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT" AND "STG PRIVACY NOTICE FOR STEWART TITLE COMPANIES"

The undersigned hereby acknowledge that I/we have received, read, understand and approve 's "Affiliated Business Arrangement Disclosure Statement" and "STG Privacy Notice for Stewart Title Companies", provided to me/us in connection with the above captioned matter.

Read and signed on the 26th day of June, 2016

_____
John Berry

_____
Jacque L Berry

Exhibit A (Revised 06-03-11)

CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY – 1990 EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.

2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.

3. Defects, liens, encumbrances, adverse claims or other matters:
   (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
   (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
   (c) resulting in no loss or damage to the insured claimant;
   (d) attaching or created subsequent to Date of Policy; or
   (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.

4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.

5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.

6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
   Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.

3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.

4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

6. Any lien or right to a lien for services, labor or material not shown by the public records.

CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (02-03-10)
ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE
EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:

   a. building;
   b. zoning;
   c. land use;
   d. improvements on the Land;
   e. land division;
   f. environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.

2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.

3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.

4. Risks:
   a. that are created, allowed, or agreed to by You, whether or not they appear in the Public Records;
   b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
   c. that result in no loss to You; or
   d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.

5. Failure to pay value for Your Title.

6. Lack of a right:
   a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
   b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.

7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:
* For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.
The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1% of Policy Amount or $2,500.00 (whichever is less)	$10,000.00
Covered Risk 18:	1% of Policy Amount or $5,000.00 (whichever is less)	$25,000.00
Covered Risk 19:	1% of Policy Amount or $5,000.00 (whichever is less)	$25,000.00
Covered Risk 21:	1% of Policy Amount or $2,500.00 (whichever is less)	$5,000.00

2006 ALTA LOAN POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.

3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.

4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.

5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.

6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.

7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

2006 ALTA OWNER'S POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.

3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.

4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.

5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.

3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.

5. (a) unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

6. Any lien or right to a lien for services, labor or material not shown by the public records.

WARNING: THIS DOCUMENT MUST BE COMPLETED IN ITS ENTIRETY (1 THROUGH 9, BELOW MUST BE FILLED IN) FOR IT TO BE ACCEPTED BY . IF THIS IS NOT COMPLETED WILL REQUIRE A COMPLETE COPY OF THE TRUST, WITH A SIGNED AND ACKNOWLEDGED AFFIDAVIT.

TRUSTEE CERTIFICATE

(California Probate Code Section 18100.5)

I/(We) * _____

(Name of Trustee(s))

Trustee(s) of the _____

(Name of Trust)

dated am providing the information set forth below at the request of Stewart Title Company, a Texas Corporation, and its agent, (hereinafter collectively called "Company")

WHEREAS, Company has been requested to issue a title insurance policy on the following described real property, more particularly described in Exhibit “A”, and

WHEREAS, Company has determined that the following information concerning the above named trust is necessary to ascertain whether it will be able to issue the requested policy of title insurance,

THEREFORE, acting in my capacity as trustee of the above named trust, I hereby certify and confirm to Company that the information set forth below is accurate and correct.

1. The _____

   (Name of Trust)

   is currently in existence and was created on _____

   (Date of Declaration of Trust)
2. The settlor(s) of the trust are: _____
3. The current trustee(s) of the trust is/are: * _____
4. The powers of the trustee(s) are: _____
5. The trust is a) revocable b) irrevocable (CIRCLE THE APPLICABLE CHOICE)
6. If the trust is revocable, the name of the person holding any power to revoke the trust: _____
7. If there are multiple trustees, the number of currently acting trustees' signature necessary to exercise the various powers of the trustee set forth above in Number 4 and the validity bind the trust. _____
8. The trust identification number (social security number or employer Tax ID): _____
9. The manner in which title to trust assets should be taken: _____

The undersigned trustee(s) hereby declare that the trust has not been revoked, modified, or amended in any manner which would cause the representations set forth herein above to be incorrect. This certification is being signed by all of the currently acting trustees and being executed in conformity with the provisions of California probate Code Section 18100.5, effective January 1, 1994 (Assembly Bill 1249, Chapter 530, Statutes of 1993).

The undersigned hereby certifies and declares the above to be true.

_____ _____

* *

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)
)SS.
County of *)

On _____ before me, _____ , Notary Public, personally appeared _____ 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.

Signature _____ (this area for official notarial seal)

STG Privacy Notice
Stewart Title Companies

WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company and its title affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as the Stewart Title Companies, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information.	Do we share	Can you limit this sharing?
For our everyday business purposes— to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes— to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes— information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies. *Our affiliates may include companies with a Stewart name; financial companies, such as Stewart Title Company*	Yes	No
For our affiliates' everyday business purposes— information about your creditworthiness.	No	We don't share
For our affiliates to market to you — For your convenience, Stewart has developed a means for you to opt out from its affiliates marketing even though such mechanism is not legally required.	Yes	Yes, send your first and last name, the email address used in your transaction, your Stewart file number and the Stewart office location that is handling your transaction by email to optout@stewart.com or fax to 1-800-335-9591.
For non-affiliates to market to you. Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.	No	We don't share

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

SHARING PRACTICES

How often do the Stewart Title Companies notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How do the Stewart Title Companies protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer, file, and building safeguards.
How do the Stewart Title Companies collect my personal information?	We collect your personal information, for example, when you ▪ request insurance-related services ▪ provide such information to us We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

Contact us: If you have any questions about this privacy notice, please contact us at: **Stewart Title Guaranty Company, 1980 Post Oak Blvd., Privacy Officer, Houston, Texas 77056**

Order No. 01180-221935

AVAILABLE DISCOUNTS DISCLOSURE STATEMENT

This is to give you notice that Stewart Title of California, Inc. (“Stewart Title”) is pleased to inform you that upon proper qualification, there are premium discounts available upon the purchase of title insurance covering improved property with a one to four family residential dwelling.

Such discounts apply to and include:

Property located within an area proclaimed a state or federal disaster area;

Property purchased from a foreclosing beneficiary or successful bidder at a foreclosure sale;

Property being refinanced.

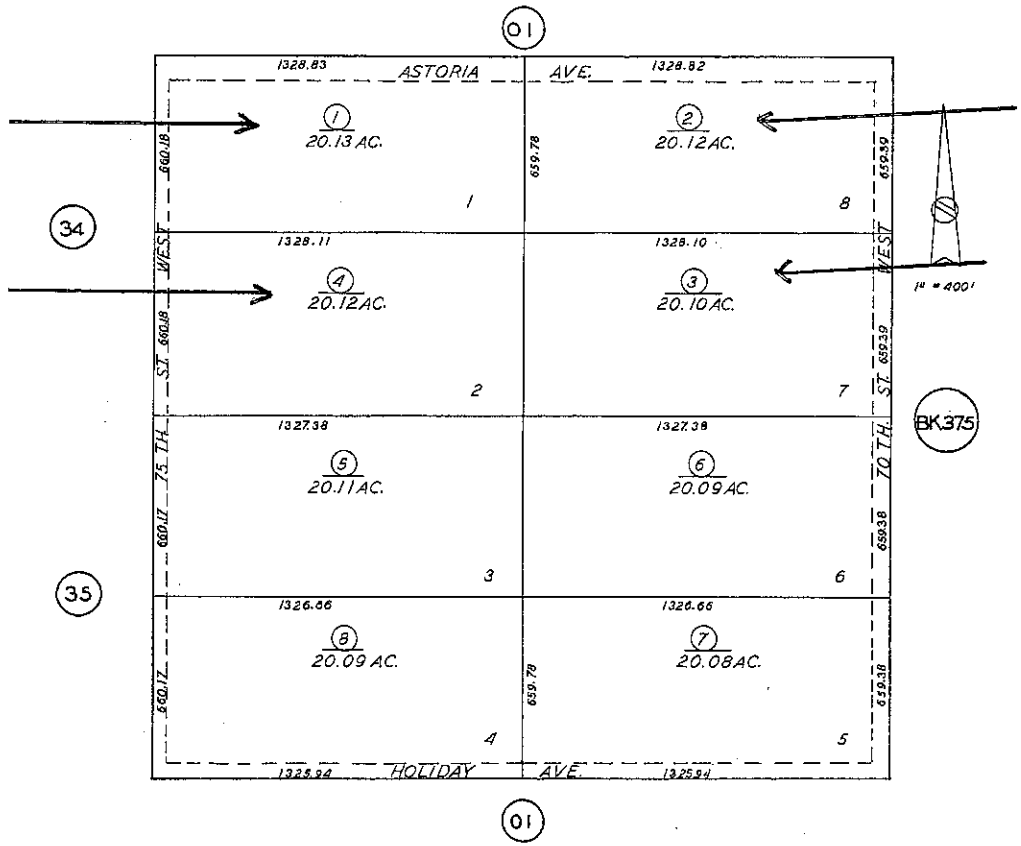
Please talk with your escrow or title officer to determine your qualification for any of these discounts.

374-44

P.M. 6645
S.E. 1/4 SEC. 21 T. 9 N. R. 13 W.

SCHOOL DIST. 119-4

374-44



Note: This map is for assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

ASSESSORS MAP NO. 374-44
COUNTY OF KERN

This plat is not a survey, it is merely furnished as a convenience to locate the land in relation to adjoining streets and other lands and not to guarantee any dimension, distances, bearing or acreage.

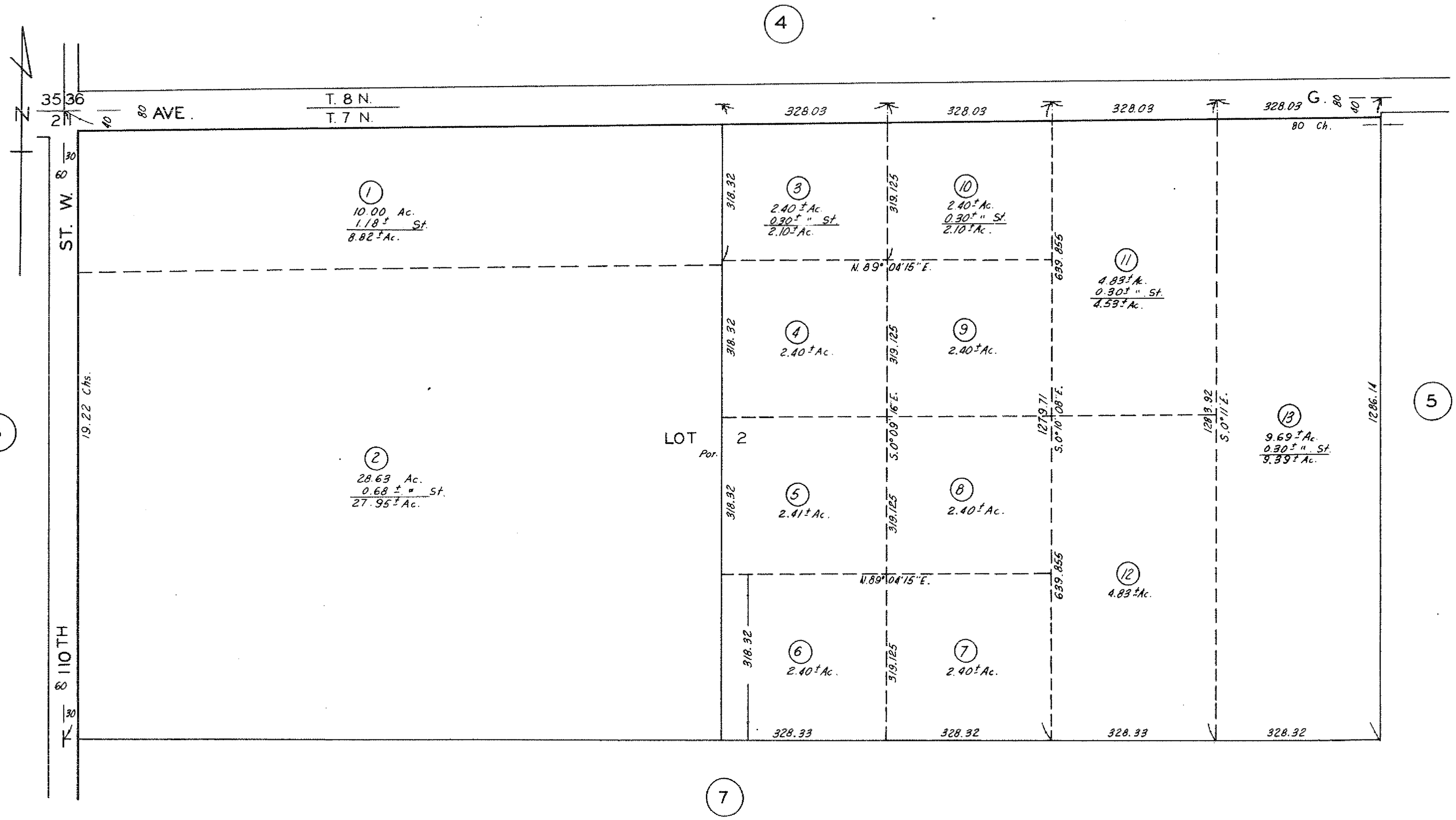
Order: QuickView
Doc: KN:A 374-44~06029

Page 1 of 1

Requested By: frankd, Printed: 6/7/2016 7:49 AM

3265 | 6

SCALE 1" = 200'



CODE
9610

T. 7N., R. 14 W.

FOR PREV. ASSM'T SEE:
3222 - 4

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

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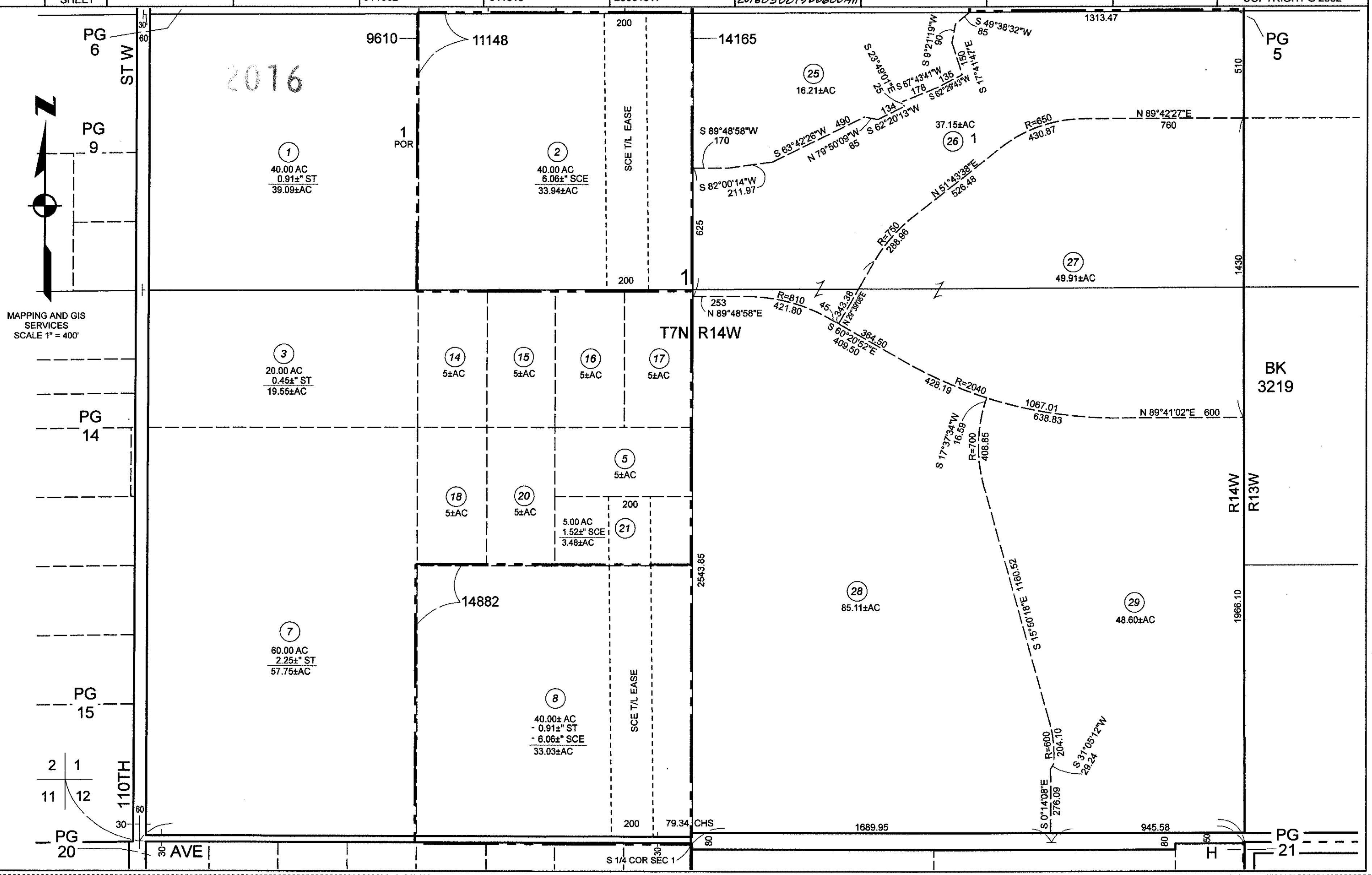
3265	7 SHEET	P. A. 3222-4	TRA 14165 9610 14882 11148	REVISED: 900821 911002	92072203009001-A1 92072203009002-A1 941013	20010927 20030324 20061017	20091001 2012081602-A1 20160308190060041		SEARCH NO		OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002



MAPPING AND GIS SERVICES
SCALE 1" = 400'

DATE PRINTED: 3/3/2016 8:33:02 AM
DATE SAVED: 3/3/2016 7:32:52 AM

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Kaz Bernath
Title Officer

Stewart Title of California, Inc.
11870 Pierce St Ste 100
Riverside, CA 92505
Phone (951) 276-2700
Fax (760) 259-2044
KBernath@stewart.com

PRELIMINARY REPORT

Order No. : 01180-250323
Title Unit No. : 7435
Your File No. :
Buyer/Borrower Name :
Seller Name : Sapar Family LLC, Hypericum Interests LLC, and Rosamond Associates, LLC

Property Address: APN: 3265-006-001, CA
APN: 3265-006-002, CA
APN: 3265-007-001, CA
APN: 3265-007-007, CA
APN: 3265-007-003, CA

In response to the above referenced application for a Policy of Title Insurance, Stewart Title of California, Inc. hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Stewart Title Guaranty Company Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referenced to as an Exception on Schedule B or not excluded from coverage pursuant to the printed Schedules, Conditions, and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on covered Risks of said policy or policies are set forth in Exhibit A attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limits of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters, which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report, (and any supplements or amendments thereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance a binder or commitment should be requested.

Dated as of November 08, 2016 at 7:30 a.m.

Kaz Bernath, Title Officer

When replying, please contact: Kaz Bernath, Title Officer

PRELIMINARY REPORT

The form of Policy of Title Insurance contemplated by this report is:

☐ CLTA Standard Coverage Policy

☐ CLTA/ALTA Homeowners Policy

☐ 2006 ALTA Owner's Policy

☐ 2006 ALTA Loan Policy

☐ ALTA Short Form Residential Loan Policy

☒ Preliminary Search

SCHEDULE A

The estate or interest in the land hereinafter described or referred to covered by this report is:

Fee

Title to said estate or interest at the date hereof is vested in:

Sapar Family LLC, a California limited liability company; Hypericum Interests, LLC, a Texas limited liability company and Rosamond Associates, LLC, a California limited liability company, all as tenants in common, as their interests appear of record; subject to Item No. 12, of Schedule B.

LEGAL DESCRIPTION

The land referred to herein is situated in the State of California, County of Los Angeles Unincorporated and described as follows:

PARCEL 1: (APN'S: 3265-006-001; 3265-006-002; 3265-007-001 AND 3265-007-007)

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THE SOUTH ONE-HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 1, TOWNSHIP 7 NORTH, RANGE 14 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT.

PARCEL 2: (APN: 3265-007-003)

THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL ON FEBRUARY 19, 1956.

EXCEPT ONE-HALF OF ALL CRUDE OIL, PETROLEUM, GAS, BREA, ASPHALTUM, AND ALL KINDRED SUBSTANCES, AND OTHER MINERALS UNDER AND IN SAID LAND, AS RESERVED IN THE DEED RECORDED JANUARY 28, 1957 AS INSTRUMENT NO. 3263, OFFICIAL RECORDS.

(End of Legal Description)

APN'S: 3265-006-001; 3265-006-002; 3265-007-001; 3265-007-007 AND 3265-007-003

THE MAP CONNECTED HEREWITH IS BEING PROVIDED AS A COURTESY AND FOR INFORMATIONAL PURPOSES ONLY; THIS MAP SHOULD NOT BE RELIED UPON. FURTHERMORE, THE PARCELS SET OUT ON THIS MAP MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES. STEWART ASSUMES NO LIABILITY, RESPONSIBILITY OR INDEMNIFICATION RELATED TO THE MAPS NOR ANY MATTERS CONCERNING THE CONTENTS OF OR ACCURACY OF THE MAP.

SCHEDULE B

At the date hereof, exceptions to coverage in addition to the printed exceptions and exclusions contained in said policy or policies would be as follows:

Taxes:

A. General and Special City and/or County taxes, including any personal property taxes and any assessments collected with taxes, for the fiscal year 2016 - 2017:
   1st Installment : $320.75 Open
   2nd Installment : $320.73 Open
   Parcel No. : 3265-006-001
   Code Area : 09610

B. General and Special City and/or County taxes, including any personal property taxes and any assessments collected with taxes, for the fiscal year 2016 - 2017:
   1st Installment : $920.30 Open
   2nd Installment : $920.29 Open
   Parcel No. : 3265-006-002
   Code Area : 09610

C. General and Special City and/or County taxes, including any personal property taxes and any assessments collected with taxes, for the fiscal year 2016 - 2017:
   1st Installment : $1,259.73 Open
   2nd Installment : $1,259.72 Open
   Parcel No. : 3265-007-001
   Code Area : 09610

D. General and Special City and/or County taxes, including any personal property taxes and any assessments collected with taxes, for the fiscal year 2016 - 2017:
   1st Installment : $1,859.59 Open
   2nd Installment : $1,859.57 Open
   Parcel No. : 3265-007-007
   Code Area : 09610

E. General and Special City and/or County taxes, including any personal property taxes and any assessments collected with taxes, for the fiscal year 2016 - 2017:
   1st Installment : $657.06 Open
   2nd Installment : $657.06 Open
   Parcel No. : 3265-007-003
   Code Area : 09610

F. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Chapter 3.5 (commencing with Section 75) of the revenue and taxation code of the State of California.

G. Assessments, if any, for Community Facility Districts affecting said land which may exist by virtue of assessment maps or notices filed by said districts. Said assessments are collected with the County Taxes.

Exceptions:

1. Water rights, claims or title to water in or under said land, whether or not shown by the public records.

2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

3. Rights of the public in and to that portion of the land lying within Avenue G, Avenue H and 110th Street West.

4. A reservation of 30 feet off the West portion of said property for road purposes, as reserved in the Deed from Lester M. White and wife, filed for record September 22, 1925, in Book 4976 Page 320, Official Records.

   Affects: Parcel 2

5. An easement for public road and highway and rights incidental thereto in favor of the County of Los Angeles as set forth in a document recorded April 12, 1927 in Book 4787, Page 211 of Official Records, affects said land.

   The exact location of the easement is not disclosed by the instrument.

   Said Matter Affects: Parcel 2

6. An easement for public road and highway and rights incidental thereto in favor of the County of Los Angeles as set forth in a document recorded in Book 6177, Page 139 and Book 6193, Page 49 both of Official Records, affects said land.

   Said Matter Affects: Parcel 1

7. An easement for public road and highway and rights incidental thereto in favor of the County of Los Angeles as set forth in a document recorded in Book 15872, Page 90 of Official Records, affects said land.

   Said Matter Affects: Parcel 1

8. An easement for public road and highway and rights incidental thereto in favor of the County of Los Angeles as set forth in a document recorded in Book 19493, Page 198 of Official Records, affects said land.

9. An easement for public road and highway and rights incidental thereto in favor of the County of Los Angeles as set forth in a document recorded September 23, 1955 as Instrument No. 4172 of Official Records, affects said land.

   Said Matter Affects: Parcel 1

10. An option in favor of Solar Land Holdings LLC, a Delaware Limited Liability Company as contained in or disclosed by a document recorded October 6, 2009 as Instrument No. 20091516337 of Official Records.

11. Deed of Trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby:

Amount	:	$101,000.00
Dated	:	September 7, 2010
Trustor	:	Rosamond Associates, LLC, a California
	:	limited liability company
Trustee	:	North American Title Company
Beneficiary	:	SR Capital, Inc., A California Corporation
Recorded	:	September 15, 2010 as Instrument No. 20101302742

: of Official Records

Affects: Trustee's interest only

12. The effect of the interest of Yetta Serber and Max Seiff, as Co-Trustees under the Will of Sam Serber, deceased, as disclosed under Superior Court Case No. P 517,410 by document recorded January 26, 1972 as Instrument No. 60 of Official Records.

13. This Company will require the following documents in order to insure a conveyance or encumbrance by the limited liability company named below:

    Limited liability company: Sapar Family LLC, a California limited liability company
    Hypericum Interests, LLC, a Texas limited liability company
    Rosamond Associates, LLC, a California limited liability company

    a. A certified copy of the articles of organization (LLC-1), and any amendment (LLC-2) or restatement (LLC-10) to be recorded in the appropriate county.

    b. A copy of the operating agreement and any amendment.

    c. Evidence that the limited liability company remains in good standing with active status.

    d. Other requirements that the Company may set forth following its review of said documents.

(End of Exceptions)

NOTES AND REQUIREMENTS

For transactions where Stewart Title of California, Inc. is not the settlement/closing agent, a signed and dated copy of the attached "Acknowledgment of Receipt, Understanding and Approval of Affiliated Business Arrangement Disclosure Statement and STG Privacy Notice for Stewart Title Companies", will be required prior to recording.

A. None

CALIFORNIA "GOOD FUNDS" LAW

California Insurance Code Section 12413.1 regulates the disbursement of escrow and sub-escrow funds by title companies. The law requires that funds be deposited in the title company escrow account and available for withdrawal prior to disbursement. Funds received by Stewart Title of California, Inc. via wire transfer may be disbursed upon receipt. Funds received via cashier's checks or teller checks drawn on a California Bank may be disbursed on the next business day after the day of deposit. If funds are received by any other means, recording and/or disbursement may be delayed, and you should contact your title or escrow officer. All escrow and sub-escrow funds received will be deposited with other escrow funds in one or more non-interest bearing escrow accounts in a financial institution selected by Stewart Title of California, Inc.. Stewart Title of California, Inc. may receive certain direct or indirect benefits from the financial institution by reason of the deposit of such funds or the maintenance of such accounts with the financial institution, and Stewart Title of California, Inc. shall have no obligation to account to the depositing party in any manner for the value of, or to pay to such party, any benefit received by Stewart Title of California, Inc.. Such benefits shall be deemed additional compensation to Stewart Title of California, Inc. for its services in connection with the escrow or sub-escrow.

If any check submitted is dishonored upon presentation for payment, you are authorized to notify all principals and/or their respective agents of such nonpayment.

EXHIBIT "A"

LEGAL DESCRIPTION

Order No.: 01180-250323
Escrow No.: 01180-250323

The land referred to herein is situated in the State of California, County of Los Angeles, Unincorporated and described as follows:

PARCEL 1: (APN'S: 3265-006-001; 3265-006-002; 3265-007-001 AND 3265-007-007)

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THE SOUTH ONE-HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 1, TOWNSHIP 7 NORTH, RANGE 14 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT.

PARCEL 2: (APN: 3265-007-003)

THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL ON FEBRUARY 19, 1956.

EXCEPT ONE-HALF OF ALL CRUDE OIL, PETROLEUM, GAS, BREA, ASPHALTUM, AND ALL KINDRED SUBSTANCES, AND OTHER MINERALS UNDER AND IN SAID LAND, AS RESERVED IN THE DEED RECORDED JANUARY 28, 1957 AS INSTRUMENT NO. 3263, OFFICIAL RECORDS.

APN: 3265-006-001, 3265-006-002, 3265-007-001, 3265-007-007, and 3265-007-003

(End of Legal Description)

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

Date: December 08, 2016

Escrow No.: 01180-250323

Property: APN: 3265-006-001, CA
APN: 3265-006-002, CA
APN: 3265-007-001, CA
APN: 3265-007-007, CA
APN: 3265-007-003, CA

From:

This is to give you notice that ("Stewart Title") has a business relationship with Stewart Solutions, LLC, DBA – Stewart Specialty Insurance Services, LLC ("Stewart Insurance"). Stewart Information Services Corporation owns 100% of Stewart Insurance and Stewart Title of California. Because of this relationship, this referral may provide Stewart Title a financial or other benefit.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are NOT required to use the listed provider(s) as a condition for purchase, sale, or refinance of the subject Property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

Stewart Insurance Settlement Service	***Charge or range of charges***
Hazard Insurance	$400.00 to $6,500.00
Home Warranty	$255.00 to $ 780.00
Natural Hazard Disclosure Report	$ 42.50 to $ 149.50

FOR TRANSACTIONS WHERE STEWART TITLE OF CALIFORNIA IS NOT CLOSING ESCROW

STCA Order Number:	01180-250323
Subject Property Address:	APN: 3265-006-001, CA APN: 3265-006-002, CA APN: 3265-007-001, CA APN: 3265-007-007, CA APN: 3265-007-003, CA
Subject Property APN:	3265-006-001, 3265-006-002, 3265-007-001, 3265-007-007, and 3265-007-003

ACKNOWLEDGMENT OF RECEIPT, UNDERSTANDING AND APPROVAL OF "AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT" AND "STG PRIVACY NOTICE FOR STEWART TITLE COMPANIES"

The undersigned hereby acknowledge that I/we have received, read, understand and approve 's "Affiliated Business Arrangement Disclosure Statement" and "STG Privacy Notice for Stewart Title Companies", provided to me/us in connection with the above captioned matter.

Read and signed on the 23rd day of December, 2016

_____
Sapar Family LLC

_____
Hypericum Interests LLC

_____
Rosamond Associates, LLC

Exhibit A (Revised 06-03-11)

CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY – 1990 EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.

2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.

3. Defects, liens, encumbrances, adverse claims or other matters:
   (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
   (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
   (c) resulting in no loss or damage to the insured claimant;
   (d) attaching or created subsequent to Date of Policy; or
   (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.

4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.

5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.

6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
   Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.

3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.

4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

6. Any lien or right to a lien for services, labor or material not shown by the public records.

CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (02-03-10)
ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE
EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:

   a. building;
   b. zoning;
   c. land use;
   d. improvements on the Land;
   e. land division;
   f. environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.

2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.

3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.

4. Risks:
   a. that are created, allowed, or agreed to by You, whether or not they appear in the Public Records;
   b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
   c. that result in no loss to You; or
   d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.

5. Failure to pay value for Your Title.

6. Lack of a right:
   a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
   b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.

7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:
* For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.
The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1% of Policy Amount or $2,500.00 (whichever is less)	$10,000.00
Covered Risk 18:	1% of Policy Amount or $5,000.00 (whichever is less)	$25,000.00
Covered Risk 19:	1% of Policy Amount or $5,000.00 (whichever is less)	$25,000.00
Covered Risk 21:	1% of Policy Amount or $2,500.00 (whichever is less)	$5,000.00

2006 ALTA LOAN POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.

3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.

4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.

5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.

6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.

7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

2006 ALTA OWNER'S POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.

3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.

4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.

5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.

3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.

5. (a) unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

6. Any lien or right to a lien for services, labor or material not shown by the public records.

STG Privacy Notice
Stewart Title Companies

WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company and its title affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as the Stewart Title Companies, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information.	Do we share	Can you limit this sharing?
For our everyday business purposes— to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes— to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes— information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies. *Our affiliates may include companies with a Stewart name; financial companies, such as Stewart Title Company*	Yes	No
For our affiliates' everyday business purposes— information about your creditworthiness.	No	We don't share
For our affiliates to market to you — For your convenience, Stewart has developed a means for you to opt out from its affiliates marketing even though such mechanism is not legally required.	Yes	Yes, send your first and last name, the email address used in your transaction, your Stewart file number and the Stewart office location that is handling your transaction by email to optout@stewart.com or fax to 1-800-335-9591.
For non-affiliates to market to you. Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.	No	We don't share

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

SHARING PRACTICES

How often do the Stewart Title Companies notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How do the Stewart Title Companies protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer, file, and building safeguards.
How do the Stewart Title Companies collect my personal information?	We collect your personal information, for example, when you ▪ request insurance-related services ▪ provide such information to us We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

Contact us: If you have any questions about this privacy notice, please contact us at: **Stewart Title Guaranty Company, 1980 Post Oak Blvd., Privacy Officer, Houston, Texas 77056**

Order No. 01180-250323

AVAILABLE DISCOUNTS DISCLOSURE STATEMENT

This is to give you notice that Stewart Title of California, Inc. (“Stewart Title”) is pleased to inform you that upon proper qualification, there are premium discounts available upon the purchase of title insurance covering improved property with a one to four family residential dwelling.

Such discounts apply to and include:

Property located within an area proclaimed a state or federal disaster area;

Property purchased from a foreclosing beneficiary or successful bidder at a foreclosure sale;

Property being refinanced.

Please talk with your escrow or title officer to determine your qualification for any of these discounts.

First American	ALTA Commitment for Title Insurance
Commitment	ISSUED BY **First American Title Insurance Company** File No: 3020-873557C215

COMMITMENT FOR TITLE INSURANCE

Issued By

FIRST AMERICAN TITLE INSURANCE COMPANY

NOTICE

IMPORTANT-READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

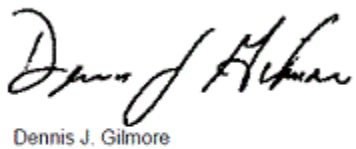
THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, ***First American Title Insurance Company***, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

First American Title Insurance Company



Dennis J. Gilmore
President



Jeffrey S. Robinson
Secretary

If this jacket was created electronically, it constitutes an original document.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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COMMITMENT CONDITIONS

1. DEFINITIONS

(a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
(b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
(c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
(d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
(e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
(f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
(g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
(h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
(a) the Notice;
(b) the Commitment to Issue Policy;
(c) the Commitment Conditions;
(d) Schedule A;
(e) Schedule B, Part I—Requirements; and
(f) Schedule B, Part II—Exceptions.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

(a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  (i) comply with the Schedule B, Part I—Requirements;
  (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
  (iii) acquire the Title or create the Mortgage covered by this Commitment.
(b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
(c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
(d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
(e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
(f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
(g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

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6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

(a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
(b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
(c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
(d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
(e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
(f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

Arbitration provision intentionally removed.

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Transaction Identification Data for reference only:

Issuing Agent: First American Title Insurance Company National Commercial Services
Commitment No.: 3020-873557C215
Property Address: Vacant Land/APN: 374-250-09, Rosamond, CA
Revision No.:

Issuing Office: 666 Third Avenue, 5th Floor, New York, NY 10017
Issuing Office File No.: 3020-873557C215
Escrow Officer/Assistant: /

Phone: /
Email: /
Title Officer/Assistant: /
Phone: /
Email: /

SCHEDULE A

1. Commitment Date: July 02, 2019 at 8:00 AM

2. Policy to be issued:

   (a) ☒ 2006 ALTA® Standard Leasehold Owners Policy
   Proposed Insured: To be determined
   Proposed Policy Amount: $ To be determined

   (b) ☐ 2006 ALTA® Policy
   Proposed Insured:
   Proposed Policy Amount: $

   (c) ☐ 2006 ALTA® Policy
   Proposed Insured:
   Proposed Policy Amount: $

3. The estate or interest in the Land described or referred to in this Commitment is

   Fee Simple

4. The Title is, at the Commitment Date, vested in:

   Diane S. Neary, Trustee of the Frank W. Neary Residuary Trust of the Frank W. Neary and Diane S. Neary Living Trust

5. The Land is described as follows:

   See Exhibit "A" attached hereto and made a part hereof

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Commitment No.: 3020-873557C215

SCHEDULE B, PART I

Requirements

All of the following Requirements must be met:

A. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

B. Pay the agreed amount for the estate or interest to be insured.

C. Pay the premiums, fees, and charges for the Policy to the Company.

D. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

E. Releases(s) or Reconveyance(s) of Item(s): None

F. Other: None

G. You must give us the following information:
   a. Any off record leases, surveys, etc.
   b. Statement(s) of Identity, all parties.
   c. Other:

With respect to the trust referred to in the vesting:
a. A certification pursuant to Section 18100.5 of the California Probate Code in a form satisfactory to the Company.
b. Copies of those excerpts from the original trust documents and amendments thereto which designate the trustee and confer upon the trustee the power to act in the pending transaction.
c. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require.

The following additional requirements, as indicated by "X", must be met:

[X] H. Provide information regarding any off-record matters, which may include, but are not limited to: leases, recent works of improvement, or commitment statements in effect under the Environmental Responsibility Acceptance Act, Civil Code Section 850, et seq.

The Company's Owner's Affidavit form (as provided by the company) must be completed

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and submitted prior to close in order to satisfy this requirement. This Commitment will then be subject to such further exceptions and/or requirements as may be deemed necessary.

[] I. An ALTA/NSPS survey of recent date, which complies with the current minimum standard detail requirements for ALTA/NSPS land title surveys, must be submitted to the Company for review. This Commitment will then be subject to such further exceptions and/or requirements as may be deemed necessary.

[] J. The following LLC documentation is required from:

(i) a copy of the Articles of Organization
(ii) a copy of the Operating Agreement, if applicable
(iii) a Certificate of Good Standing and/or other evidence of current Authority to Conduct Business within the State
(iv) express Company Consent to the current transaction

[] K. The following partnership documentation is required **:**

(i) a copy of the partnership agreement, including all applicable amendments thereto
(ii) a Certificate of Good Standing and/or other evidence of current Authority to Conduct Business within the State
(iii) express Partnership Consent to the current transaction

[] L. The following corporation documentation is required:

(i) a copy of the Articles of Incorporation
(ii) a copy of the Bylaws, including all applicable Amendments thereto
(iii) a Certificate of Good Standing and/or other evidence of current Authority to Conduct Business within the State
(iv) express Corporate Resolution consenting to the current transaction

[] M. Based upon the Company's review of that certain partnership/operating agreement dated **Not disclosed** for the proposed insured herein, the following requirements must be met:
Any further amendments to said agreement must be submitted to the Company, together with an affidavit from one of the general partners or members stating that it is a true copy, that said partnership or limited liability company is in full force and effect, and that there have been no further amendments to the agreement. This Commitment will then be subject to such further requirements as may be deemed necessary.

[] N. A copy of the complete lease, as referenced in Schedule A, #3 herein, together with any amendments and/or assignments thereto, must be submitted to the Company for review, along with an affidavit executed by the present lessee stating that it is a true copy, that the lease is in full force and effect, and that there have been no further amendments to the lease. This Commitment will then be subject to such further requirements as may be deemed necessary.

[X] O. Approval from the Company's Underwriting Department must be obtained for issuance of the policy contemplated herein and any endorsements requested thereunder. This Commitment will then be subject to such further requirements as may be required to obtain such approval.

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[] P. Potential additional requirements, if ALTA Extended coverage is contemplated hereunder, and work on the land has commenced prior to close, some or all of the following requirements, and any other requirements which may be deemed necessary, may need to be met:

[] Q. The Company's "Indemnity Agreement I" must be executed by the appropriate parties.

[] R. Financial statements from the appropriate parties must be submitted to the Company for review.

[] S. A copy of the construction contract must be submitted to the Company for review.

[] T. An inspection of the Land must be performed by the Company for verification of the phase of construction.

[] U. The Company's "Mechanic's Lien Risk Addendum" form must be completed by a Company employee, based upon information furnished by the appropriate parties involved.

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Commitment No.: 3020-873557C215

SCHEDULE B, PART II

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.

2. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

3. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

4. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

5. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

7. General and special taxes and assessments for the fiscal year 2019-2020, a lien not yet due or payable.

8. Taxes and assessments, if any, of the Rosamond Community Service District.

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9. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

10. Water rights, claims or title to water, whether or not shown by the public records.

11. Any lien, or right to a lien, imposed by law, as a result of services, labor, and/or materials used, or to be used, for improvement to the premises.

12. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

13. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records, or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Report/Commitment.

14. Rights, rights of way, reservations and exceptions in the patent recorded February 27, 1914 in Book 16 of Patents, Page 247.

15. An easement for road declared a public highway January 7, 1915 filed in Book 17, Page 226 of Minutes of the Board of Supervisors, being 30 feet on each side of Section lines known as County Road No. 330, also known as 90th Street West.

16. An easement for public utilities and incidental purposes, recorded February 19, 1942 as Book 1070, Page 481 of Official Records.
    In Favor of: Southern California Edison Company, Ltd., a corporation
    Affects: as described therein

17. An option in favor of Sustainable Property Holdings, LLC, a Delaware limited liability company as contained in or disclosed by a document recorded February 4, 2019 as Instrument No. 219012549 of Official Records.

18. Any facts, rights, interests or claims which would be disclosed by a correct ALTA/NSPS survey.

19. Rights of parties in possession.

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INFORMATIONAL NOTES

ALERT - CA Senate Bill 2 imposes an additional fee of $75 up to $225 at the time of recording on certain transactions effective January 1, 2018. Please contact your First American Title representative for more information on how this may affect your closing.

The map attached, if any, may or may not be a survey of the land depicted thereon. First American Title Insurance Company expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of this Commitment or the Policy, if any, to which the map is attached.

1. Taxes for proration purposes only for the fiscal year 2018-2019.

First Installment:	$134.70, PAID
Second Installment:	$134.70, PAID
Tax Rate Area:	119-004
APN:	374-250-09-00-6

2. The property covered by this report is vacant land.

3. According to the public records, there has been no conveyance of the land within a period of twenty-four months prior to the date of this report, except as follows:

   None

4. This preliminary report/commitment was prepared based upon an application for a policy of title insurance that identified land by street address or assessor's parcel number only. It is the responsibility of the applicant to determine whether the land referred to herein is in fact the land that is to be described in the policy or policies to be issued.

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File No.: 3020-873557C215

The Land referred to herein below is situated in an Unincorporated Area in the County of Kern, State of California, and is described as follows:

THE NORTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 9 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

For conveyancing purposes only: APN 374-250-09-00-6

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First American	ALTA Commitment for Title Insurance
Commitment	ISSUED BY **First American Title Insurance Company** File No: 3020-873557C216

COMMITMENT FOR TITLE INSURANCE

Issued By

FIRST AMERICAN TITLE INSURANCE COMPANY

NOTICE

IMPORTANT-READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

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THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, ***First American Title Insurance Company***, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

First American Title Insurance Company

Dennis J. Gilmore
President

Jeffrey S. Robinson
Secretary

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(a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
(b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
(c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
(d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
(e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
(f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
(g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
(h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
(a) the Notice;
(b) the Commitment to Issue Policy;
(c) the Commitment Conditions;
(d) Schedule A;
(e) Schedule B, Part I—Requirements; and
(f) Schedule B, Part II—Exceptions.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

(a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  (i) comply with the Schedule B, Part I—Requirements;
  (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
  (iii) acquire the Title or create the Mortgage covered by this Commitment.
(b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
(c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
(d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
(e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
(f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
(g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

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6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

(a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
(b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
(c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
(d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
(e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
(f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

Arbitration provision intentionally removed.

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Transaction Identification Data for reference only:

Issuing Agent: First American Title Insurance Company National Commercial Services
Commitment No.: 3020-873557C216
Property Address: Vacant Land/APN: 374-250-08, , CA
Revision No.:

Issuing Office: 666 Third Avenue, 5th Floor, New York, NY 10017
Issuing Office File No.: 3020-873557C216
Escrow Officer/Assistant: /
Phone: /
Email: /
Title Officer/Assistant: /
Phone: /
Email: /

SCHEDULE A

1. Commitment Date: July 01, 2019 at 8:00 AM
2. Policy to be issued:

   (a) ☐ 2006 ALTA® Standard Leasehold Owners Policy
   Proposed Insured: To Be Determined
   Proposed Policy Amount: $ To Be Determined

   (b) ☐ ALTA® Policy
   Proposed Insured:
   Proposed Policy Amount: $

   (c) ☐ ALTA® Policy
   Proposed Insured:
   Proposed Policy Amount: $

3. The estate or interest in the Land described or referred to in this Commitment is

   Fee Simple

4. The Title is, at the Commitment Date, vested in:

   Marylynn Ziesmer and Mark C. Ziesmer, as Trustees under the provision of a trust agreement dated the 17 day of April, 2002, Known as The Ziesmer Revocable Living Trust

5. The Land is described as follows:

   See Exhibit "A" attached hereto and made a part hereof

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Commitment No.: 3020-873557C216

SCHEDULE B, PART I

Requirements

All of the following Requirements must be met:

A. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

B. Pay the agreed amount for the estate or interest to be insured.

C. Pay the premiums, fees, and charges for the Policy to the Company.

D. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

E. Releases(s) or Reconveyance(s) of Item(s): None

F. Other: None

G. You must give us the following information:
   a. Any off record leases, surveys, etc.
   b. Statement(s) of Identity, all parties.
   c. Other:

With respect to the trust referred to in the vesting:

a. A certification pursuant to Section 18100.5 of the California Probate Code in a form satisfactory to the Company.
b. Copies of those excerpts from the original trust documents and amendments thereto which designate the trustee and confer upon the trustee the power to act in the pending transaction.
c. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require.

The following additional requirements, as indicated by "X", must be met:

[X] H. Provide information regarding any off-record matters, which may include, but are not limited to: leases, recent works of improvement, or commitment statements in effect under the Environmental Responsibility Acceptance Act, Civil Code Section 850, et seq.

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The Company's Owner's Affidavit form (as provided by the company) must be completed and submitted prior to close in order to satisfy this requirement. This Commitment will then be subject to such further exceptions and/or requirements as may be deemed necessary.

[X] I. An ALTA/NSPS survey of recent date, which complies with the current minimum standard detail requirements for ALTA/NSPS land title surveys, must be submitted to the Company for review. This Commitment will then be subject to such further exceptions and/or requirements as may be deemed necessary.

[] J. The following LLC documentation is required from:

(i) a copy of the Articles of Organization
(ii) a copy of the Operating Agreement, if applicable
(iii) a Certificate of Good Standing and/or other evidence of current Authority to Conduct Business within the State
(iv) express Company Consent to the current transaction

[] K. The following partnership documentation is required **:**

(i) a copy of the partnership agreement, including all applicable amendments thereto
(ii) a Certificate of Good Standing and/or other evidence of current Authority to Conduct Business within the State
(iii) express Partnership Consent to the current transaction

[] L. The following corporation documentation is required:

(i) a copy of the Articles of Incorporation
(ii) a copy of the Bylaws, including all applicable Amendments thereto
(iii) a Certificate of Good Standing and/or other evidence of current Authority to Conduct Business within the State
(iv) express Corporate Resolution consenting to the current transaction

[] M. Based upon the Company's review of that certain partnership/operating agreement dated **Not disclosed** for the proposed insured herein, the following requirements must be met:
Any further amendments to said agreement must be submitted to the Company, together with an affidavit from one of the general partners or members stating that it is a true copy, that said partnership or limited liability company is in full force and effect, and that there have been no further amendments to the agreement. This Commitment will then be subject to such further requirements as may be deemed necessary.

[] N. A copy of the complete lease, as referenced in Schedule A, #3 herein, together with any amendments and/or assignments thereto, must be submitted to the Company for review, along with an affidavit executed by the present lessee stating that it is a true copy, that the lease is in full force and effect, and that there have been no further amendments to the lease. This Commitment will then be subject to such further requirements as may be deemed necessary.

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[X] O. Approval from the Company's Underwriting Department must be obtained for issuance of the policy contemplated herein and any endorsements requested thereunder. This Commitment will then be subject to such further requirements as may be required to obtain such approval.

[] P. Potential additional requirements, if ALTA Extended coverage is contemplated hereunder, and work on the land has commenced prior to close, some or all of the following requirements, and any other requirements which may be deemed necessary, may need to be met:

[] Q. The Company's "Indemnity Agreement I" must be executed by the appropriate parties.

[] R. Financial statements from the appropriate parties must be submitted to the Company for review.

[] S. A copy of the construction contract must be submitted to the Company for review.

[] T. An inspection of the Land must be performed by the Company for verification of the phase of construction.

[] U. The Company's "Mechanic's Lien Risk Addendum" form must be completed by a Company employee, based upon information furnished by the appropriate parties involved.

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Commitment No.: 3020-873557C216

SCHEDULE B, PART II

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.

2. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

3. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

4. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

5. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

7. General and special taxes and assessments for the fiscal year 2018-2019, a lien not yet due or payable.

8. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

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9. A right of way for ditches and canals as reserved by the United States of America in the patent recorded February 27, 1914 in Book 16 of Patents, Page 247.

10. An easement for public utilities and incidental purposes, recorded February 19, 1942 in Book 1070, Page 481 of Official Records.
    In Favor of: Southern California Edison Company, Ltd., a corporation
    Affects: as described therein

11. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted

12. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records, or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Report/Commitment.

13. Water rights, claims or title to water, whether or not shown by the public records.

14. Any lien, or right to a lien, imposed by law, as a result of services, labor, and/or materials used, or to be used, for improvement to the premises.

    Any request for deletion of this exception must be accompanied by a completed owner's affidavit for our review, and may be subject to further requirements.

15. An easement for road declared a public highway January 7, 1915 filed in Book 17, Page 226 of Minutes of the Board of Supervisors, being 30 feet on each side of Section lines known as County Road No. 330, also known as 90th Street West.

16. Any facts, rights, interests or claims which would be disclosed by a correct ALTA/NSPS survey.

17. Rights of parties in possession.

18. The property covered by this report is vacant land.

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INFORMATIONAL NOTES

ALERT - CA Senate Bill 2 imposes an additional fee of $75 up to $225 at the time of recording on certain transactions effective January 1, 2018. Please contact your First American Title representative for more information on how this may affect your closing.

1. Taxes for proration purposes only for the fiscal year 2018-2019.

First Installment:	$114.19, Paid
Second Installment:	$114.18, Paid
Tax Rate Area:	119-004
APN:	374-250-08-00-3

2. The property covered by this report is vacant land.

3. According to the public records, there has been no conveyance of the land within a period of twenty-four months prior to the date of this report, except as follows:

   None

4. This preliminary report/commitment was prepared based upon an application for a policy of title insurance that identified land by street address or assessor's parcel number only. It is the responsibility of the applicant to determine whether the land referred to herein is in fact the land that is to be described in the policy or policies to be issued.

The map attached, if any, may or may not be a survey of the land depicted thereon. First American Title Insurance Company expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of this Commitment or the Policy, if any, to which the map is attached.

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Exhibit A

File No.: 3020-873557C216

The Land referred to herein below is situated in the unincorporated area of the County of Kern, State of California, and is described as follows:

THE SOUTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 9 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

For conveyancing purposes only: APN 374-250-08-00-3

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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First American	ALTA Commitment for Title Insurance
Commitment	ISSUED BY **First American Title Insurance Company** File No: 3020-873557C217

COMMITMENT FOR TITLE INSURANCE

Issued By

FIRST AMERICAN TITLE INSURANCE COMPANY

NOTICE

IMPORTANT-READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

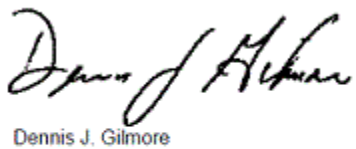
THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, ***First American Title Insurance Company***, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

First American Title Insurance Company



Dennis J. Gilmore
President



Jeffrey S. Robinson
Secretary

If this jacket was created electronically, it constitutes an original document.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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COMMITMENT CONDITIONS

1. DEFINITIONS

(a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
(b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
(c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
(d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
(e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
(f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
(g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
(h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
(a) the Notice;
(b) the Commitment to Issue Policy;
(c) the Commitment Conditions;
(d) Schedule A;
(e) Schedule B, Part I—Requirements; and
(f) Schedule B, Part II—Exceptions.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

(a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  (i) comply with the Schedule B, Part I—Requirements;
  (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
  (iii) acquire the Title or create the Mortgage covered by this Commitment.
(b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
(c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
(d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
(e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
(f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
(g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

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6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

(a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
(b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
(c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
(d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
(e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
(f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

Arbitration provision intentionally removed.

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Transaction Identification Data for reference only:

Issuing Agent: First American Title Insurance Company National Commercial Services
Commitment No.: 3020-873557C217
Property Address: Vacant, Unincorporated Area County of Kern, CA
Revision No.:

Issuing Office: 666 Third Avenue, 5th Floor, New York, NY 10017
Issuing Office File No.: 3020-873557C217
Escrow Officer/Assistant: /

Phone: /
Email: /
Title Officer/Assistant: /
Phone: /
Email: /

SCHEDULE A

1. Commitment Date: July 02, 2019 at 8:00 AM
2. Policy to be issued:

   (a) ☒ 2006 ALTA® Standard Leasehold Owner's Policy
   Proposed Insured: To Be Determined
   Proposed Policy Amount: $ TBD

   (b) ☐ 2006 ALTA® Policy
   Proposed Insured:
   Proposed Policy Amount: $

   (c) ☐ 2006 ALTA® Policy
   Proposed Insured:
   Proposed Policy Amount: $

3. The estate or interest in the Land described or referred to in this Commitment is

   Fee Simple

4. The Title is, at the Commitment Date, vested in:

   Vinam World Investment & Development dba Vinamstar Max-International, a California limited liability company

5. The Land is described as follows:

   See Exhibit "A" attached hereto and made a part hereof

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Commitment No.: 3020-873557C217

SCHEDULE B, PART I

Requirements

All of the following Requirements must be met:

A. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

B. Pay the agreed amount for the estate or interest to be insured.

C. Pay the premiums, fees, and charges for the Policy to the Company.

D. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

E. Releases(s) or Reconveyance(s) of Item(s): None

F. Other: None

G. You must give us the following information:
   a. Any off record leases, surveys, etc.
   b. Statement(s) of Identity, all parties.
   c. Other: None

The following additional requirements, as indicated by "X", must be met:

[X] H. Provide information regarding any off-record matters, which may include, but are not limited to: leases, recent works of improvement, or commitment statements in effect under the Environmental Responsibility Acceptance Act, Civil Code Section 850, et seq.

The Company's Owner's Affidavit form (as provided by the company) must be completed and submitted prior to close in order to satisfy this requirement. This Commitment will then be subject to such further exceptions and/or requirements as may be deemed necessary.

[] I. An ALTA/NSPS survey of recent date, which complies with the current minimum standard detail requirements for ALTA/NSPS land title surveys, must be submitted to the Company for review. This Commitment will then be subject to such further exceptions and/or requirements as may be deemed necessary.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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[X] J. The following LLC documentation is required from:

(i) a copy of the Articles of Organization
(ii) a copy of the Operating Agreement, if applicable
(iii) a Certificate of Good Standing and/or other evidence of current Authority to Conduct Business within the State
(iv) express Company Consent to the current transaction

[] K. The following partnership documentation is required **:**

(i) a copy of the partnership agreement, including all applicable amendments thereto
(ii) a Certificate of Good Standing and/or other evidence of current Authority to Conduct Business within the State
(iii) express Partnership Consent to the current transaction

[] L. The following corporation documentation is required:

(i) a copy of the Articles of Incorporation
(ii) a copy of the Bylaws, including all applicable Amendments thereto
(iii) a Certificate of Good Standing and/or other evidence of current Authority to Conduct Business within the State
(iv) express Corporate Resolution consenting to the current transaction

[X] M. Based upon the Company's review of that certain partnership/operating agreement dated **Not disclosed** for the proposed insured herein, the following requirements must be met:
Any further amendments to said agreement must be submitted to the Company, together with an affidavit from one of the general partners or members stating that it is a true copy, that said partnership or limited liability company is in full force and effect, and that there have been no further amendments to the agreement. This Commitment will then be subject to such further requirements as may be deemed necessary.

[] N. A copy of the complete lease, as referenced in Schedule A, #3 herein, together with any amendments and/or assignments thereto, must be submitted to the Company for review, along with an affidavit executed by the present lessee stating that it is a true copy, that the lease is in full force and effect, and that there have been no further amendments to the lease. This Commitment will then be subject to such further requirements as may be deemed necessary.

[X] O. Approval from the Company's Underwriting Department must be obtained for issuance of the policy contemplated herein and any endorsements requested thereunder. This Commitment will then be subject to such further requirements as may be required to obtain such approval.

[] P. Potential additional requirements, if ALTA Extended coverage is contemplated hereunder, and work on the land has commenced prior to close, some or all of the following requirements, and any other requirements which may be deemed necessary, may need to be met:

[] Q. The Company's "Indemnity Agreement I" must be executed by the appropriate parties.

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[] R. Financial statements from the appropriate parties must be submitted to the Company for review.

[] S. A copy of the construction contract must be submitted to the Company for review.

[] T. An inspection of the Land must be performed by the Company for verification of the phase of construction.

[] U. The Company's "Mechanic's Lien Risk Addendum" form must be completed by a Company employee, based upon information furnished by the appropriate parties involved.

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Commitment No.: 3020-873557C217

SCHEDULE B, PART II

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.

2. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

3. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

4. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

5. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

7. General and special taxes and assessments for the fiscal year 2019-2020, a lien not yet due or payable.

8. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

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9. Taxes and assessments, if any, of the Antelope Valley-East Kern W. A. District.

10. Rights, rights of way, reservations and exceptions in the patent recorded April 05, 1915 in Book 16 of Patents, Page 388.

11. An easement for right of ingress and egress to and from said land for the purpose of drilling, exploring and mining and in every way operating for such minerals and removing the same; and incidental purposes, recorded January 8, 1960 in Book 3227, Page 133 of Official Records.
In Favor of: Henry T. Shumake and Donie B. Shumake, husband and wife, as joint tenants
Affects: As described therein

12. An offer of dedication for ingress, egress and road purposes and incidental purposes, recorded December 13, 1983 in Book 5614, Page 393 of Official Records.
To: County of Kern

Terms and provisions contained in the above document.

Document re-recorded December 29, 1983 in Book 5618, Page 1975 of Official Records.

13. The terms and provisions contained in the document entitled "Memorandum of Real Estate Purchase Option Agreement" recorded May 01, 2019 as Instrument No. 219049775 of Official Records. By and between Vinam World Investment & Development dba Vinamstar Max-International, a California limited liability company and Sustainable Property Holdings, LLC, a Delaware limited liability company.

14. Any facts, rights, interests or claims which would be disclosed by a correct ALTA/NSPS survey.

15. Rights of parties in possession.

16. Any lien, or right to a lien, imposed by law, as a result of services, labor, and/or materials used, or to be used, for improvement to the premises.

Any request for deletion of this exception must be accompanied by a completed owner's affidavit for our review, and may be subject to further requirements.

17. Water rights, claims or title to water, whether or not shown by the public records.

18. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

19. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records, or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Report/Commitment.

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INFORMATIONAL NOTES

ALERT - CA Senate Bill 2 imposes an additional fee of $75 up to $225 at the time of recording on certain transactions effective January 1, 2018. Please contact your First American Title representative for more information on how this may affect your closing.

1. Taxes for proration purposes only for the fiscal year 2018-2019.

First Installment:	$441.49, PAID
Second Installment:	$441.49, PAID
Tax Rate Area:	119-004
APN:	374-020-47-00-9

2. The property covered by this report is vacant land.

3. According to the public records, there has been no conveyance of the land within a period of twenty-four months prior to the date of this report, except as follows:

   None

4. This preliminary report/commitment was prepared based upon an application for a policy of title insurance that identified land by street address or assessor's parcel number only. It is the responsibility of the applicant to determine whether the land referred to herein is in fact the land that is to be described in the policy or policies to be issued.

The map attached, if any, may or may not be a survey of the land depicted thereon. First American Title Insurance Company expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of this Commitment or the Policy, if any, to which the map is attached.

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File No.: 3020-873557C217

The Land referred to herein below is situated in an Unincorporated Area in the County of Kern, State of California, and is described as follows:

PARCEL 1 OF THE PARCEL MAP NO. 9676 RECORDED IN BOOK 44 OF PARCEL MAPS, PAGE 111 IN THE OFFICE OF THE KERN COUNTY RECORDER IN THE COUNTY OF KERN, STATE OF CALIFORNIA. THE PROPERTY IS COMMONLY KNOWN AS APN 374-020-47.

EXCEPTING THEREFROM AN UNDIVIDED ONE-FOURTH (1/4) INTEREST IN THE OIL, GAS AND OTHER MINERALS AND MINERAL RIGHTS, WHETHER METALLIC OR NON-METALLIC DESCRIBED IN A DEED RECORDED JANUARY 8, 1960 IN BOOK 3227, PAGE 133 OF OFFICIAL RECORDS.

For conveyancing purposes only: APN 374-020-47

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Kaz Bernath
Stewart Title of California, Inc.
11870 Pierce St Ste 100
Riverside, CA 92505
Phone: (951) 276-2700
Fax:
KBernath@stewart.com

PRELIMINARY REPORT

Order No.	:	01180-251494
Title Unit No.	:	7435
Your File No.	:	
Buyer/Borrower Name	:	
Seller Name	:	240 Lancaster Ave K LLC

Property Address: APN 3265-018-001, CA
APN 3265-018-002, CA

In response to the above referenced application for a Policy of Title Insurance, Stewart Title of California, Inc. hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Stewart Title Guaranty Company Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referenced to as an Exception on Schedule B or not excluded from coverage pursuant to the printed Schedules, Conditions, and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on covered Risks of said policy or policies are set forth in Exhibit A attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limits of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters, which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report, (and any supplements or amendments thereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance a binder or commitment should be requested.

Dated as of November 30, 2016 at 7:30 a.m.

Kaz Bernath, Title Officer

When replying, please contact: Kaz Bernath, Title Officer

PRELIMINARY REPORT

The form of Policy of Title Insurance contemplated by this report is:

☐ CLTA Standard Coverage Policy

☐ CLTA/ALTA Homeowners Policy

☐ 2006 ALTA Owner's Policy

☐ 2006 ALTA Loan Policy

☐ ALTA Short Form Residential Loan Policy

☒ Report Only

SCHEDULE A

The estate or interest in the land hereinafter described or referred to covered by this report is:

A Fee

Title to said estate or interest at the date hereof is vested in:

CAMCO Development Inc., Profit Sharing Plan, Willis E. Arnold and Lynette W. Arnold, Trustees of The Arnold Living Trust, William H. Skalak, Elizabeth E. Skalak, Skalak Family Trust, Phyllis Skalak, Trustee, Charles W. Kral, Kara G. Kral, Kevin Walden, Inc., Profit Sharing Plan, Kevin V. Walden, Trustee, Fountain Family Trust, Michael Fountain and Anita Fountain, Trustees

LEGAL DESCRIPTION

The land referred to herein is situated in the State of California, County of Los Angeles Unincorporated and described as follows:

The Northeast Quarter of Section 11, Township 7 North, Range 14 West, San Bernardino Meridian, in the County of Los Angeles, State of California, according to the Official Plat of said land.

(End of Legal Description)

APN: 3265-018-001 & 3265-018-002

THE MAP CONNECTED HEREWITH IS BEING PROVIDED AS A COURTESY AND FOR INFORMATIONAL PURPOSES ONLY; THIS MAP SHOULD NOT BE RELIED UPON. FURTHERMORE, THE PARCELS SET OUT ON THIS MAP MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES. STEWART ASSUMES NO LIABILITY, RESPONSIBILITY OR INDEMNIFICATION RELATED TO THE MAPS NOR ANY MATTERS CONCERNING THE CONTENTS OF OR ACCURACY OF THE MAP.

SCHEDULE B

At the date hereof, exceptions to coverage in addition to the printed exceptions and exclusions contained in said policy or policies would be as follows:

Taxes:

A. General and Special City and/or County taxes, including any personal property taxes and any assessments collected with taxes, for the fiscal year 2016 - 2017:

1st Installment	: $683.86 Delinquent
Penalty	: $68.38
2nd Installment	: $683.85 Open
Parcel No.	: 3265-018-001
Code Area	: 09563

B. Said property has been declared tax defaulted for non-payment of delinquent taxes for the fiscal year 2015 - 2016:

Amounts to redeem for the above stated fiscal year (and subsequent years, if any) are:

Amount	: $827.75
By	: December 31, 2016
Amount	: $837.87
By	: January 31, 2017
Amount	: $847.99
By	: February 28, 2017

Affects : A portion of the land described herein.

C. General and Special City and/or County taxes, including any personal property taxes and any assessments collected with taxes, for the fiscal year 2016 - 2017:

1st Installment	: $3,409.94 Delinquent
Penalty	: $340.99
2nd Installment	: $3,409.92 Open
Parcel No.	: 3265-018-002
Code Area	: 09610

D. Said property has been declared tax defaulted for non-payment of delinquent taxes for the fiscal year 2015 - 2016:

Amounts to redeem for the above stated fiscal year (and subsequent years, if any) are:

Amount	: $4,026.73
By	: December 31, 2016
Amount	: $4,077.17
By	: January 31, 2017
Amount	: $4,127.61
By	: February 28, 2017

Affects : A portion of the land described herein.

E. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Chapter 3.5 (commencing with Section 75) of the revenue and taxation code of the State of California.

F. Assessments, if any, for Community Facility Districts affecting said land which may exist by virtue of assessment maps or notices filed by said districts. Said assessments are collected with the County Taxes.

Exceptions:

1. Water rights, claims or title to water in or under said land, whether or not shown by the public records.

2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

3. Any easements not disclosed by those public records which impart constructive notice as to matters affecting title to real property and which are not visible and apparent from an inspection of the surface of said land.

4. Easement(s) and rights incidental thereto as condemned by Final Decree of Condemnation,

   Superior Court of: Los Angeles
   County Case No.: 163064
   Recorded: of Judgments
   Affects: Said land

5. Any easement in favor of the public, over any portion of said land, included within the lines of any existing roads or highways.

6. An easement for electric transmission lines, overhead and underground purposes, including easements for roads and the right to clear the land as therein provided and rights incidental thereto in favor of Southern California Edison Company as set forth in a document recorded May 7, 1958 as Instr. # 3506, of Official Records, affects portion of said land.

7. Covenants, conditions and restrictions, but omitting, except to the extent permitted by any applicable federal or state law, covenants or restrictions, if any, based on race, color, religion, sex, familial status, national origin, handicap, sexual orientation, marital status, ancestry, source of income, disability, medical condition, or other unlawful basis, as set forth in the document above.

   Note: Section 12956.1 of the Government Code provides the following: If this document contains any restrictions based on race, color, religion, sex, sexual orientation, familial status, marital status, disability, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

8. An easement for to construct, maintain and repair an electric line, consisting of poles, for conveying electric energy to be used for light, heat, power, telephone and/or other purposes and rights incidental thereto in favor of Southern California Edison Company, a Corporation as set forth in a document recorded May 7, 1958 as Instr. # 3507, of Official Records, affects portion of said land.

   Restrictions on the use, by the owners of said land, of the easement area as set out in the easement document shown above.

   Reference is made to said document for full particulars.

9. An easement for pole lines and public utilities and rights incidental thereto in favor of Southern California Edison Company, a Corporation as set forth in a document recorded April 30, 1971 as Instr. # 1109, of Official Records, affects portion of said land.

10. Covenants, conditions and restrictions, but omitting, except to the extent permitted by any applicable federal or state law, covenants or restrictions, if any, based on race, color, religion, sex, familial status, national origin, handicap, sexual orientation, marital status, ancestry, source of income, disability, medical condition, or other unlawful basis, as set forth in the document above.

    Note: Section 12956.1 of the Government Code provides the following: If this document contains any restrictions based on race, color, religion, sex, sexual orientation, familial status, marital status, disability, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

11. An easement for public road and highway and rights incidental thereto in favor of County of Los Angeles as set forth in a document recorded February 27, 1976 as Instr. # 4134 and Instr. # 4135, both of Official Records, affects the Easterly 50 feet.

12. A Conditional Certificate of Compliance, which among other things, provides for Conditional Certificate of Compliance

    Executed By: Department of Regional Planning
    Dated: Not shown
    Compliance No.: CC89-0111
    Recorded: April 5, 1989 as Instr. # 89-525816, of Official Records
    Affects: Said land

    Reference is made to said document for full particulars.

13. An easement for power lines and poles and rights incidental thereto in favor of owners of said land as set forth in a document recorded October 13, 1989 as Instr. # 89-1655755, of Official Records, affects portion of said land.

14. The matters contained in an instrument entitled "Consent Agreement" dated January 10, 1991, by and between Southern California Edison Company and Sagebrush, a California general partnership upon the terms therein provided recorded January 18, 1991 as Instr. # 91-81658, of Official Records.

    Reference is made to said document for full particulars.

    And recorded February 19, 1991 as Instr. # 91-550079, of Official Records.

15. The effect of a Subordination Agreement, which recorded February 19, 2009 as Instr. # 20090228244, of Official Records.

16. An easement for public utilities and rights incidental thereto in favor of Southern California Edison Company, a Corporation as set forth in a document recorded August 23, 2010 as Instr. # 20101172937, of Official Records, affects said land.

17. Reservation and conditions, as disclosed by the above mentioned easement.

18. We will require a Statement of Information from the parties named below in order to complete this report, based on the effect of documents, proceedings, liens, decrees, or other matter which do not specifically describe said land, but which, if any do exist, may affect the title or impose liens or encumbrances thereon.

    Parties: Willis E. Arnold; Lynette W. Arnold; William H. Skalak; Elizabeth E. Skalak; Phyllis Skalak; Charles W. Kral; Kara G. Kral; Kevin Walden; Michael Fountain; Anita Fountain

    (Note: The Statement of Information is necessary to complete the search and examination of title

under this order. Any title search includes matters that are indexed by name only, and having a completed Statement of Information assists the Company in the elimination of certain matters which appear to involve the parties but in fact another party with the same or similar name. Be assured that the Statement of Information is essential and will be kept strictly confidential to this file).

19. Any invalidity or defect in the title of the vestees in the event that the trust referred to in the vesting portion of Schedule A is invalid or fails to grant sufficient powers to the trustee(s) or in the event there is a lack of compliance with the terms and provisions of the trust instrument.

20. Rights of parties in possession.

21. Any defect or invalidity in the title to said land occasioned by any violation of the bankruptcy code.

22. Rights of the United States to redeem for 120 days from August 31, 2016 arising out of the foreclosure evidenced by a Trustees Deed recorded September 6, 2016 as Instr. # 20161064853, of Official Records.

    Type/Rev: PVA

(End of Exceptions)

NOTES AND REQUIREMENTS

For transactions where Stewart Title of California, Inc. is not the settlement/closing agent, a signed and dated copy of the attached "Acknowledgment of Receipt, Understanding and Approval of Affiliated Business Arrangement Disclosure Statement and STG Privacy Notice for Stewart Title Companies", will be required prior to recording.

A. If title is to be insured in the trustee(s) of a trust or their act is to be insured, we will require a full copy of the trust agreement and any amendments thereto. In certain situations the Company may accept a Trust Certificate, pursuant to Section 18100.5 of the California Probate Code in lieu of the trust agreement. The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

B. Please be advised that our search did not disclose any open deeds of trust of record. If you should have knowledge of any outstanding obligation, please contact your title officer immediately for further review.

CALIFORNIA "GOOD FUNDS" LAW

California Insurance Code Section 12413.1 regulates the disbursement of escrow and sub-escrow funds by title companies. The law requires that funds be deposited in the title company escrow account and available for withdrawal prior to disbursement. Funds received by Stewart Title of California, Inc. via wire transfer may be disbursed upon receipt. Funds received via cashier's checks or teller checks drawn on a California Bank may be disbursed on the next business day after the day of deposit. If funds are received by any other means, recording and/or disbursement may be delayed, and you should contact your title or escrow officer. All escrow and sub-escrow funds received will be deposited with other escrow funds in one or more non-interest bearing escrow accounts in a financial institution selected by Stewart Title of California, Inc.. Stewart Title of California, Inc. may receive certain direct or indirect benefits from the financial institution by reason of the deposit of such funds or the maintenance of such accounts with the financial institution, and Stewart Title of California, Inc. shall have no obligation to account to the depositing party in any manner for the value of, or to pay to such party, any benefit received by Stewart Title of California, Inc.. Such benefits shall be deemed additional compensation to Stewart Title of California, Inc. for its services in connection with the escrow or sub-escrow.

If any check submitted is dishonored upon presentation for payment, you are authorized to notify all principals and/or their respective agents of such nonpayment.

EXHIBIT "A"

LEGAL DESCRIPTION

Order No.: 01180-251494
Escrow No.: 01180-251494

The land referred to herein is situated in the State of California, County of Los Angeles, Unincorporated and described as follows:

The Northeast Quarter of Section 11, Township 7 North, Range 14 West, San Bernardino Meridian, in the County of Los Angeles, State of California, according to the Official Plat of said land.

APN: 3265-018-001 and 3265-018-002

(End of Legal Description)

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

Date: December 20, 2016

Escrow No.: 01180-251494

Property: APN 3265-018-001, CA
APN 3265-018-002, CA

From:

This is to give you notice that ("Stewart Title") has a business relationship with Stewart Solutions, LLC, DBA – Stewart Specialty Insurance Services, LLC ("Stewart Insurance"). Stewart Information Services Corporation owns 100% of Stewart Insurance and Stewart Title of California. Because of this relationship, this referral may provide Stewart Title a financial or other benefit.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are NOT required to use the listed provider(s) as a condition for purchase, sale, or refinance of the subject Property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

Stewart Insurance Settlement Service	***Charge or range of charges***
Hazard Insurance	$400.00 to $6,500.00
Home Warranty	$255.00 to $ 780.00
Natural Hazard Disclosure Report	$ 42.50 to $ 149.50

FOR TRANSACTIONS WHERE STEWART TITLE OF CALIFORNIA IS NOT CLOSING ESCROW

STCA Order Number: 01180-251494
Subject Property Address: APN 3265-018-001, CA APN 3265-018-002, CA
Subject Property APN: 3265-018-001 and 3265-018-002

ACKNOWLEDGMENT OF RECEIPT, UNDERSTANDING AND APPROVAL OF "AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT" AND "STG PRIVACY NOTICE FOR STEWART TITLE COMPANIES"

The undersigned hereby acknowledge that I/we have received, read, understand and approve 's "Affiliated Business Arrangement Disclosure Statement" and "STG Privacy Notice for Stewart Title Companies", provided to me/us in connection with the above captioned matter.

Read and signed on the 6th day of January, 2017

_____
240 Lancaster Ave K LLC

Exhibit A (Revised 06-03-11)

CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY – 1990 EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.

2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.

3. Defects, liens, encumbrances, adverse claims or other matters:
   (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
   (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
   (c) resulting in no loss or damage to the insured claimant;
   (d) attaching or created subsequent to Date of Policy; or
   (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.

4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.

5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.

6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
   Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.

3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.

4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

6. Any lien or right to a lien for services, labor or material not shown by the public records.

CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (02-03-10)
ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE
EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:

   a. building;
   b. zoning;
   c. land use;
   d. improvements on the Land;
   e. land division;
   f. environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.

2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.

3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.

4. Risks:
   a. that are created, allowed, or agreed to by You, whether or not they appear in the Public Records;
   b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
   c. that result in no loss to You; or
   d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.

5. Failure to pay value for Your Title.

6. Lack of a right:
   a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
   b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.

7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:
* For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.
The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1% of Policy Amount or $2,500.00 (whichever is less)	$10,000.00
Covered Risk 18:	1% of Policy Amount or $5,000.00 (whichever is less)	$25,000.00
Covered Risk 19:	1% of Policy Amount or $5,000.00 (whichever is less)	$25,000.00
Covered Risk 21:	1% of Policy Amount or $2,500.00 (whichever is less)	$5,000.00

2006 ALTA LOAN POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.

3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.

4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.

5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.

6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.

7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

2006 ALTA OWNER'S POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.

3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.

4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.

5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.

3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.

5. (a) unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

6. Any lien or right to a lien for services, labor or material not shown by the public records.

WARNING: THIS DOCUMENT MUST BE COMPLETED IN ITS ENTIRETY (1 THROUGH 9, BELOW MUST BE FILLED IN) FOR IT TO BE ACCEPTED BY . IF THIS IS NOT COMPLETED WILL REQUIRE A COMPLETE COPY OF THE TRUST, WITH A SIGNED AND ACKNOWLEDGED AFFIDAVIT.

TRUSTEE CERTIFICATE

(California Probate Code Section 18100.5)

I/(We) * _____
(Name of Trustee(s))

Trustee(s) of the _____
(Name of Trust)

dated am providing the information set forth below at the request of Stewart Title Company, a Texas Corporation, and its agent, (hereinafter collectively called "Company")

WHEREAS, Company has been requested to issue a title insurance policy on the following described real property, more particularly described in Exhibit “A”, and
WHEREAS, Company has determined that the following information concerning the above named trust is necessary to ascertain whether it will be able to issue the requested policy of title insurance,
THEREFORE, acting in my capacity as trustee of the above named trust, I hereby certify and confirm to Company that the information set forth below is accurate and correct.

1. The _____
(Name of Trust)
is currently in existence and was created on _____
(Date of Declaration of Trust)
2. The settlor(s) of the trust are: _____
3. The current trustee(s) of the trust is/are: * _____
4. The powers of the trustee(s) are: _____
5. The trust is a) revocable b) irrevocable (CIRCLE THE APPLICABLE CHOICE)
6. If the trust is revocable, the name of the person holding any power to revoke the trust: _____
7. If there are multiple trustees, the number of currently acting trustees' signature necessary to exercise the various powers of the trustee set forth above in Number 4 and the validity bind the trust. _____
8. The trust identification number (social security number or employer Tax ID): _____
9. The manner in which title to trust assets should be taken: _____

The undersigned trustee(s) hereby declare that the trust has not been revoked, modified, or amended in any manner which would cause the representations set forth herein above to be incorrect. This certification is being signed by all of the currently acting trustees and being executed in conformity with the provisions of California probate Code Section 18100.5, effective January 1, 1994 (Assembly Bill 1249, Chapter 530, Statutes of 1993).

The undersigned hereby certifies and declares the above to be true.

_____ _____
* *

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)
)SS.
County of *)

On _____ before me, _____ , Notary Public, personally appeared _____ 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.

Signature _____ (this area for official notarial seal)

STG Privacy Notice
Stewart Title Companies

WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company and its title affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as the Stewart Title Companies, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information.	Do we share	Can you limit this sharing?
For our everyday business purposes— to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes— to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes— information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies. *Our affiliates may include companies with a Stewart name; financial companies, such as Stewart Title Company*	Yes	No
For our affiliates' everyday business purposes— information about your creditworthiness.	No	We don't share
For our affiliates to market to you — For your convenience, Stewart has developed a means for you to opt out from its affiliates marketing even though such mechanism is not legally required.	Yes	Yes, send your first and last name, the email address used in your transaction, your Stewart file number and the Stewart office location that is handling your transaction by email to optout@stewart.com or fax to 1-800-335-9591.
For non-affiliates to market to you. Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.	No	We don't share

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

SHARING PRACTICES

How often do the Stewart Title Companies notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How do the Stewart Title Companies protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer, file, and building safeguards.
How do the Stewart Title Companies collect my personal information?	We collect your personal information, for example, when you ▪ request insurance-related services ▪ provide such information to us We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

Contact us: If you have any questions about this privacy notice, please contact us at: **Stewart Title Guaranty Company, 1980 Post Oak Blvd., Privacy Officer, Houston, Texas 77056**

Order No. 01180-251494

AVAILABLE DISCOUNTS DISCLOSURE STATEMENT

This is to give you notice that Stewart Title of California, Inc. ("Stewart Title") is pleased to inform you that upon proper qualification, there are premium discounts available upon the purchase of title insurance covering improved property with a one to four family residential dwelling.

Such discounts apply to and include:

Property located within an area proclaimed a state or federal disaster area;

Property purchased from a foreclosing beneficiary or successful bidder at a foreclosure sale;

Property being refinanced.

Please talk with your escrow or title officer to determine your qualification for any of these discounts.

3267	6 SHEET	3222-10 & 11	2417 9551	REVISED: 720127102 740808803	761103613 780314	900130 920909	20010927	20160302122022001-A1	SEARCH NO		OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES

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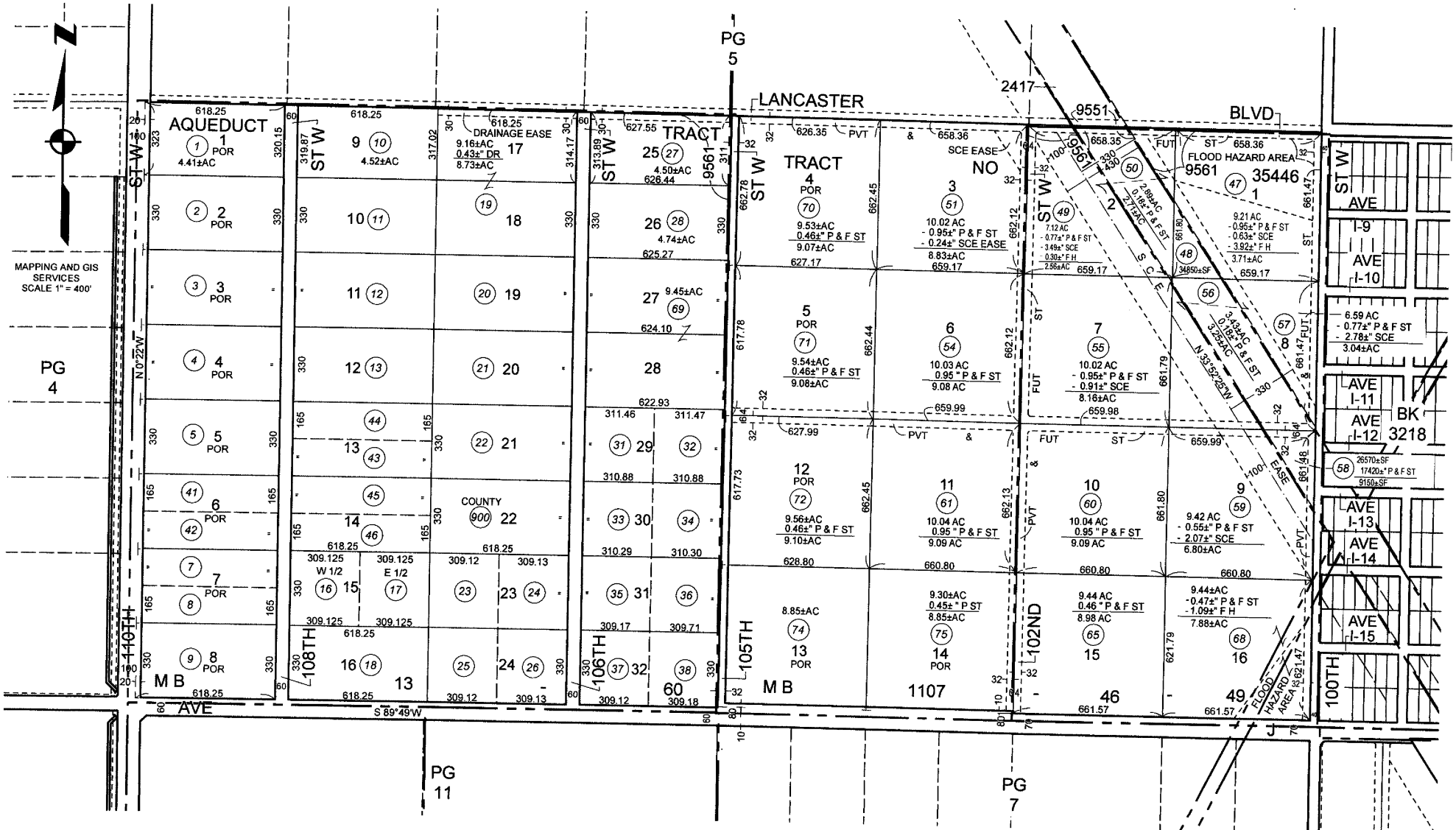
THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

2017



DATE PRINTED: 11/3/2016 4:26:24 PM
DATE SAVED: 11/3/2016 4:26:02 PM

Description: Los Angeles,CA Assessor Map - Book.Page 3267.6 Page: 1 of 1
Order: map1 Comment:

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Kaz Bernath
Title Officer

Stewart Title of California, Inc.
11870 Pierce St Ste 100
Riverside, CA 92505
Phone (951) 276-2700
Fax (760) 259-2044
KBernath@stewart.com

PRELIMINARY REPORT

Order No. : 01180-251500
Title Unit No. : 7435
Your File No. :
Buyer/Borrower Name :
Seller Name : Angela J Olson

Property Address: APN 3267-006-041, CA
APN: 3267-006-042, CA

In response to the above referenced application for a Policy of Title Insurance, Stewart Title of California, Inc. hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Stewart Title Guaranty Company Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referenced to as an Exception on Schedule B or not excluded from coverage pursuant to the printed Schedules, Conditions, and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on covered Risks of said policy or policies are set forth in Exhibit A attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limits of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters, which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report, (and any supplements or amendments thereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance a binder or commitment should be requested.

Dated as of November 30, 2016 at 7:30 a.m.

Kaz Bernath, Title Officer

When replying, please contact: Kaz Bernath, Title Officer

PRELIMINARY REPORT

The form of Policy of Title Insurance contemplated by this report is:

☐ CLTA Standard Coverage Policy

☐ CLTA/ALTA Homeowners Policy

☐ 2006 ALTA Owner's Policy

☐ 2006 ALTA Loan Policy

☐ ALTA Short Form Residential Loan Policy

☒ Report Only

SCHEDULE A

The estate or interest in the land hereinafter described or referred to covered by this report is:

A Fee

Title to said estate or interest at the date hereof is vested in:

Angela Jeanne Olson, a married woman as her sole and separate property, subject to Item No. 6, of Schedule B.

LEGAL DESCRIPTION

The land referred to herein is situated in the State of California, County of Los Angeles Unincorporated and described as follows:

Parcel 1:

The North half of Lot No. 6, in the Aqueduct Tract, in the County of Los Angeles, State of California, as per map recorded in Book 13, Page 60 of Maps, in the office of the County Recorder of said County.

Parcel 2:

Lot 6 of Aqueduct Tract, in the County of Los Angeles, State of California, as per map recorded in Book 13, Page 60 of Maps, in the office of the County Recorder of said County.

Except the North half thereof.

(End of Legal Description)

APN: 3267-006-041 and 3267-006-042

THE MAP CONNECTED HEREWITH IS BEING PROVIDED AS A COURTESY AND FOR INFORMATIONAL PURPOSES ONLY; THIS MAP SHOULD NOT BE RELIED UPON. FURTHERMORE, THE PARCELS SET OUT ON THIS MAP MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES. STEWART ASSUMES NO LIABILITY, RESPONSIBILITY OR INDEMNIFICATION RELATED TO THE MAPS NOR ANY MATTERS CONCERNING THE CONTENTS OF OR ACCURACY OF THE MAP.

SCHEDULE B

At the date hereof, exceptions to coverage in addition to the printed exceptions and exclusions contained in said policy or policies would be as follows:

Taxes:

A. General and Special City and/or County taxes, including any personal property taxes and any assessments collected with taxes, for the fiscal year 2016 - 2017:

1st Installment	: $192.55 Delinquent
Penalty	: $19.25
2nd Installment	: $192.54 Open
Parcel No.	: 3267-006-041
Code Area	: 9561

Said Matter Affects: Parcel 1

B. Said property has been declared tax defaulted for non-payment of delinquent taxes for the fiscal year 2012 - 2013:

Amounts to redeem for the above stated fiscal year (and subsequent years, if any) are:

Amount	: $2,450.67
By	: December 31, 2016
Amount	: $2,475.20
By	: January 31, 2017
Amount	: $2,499.73
By	: February 28, 2017

Said Matter Affects: Parcel 1

C. General and Special City and/or County taxes, including any personal property taxes and any assessments collected with taxes, for the fiscal year 2016 - 2017:

1st Installment	: $192.55 Delinquent
Penalty	: $19.25
2nd Installment	: $192.54 Open
Parcel No.	: 3267-006-042
Code Area	: 09561

Said Matter Affects: Parcel 2

D. Said property has been declared tax defaulted for non-payment of delinquent taxes for the fiscal year 2012 - 2013:

Amounts to redeem for the above stated fiscal year (and subsequent years, if any) are:

Amount	: $2,450.67
By	: December 31, 2016
Amount	: $2,475.20
By	: January 31, 2017
Amount	: $2,499.73
By	: February 28, 2017

Said Matter Affects: Parcel 2

E. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Chapter 3.5 (commencing with Section 75) of the revenue and taxation code of the State of California.

F. Assessments, if any, for Community Facility Districts affecting said land which may exist by virtue

of assessment maps or notices filed by said districts. Said assessments are collected with the County Taxes.

Exceptions:

1. Water rights, claims or title to water in or under said land, whether or not shown by the public records.

2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

3. An easement for public road and highway and rights incidental thereto in favor of County of Los Angeles as set forth in a document recorded June 19, 1968 as Instrument No. 2836 in Book D-4038 Page 977 of Official Records, affects the Westerly 20 feet.

4. The effect of a Declaration and Grant of Easements
   Dated: June 30, 1971
   Executed by: Edmund L. Stockton/Sophie Stockton
   Recorded: August 6, 1971 as Instrument No. 2730 of Official Records

5. Deed of Trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby:

Amount	:	$33,500.00
Dated	:	August 14, 1990
Trustor	:	Marty Glickman, an unmarried man
Trustee	:	Jonathon Financial Corporation, a California corporation
Beneficiary	:	Gary Lee Solis, a married man as his separate property
Recorded	:	August 24, 1990 as Instrument No. 90-1469082
	:	of Official Records

   To avoid delays at the time of closing, please submit the original note, deed of trust, (Properly Executed) requested for reconveyance, and a final demand for pay-off executed by the record beneficiary.

   In the event the demand is prepared by a servicing agent, the demand must be approved by the record beneficiary.

   There is no recorded reconveyance or releases of the foregoing item. Please make inquiry of the record owner to establish the status of same. if it has been paid, please obtain proof of payment sufficient to obtain a bond from a surety company.

6. Any defect in or invalidity of the title to the estate or interest of the vestee herein, arising out of or occasioned by that certain conveyance from Randall Kevin Olson husband of the grantee herein to Angela Jeanne Olson, a married woman as her sole and separate property, recorded February 23, 2009 as Instrument No. 20090246613 of Official Records.

   This Company will require proof of the validity of said document prior to the issuance of any policy of title insurance.

   The requirement that this Company. be furnished with an affidavit, notarized in the current escrow office or any Stewart Title office, along with a statement of information from Randall Kevin Olson to enable us to remove this exception from Schedule B.

   The above referenced affidavit form is attached to this report and is subject to review and management approval upon our receipt.

7. Notice of Power to sell tax defaulted property for non-payment of delinquent taxes for the fiscal year 2012 - 2013 in the original amount of $412.54, recorded August 23, 2016 as Instrument No. 20161003416 of Official Records.

   Said Matter Affects: Parcel 1

8. Notice of Power to sell tax defaulted property for non-payment of delinquent taxes for the fiscal year 2012 - 2013 in the original amount of $412.54, recorded August 23, 2016 as Instrument No. 20161003417 of Official Records.

   Said Matter Affects: Parcel 2

9. If the policy to be issued requires priority insurance, over mechanic's liens and work has or is to be commenced prior to recording, this company will require a sufficient and approved indemnity agreement from the owner/trustor. To help avoid delays in your transaction, we should receive all pertinent information at least 5 working days prior to the close of escrow. Should you have any questions or need any additional information, please contact your title officer.

10. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

11. Rights of parties in possession.

12. Matters which may be disclosed by an inspection or by a survey of said land satisfactory to this Company or by inquiry of the parties in possession thereof.

13. We will require a Statement of Information from the parties named below in order to complete this report, based on the effect of documents, proceedings, liens, decrees, or other matter which do not specifically describe said land, but which, if any do exist, may affect the title or impose liens or encumbrances thereon.

    Parties: all parties

    (Note: The Statement of Information is necessary to complete the search and examination of title under this order. Any title search includes matters that are indexed by name only, and having a completed Statement of Information assists the Company in the elimination of certain matters which appear to involve the parties but in fact another party with the same or similar name. Be assured that the Statement of Information is essential and will be kept strictly confidential to this file).

    typist/ zd

(End of Exceptions)

NOTES AND REQUIREMENTS

For transactions where Stewart Title of California, Inc. is not the settlement/closing agent, a signed and dated copy of the attached "Acknowledgment of Receipt, Understanding and Approval of Affiliated Business Arrangement Disclosure Statement and STG Privacy Notice for Stewart Title Companies", will be required prior to recording.

A. There are no conveyances affecting said land, recorded with the County Recorder within 24 months of the date of this report.

B. If an Owners Policy will be requested, please be aware that unless instructed otherwise, we will issue a CLTA Standard Coverage Owners Policy. If a different form of policy is contemplated for this transaction, please advise and contact your title officer for additional requirements.

CALIFORNIA "GOOD FUNDS" LAW

California Insurance Code Section 12413.1 regulates the disbursement of escrow and sub-escrow funds by title companies. The law requires that funds be deposited in the title company escrow account and available for withdrawal prior to disbursement. Funds received by Stewart Title of California, Inc. via wire transfer may be disbursed upon receipt. Funds received via cashier's checks or teller checks drawn on a California Bank may be disbursed on the next business day after the day of deposit. If funds are received by any other means, recording and/or disbursement may be delayed, and you should contact your title or escrow officer. All escrow and sub-escrow funds received will be deposited with other escrow funds in one or more non-interest bearing escrow accounts in a financial institution selected by Stewart Title of California, Inc.. Stewart Title of California, Inc. may receive certain direct or indirect benefits from the financial institution by reason of the deposit of such funds or the maintenance of such accounts with the financial institution, and Stewart Title of California, Inc. shall have no obligation to account to the depositing party in any manner for the value of, or to pay to such party, any benefit received by Stewart Title of California, Inc.. Such benefits shall be deemed additional compensation to Stewart Title of California, Inc. for its services in connection with the escrow or sub-escrow.

If any check submitted is dishonored upon presentation for payment, you are authorized to notify all principals and/or their respective agents of such nonpayment.

EXHIBIT "A"

LEGAL DESCRIPTION

Order No.: 01180-251500
Escrow No.: 01180-251500

The land referred to herein is situated in the State of California, County of Los Angeles, Unincorporated and described as follows:

Parcel 1:

The North half of Lot No. 6, in the Aqueduct Tract, in the County of Los Angeles, State of California, as per map recorded in Book 13, Page 60 of Maps, in the office of the County Recorder of said County.

Parcel 2:

Lot 6 of Aqueduct Tract, in the County of Los Angeles, State of California, as per map recorded in Book 13, Page 60 of Maps, in the office of the County Recorder of said County.

Except the North half thereof.

APN: 3267-006-041 and 3267-006-042

(End of Legal Description)

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

Date: December 20, 2016

Escrow No.: 01180-251500

Property: APN 3267-006-041, CA
APN: 3267-006-042, CA

From:

This is to give you notice that ("Stewart Title") has a business relationship with Stewart Solutions, LLC, DBA – Stewart Specialty Insurance Services, LLC ("Stewart Insurance"). Stewart Information Services Corporation owns 100% of Stewart Insurance and Stewart Title of California. Because of this relationship, this referral may provide Stewart Title a financial or other benefit.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are NOT required to use the listed provider(s) as a condition for purchase, sale, or refinance of the subject Property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

Stewart Insurance Settlement Service	***Charge or range of charges***
Hazard Insurance	$400.00 to $6,500.00
Home Warranty	$255.00 to $ 780.00
Natural Hazard Disclosure Report	$ 42.50 to $ 149.50

FOR TRANSACTIONS WHERE STEWART TITLE OF CALIFORNIA IS NOT CLOSING ESCROW

STCA Order Number: 01180-251500
Subject Property Address: APN 3267-006-041, CA APN: 3267-006-042, CA
Subject Property APN: 3267-006-041 and 3267-006-042

ACKNOWLEDGMENT OF RECEIPT, UNDERSTANDING AND APPROVAL OF "AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT" AND "STG PRIVACY NOTICE FOR STEWART TITLE COMPANIES"

The undersigned hereby acknowledge that I/we have received, read, understand and approve 's "Affiliated Business Arrangement Disclosure Statement" and "STG Privacy Notice for Stewart Title Companies", provided to me/us in connection with the above captioned matter.

Read and signed on the 6th day of January, 2017

_____
Angela J Olson

Exhibit A (Revised 06-03-11)

CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY – 1990 EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.

2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.

3. Defects, liens, encumbrances, adverse claims or other matters:
   (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
   (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
   (c) resulting in no loss or damage to the insured claimant;
   (d) attaching or created subsequent to Date of Policy; or
   (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.

4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.

5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.

6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
   Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.

3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.

4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

6. Any lien or right to a lien for services, labor or material not shown by the public records.

CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (02-03-10)
ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE
EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:

   a. building;
   b. zoning;
   c. land use;
   d. improvements on the Land;
   e. land division;
   f. environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.

2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.

3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.

4. Risks:
   a. that are created, allowed, or agreed to by You, whether or not they appear in the Public Records;
   b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
   c. that result in no loss to You; or
   d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.

5. Failure to pay value for Your Title.

6. Lack of a right:
   a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
   b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.

7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:
* For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.
The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1% of Policy Amount or $2,500.00 (whichever is less)	$10,000.00
Covered Risk 18:	1% of Policy Amount or $5,000.00 (whichever is less)	$25,000.00
Covered Risk 19:	1% of Policy Amount or $5,000.00 (whichever is less)	$25,000.00
Covered Risk 21:	1% of Policy Amount or $2,500.00 (whichever is less)	$5,000.00

2006 ALTA LOAN POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.

3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.

4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.

5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.

6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.

7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

2006 ALTA OWNER'S POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.

3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.

4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.

5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.

3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.

5. (a) unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

6. Any lien or right to a lien for services, labor or material not shown by the public records.

STG Privacy Notice
Stewart Title Companies

WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company and its title affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as the Stewart Title Companies, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information.	Do we share	Can you limit this sharing?
For our everyday business purposes— to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes— to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes— information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies. *Our affiliates may include companies with a Stewart name; financial companies, such as Stewart Title Company*	Yes	No
For our affiliates' everyday business purposes— information about your creditworthiness.	No	We don't share
For our affiliates to market to you — For your convenience, Stewart has developed a means for you to opt out from its affiliates marketing even though such mechanism is not legally required.	Yes	Yes, send your first and last name, the email address used in your transaction, your Stewart file number and the Stewart office location that is handling your transaction by email to optout@stewart.com or fax to 1-800-335-9591.
For non-affiliates to market to you. Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.	No	We don't share

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

SHARING PRACTICES

How often do the Stewart Title Companies notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How do the Stewart Title Companies protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer, file, and building safeguards.
How do the Stewart Title Companies collect my personal information?	We collect your personal information, for example, when you ▪ request insurance-related services ▪ provide such information to us We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

Contact us: If you have any questions about this privacy notice, please contact us at: **Stewart Title Guaranty Company, 1980 Post Oak Blvd., Privacy Officer, Houston, Texas 77056**

Order No. 01180-251500

AVAILABLE DISCOUNTS DISCLOSURE STATEMENT

This is to give you notice that Stewart Title of California, Inc. ("Stewart Title") is pleased to inform you that upon proper qualification, there are premium discounts available upon the purchase of title insurance covering improved property with a one to four family residential dwelling.

Such discounts apply to and include:

Property located within an area proclaimed a state or federal disaster area;

Property purchased from a foreclosing beneficiary or successful bidder at a foreclosure sale;

Property being refinanced.

Please talk with your escrow or title officer to determine your qualification for any of these discounts.

stewart title

Kaz Bernath
Stewart Title of California, Inc.
11870 Pierce St Ste 100
Riverside, CA 92505
Phone: (951) 276-2700
Fax:
KBernath@stewart.com

PRELIMINARY REPORT

Order No. : 01180-251498
Title Unit No. : 7435
Your File No. :
Buyer/Borrower Name :
Seller Name : Antonios Margaritis

Property Address: APN 3267-004-016, CA
APN 3267-004-017, CA
APN 3267-004-018, CA
APN 3267-004-044, CA
APN 3267-004-045, CA
APN 3267-004-047, CA
APN 3267-004-048, CA
APN 3267-004-049, CA
APN 3267-004-050, CA
APN 3267-004-051, CA
APN 3267-004-052, CA

In response to the above referenced application for a Policy of Title Insurance, Stewart Title of California, Inc. hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Stewart Title Guaranty Company Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referenced to as an Exception on Schedule B or not excluded from coverage pursuant to the printed Schedules, Conditions, and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on covered Risks of said policy or policies are set forth in Exhibit A attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limits of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters, which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report, (and any supplements or amendments thereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance a binder or commitment should be requested.

Dated as of December 08, 2016 at 7:30 a.m.

Kaz Bernath, Title Officer

When replying, please contact: Brenda Gutierrez

Stewart Title Commercial Services
1980 Post Oak Blvd
Ste 610
Houston, TX 77056-3845
(800) 729-1906

PRELIMINARY REPORT

The form of Policy of Title Insurance contemplated by this report is:

☒ CLTA Standard Coverage Policy

☐ CLTA/ALTA Homeowners Policy

☐ 2006 ALTA Owner's Policy

☐ 2006 ALTA Loan Policy

☐ ALTA Short Form Residential Loan Policy

☐

SCHEDULE A

The estate or interest in the land hereinafter described or referred to covered by this report is:

Fee

Title to said estate or interest at the date hereof is vested in:

Antonio Margaritis, trustee of the Antonio Margaritis Living Trust dated September 8, 2016

LEGAL DESCRIPTION

The land referred to herein is situated in the State of California, County of Los Angeles Unincorporated and described as follows:

The Southeast quarter of Section 14, Township 7 North, Range 14 West, San Bernardino Meridian, in the County of Los Angeles, State of California, according to the official plat of said land.

Except the North half of the North half of the North half of said Southeast quarter.

Also Except the West half, established by bisecting the North and South lines, or the Southwest quarter of the Southeast quarter of said Section.

Also Except the West half, established by bisecting the North and South lines, of the East half, established by bisecting the North and South lines, of the Southwest quarter of the Southeast quarter of said section.

Except therefrom an undivided 25 percent of all oil, gas and other hydrocarbon substances and other mineral rights whether metallic or non-metallic in and under said land which may be extracted from or produced from or upn said land, as provided in the Deed from Herman Herbat, et al, recorded April 2, 1942 in Book 19199 page 275, of Official Records of said County.

(End of Legal Description)

APN 3267-004-016, 017, 018, 044, 045, 047, 048, 049, 050, 051, & 052

THE MAP CONNECTED HEREWITH IS BEING PROVIDED AS A COURTESY AND FOR INFORMATIONAL PURPOSES ONLY; THIS MAP SHOULD NOT BE RELIED UPON. FURTHERMORE, THE PARCELS SET OUT ON THIS MAP MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES. STEWART ASSUMES NO LIABILITY, RESPONSIBILITY OR INDEMNIFICATION RELATED TO THE MAPS NOR ANY MATTERS CONCERNING THE CONTENTS OF OR ACCURACY OF THE MAP.

SCHEDULE B

At the date hereof, exceptions to coverage in addition to the printed exceptions and exclusions contained in said policy or policies would be as follows:

Taxes:

A. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes, to be levied for the fiscal year 2017 – 2018.

B. General and Special City and/or County taxes, including any personal property taxes and any assessments collected with taxes, for the fiscal year 2016 - 2017:
1st Installment : $275.06 Paid
2nd Installment : $275.06 Open
Parcel No. : 3267-004-016
Code Area : 09610

C. General and Special City and/or County taxes, including any personal property taxes and any assessments collected with taxes, for the fiscal year 2016 - 2017:
1st Installment : $154.25 Paid
2nd Installment : $154.25 Open
Parcel No. : 3267-004-017
Code Area : 09610

D. General and Special City and/or County taxes, including any personal property taxes and any assessments collected with taxes, for the fiscal year 2016 - 2017:
1st Installment : $154.25 Paid
2nd Installment : $154.24 Open
Parcel No. : 3267-004-018
Code Area : 09610

E. General and Special City and/or County taxes, including any personal property taxes and any assessments collected with taxes, for the fiscal year 2016 - 2017:
1st Installment : $190.96 Paid
2nd Installment : $190.94 Open
Parcel No. : 3267-004-044
Code Area : 09610

F. General and Special City and/or County taxes, including any personal property taxes and any assessments collected with taxes, for the fiscal year 2016 - 2017:
1st Installment : $194.21 Paid
2nd Installment : $194.19 Open
Parcel No. : 3267-004-045
Code Area : 09610

G. General and Special City and/or County taxes, including any personal property taxes and any assessments collected with taxes, for the fiscal year 2016 - 2017:
1st Installment : $187.33 Paid
2nd Installment : $187.32 Open
Parcel No. : 3267-004-047
Code Area : 09610

H. General and Special City and/or County taxes, including any personal property taxes and any assessments collected with taxes, for the fiscal year 2016 - 2017:
1st Installment : $187.33 Paid
2nd Installment : $187.32 Open
Parcel No. : 3267-004-048
Code Area : 09610

I. General and Special City and/or County taxes, including any personal property taxes and any assessments collected with taxes, for the fiscal year 2016 - 2017:
1st Installment : $187.33 Paid
2nd Installment : $187.32 Open
Parcel No. : 3267-004-049
Code Area : 09610

J. General and Special City and/or County taxes, including any personal property taxes and any assessments collected with taxes, for the fiscal year 2016 - 2017:
1st Installment : $187.33 Paid
2nd Installment : $187.32 Open
Parcel No. : 3267-004-050
Code Area : 09610

K. General and Special City and/or County taxes, including any personal property taxes and any assessments collected with taxes, for the fiscal year 2016 - 2017:
1st Installment : $187.33 Paid
2nd Installment : $187.32 Open
Parcel No. : 3267-004-051
Code Area : 09610

L. General and Special City and/or County taxes, including any personal property taxes and any assessments collected with taxes, for the fiscal year 2016 - 2017:
1st Installment : $196.03 Paid
2nd Installment : $196.01 Open
Parcel No. : 3267-004-052
Code Area : 09610

M. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Chapter 3.5 (commencing with Section 75) of the revenue and taxation code of the State of California.

N. Assessments, if any, for Community Facility Districts affecting said land which may exist by virtue of assessment maps or notices filed by said districts. Said assessments are collected with the County Taxes.

Exceptions:

1. Water rights, claims or title to water in or under said land, whether or not shown by the public records.

2. An easement for storm drain and rights incidental thereto in favor of County of Los Angeles as set forth in a document recorded June 1, 1944 in Book 20873, Page 377 of Official Records, affects the West 30 feet of the Eat 80 feet

3. An easement for public road and highway purposes and rights incidental thereto in favor of the County of Los Angeles as set forth in a document recorded June 27, 1950 in Book 33519, Page 311 of Official Records, affects Southerly 30 feet.

4. An easement for public road and highway purposes and rights incidental thereto in favor of the County of Los Angeles as set forth in a document recorded March 11, 1965, Instrument No. 3067 of Official Records, affects The Easterly 50 feet.

5. Effect of:
   An easement for ingress, egress and road purposes and rights incidental thereto as set forth in a document recorded June 28, 1968 Instrument No. 5146 of Official Records, affects the West 40 feet, the South 50 feet, and the East 50 feet.

   Pursuant to Conditions therein contained.

6. Certificate of Compliance executed by the Department of Reginal Planning, County of Los Angeles, recorded November 5, 1980, as Instrument 80-1113731 of Official Records.

7. Grant of Waiver and Certificate of Compliance executed by the Department of Reginal Planning, County of Los Angeles, recorded July 24, 1981, as Instrument 81-742747 of Official Records.

8. An easement for the right to construct, maintain, operate, and use, slope and appurtenant structures and rights incidental thereto in favor of County of Los Angeles as set forth in a document recorded July 24, 1981, as Instrument 81-742749 of Official Records, affects "Shown as Parcel 3 of Map attached to said document".

   And also recorded July 24, 1981, as Instrument 81-742753, 81-742759, 81-742762, 81-742764, 81-742767 and 81-742770 of Official Records.

9. An offer of Dedication
   Recorded: July 24, 1981, as Instrument 81-742750 of Official Records
   In Favor of: County of Los Angeles
   For: Public Road and Highway
   Affects: "Shown as Parcel 2 on the Map attached to said document"

   And also recorded July 24, 1981, as Instrument 81-742751, 81-742756, 81-742758, 81-742761, 81-742765, 81-742766 and 81-742769 of Official Records.

10. Deed of Trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby:

Amount	:	$148,500.00
Dated	:	July 31, 1981
Trustor	:	John P. Eliopulos and Georgia Eliopulos, husband and wife as Joint Tenants
Trustee	:	Antelope Valley Escrow co., A California corporation
Beneficiary	:	George Q. Woo, an unmarried man, as to an undivided 2/25ths interest; Peggy S. Woo, an unmarried woman, as to an undivided 2/25ths interest; Tom Q. Woo and Lilly Woo, husband and wife, as Joint Tenants, as to an undivided 4/25ths interest; James Q. Woo, an unmarried man, as to an undivided 2/25ths interest; Esther Chew Lem, a married woman, as to an undivided 1/25ths interest; Hainie Chew, a single man, as to an undivided 4/25ths interest; Charles Yoek Lim, a widower, as to an undivided 5/25ths interest; Joe Jow Lim and Fee Jin Lim husband and wife, as to an undivided 5/25ths interest
Recorded	:	August 6, 1981, as Instrument 81-786205 of Official Records
Loan No.	:	None shown

11. An easement for construct, operate, use, maintain, inspect, repair, renew, replace, reconstruct, enlarge, alter, add too, improve, relocate and remove, at any time and from time to time, electric lines, consisting of one or more lines of towers, poles and other structures, wires, cables, including ground wires and communication circuits, both overhead and underground rights incidental thereto in favor of Southern California Edison Company, A California Corporation as set forth in the Final Order of Condemnation filed October 12, 2011, Case No. BC 430386, and recorded November 2, 2011, as Instrument 2011-1487653 of Official Records, affects portions of the herein described property.

    Terms and provisions contained in the above document.

12. Terms and provisions of an Memorandum of Option:
    Dated : March 2012
    Seller : Antonios Margaritis
    Buyer : TUUSSO ENERGY, LLC, a Delaware limited liability company
    Recorded : April 2, 2012, as Instrument 2012-0497017 of Official Records.

    Memorandum of Assignment of Option to Purchase and Purchase and Sale Agreement dated February 20, 2012, TUUSSO ENERGY, LLC, a Delaware limited liability company, (Assignor) and TA-Acacia, LLC, a California limited liability company, (Assignee), recorded April 111, 2012, as Instrument 2012-0544508 of Official Records.

    Amendment to Memorandum of Option dated February 12, 2013, executed by and between Antonios Margaritis, (Seller) and TA-ACACIA, LLC, a California limited liability company, (Buyer), recorded February 20, 2013, as Instrument 2013-0261870 of Official Records.

    Second Amendment to Memorandum of Option dated February 19, 2014, executed by and between Antonios Margaritis, (Seller) and TA-ACACIA, LLC, a California limited liability company, (Buyer), recorded April 25, 2014, as Instrument 2014-0428872 of Official Records.

13. Matters contained in that certain document entitled "Affidavit of Acceptance" dated February 18, 2014, executed by and between Antonios Margaritis, et al and Department of Regional Planning, County of Los Angeles
    Recorded: April 16, 2014, as Instrument 2014-0388378 of Official Records

    Which document, among other things, contains or provides for "to authorize the construction, operation, and maintenance of a photovoltaic solar electric generating plant in the A-2-5 'Heavy Agricultural-Five Acre Minimun Required Lot Area' Zone pursuant to the Los Angeles County Code Section 22.24.150.".

    Reference is hereby made to the public record for full particulars.

    (Affect the herein described property and other property)

14. An easement for hiking, mountain biking and equestrian trail purposes and the right to, construct, maintain, use, and operate and access such hiking, mountain biking and equestrian trail, gate, and fence and rights incidental thereto in favor of the County of Los Angeles, a body corporate and politic as set forth in a document recorded July 2, 2014, as Instrument 2014-0687156 of Official Records, affects portions of the herein described property.

15. Matters contained in that certain document entitled "Multi-Use Trail Easement" dated July 1, 2014, executed by and between Antonios Margaritis and the County of Los Angeles, a body corporate and politic
    Recorded: July 2, 2014, as Instrument 2014-0687156 of Official Records,

    Which document, among other things, contains or provides for reservations and conditions pertaining to said easement.

    Reference is hereby made to the public record for full particulars.

16. Terms and provisions of an unrecorded lease executed by Antonio Margaritis, as lessor, and TA-ACACIA, LLC, as lessee as disclosed by Memorandum of Solar Energy Ground Lease recorded July 21, 2014, as Instrument 2014-0751499 of Official Records.

    The present ownership of the leasehold created by said lease and other matters affecting the interest of the lessee are not shown herein.

17. Any and all unrecorded leases.

18. Any facts, rights, interests or claims which are not disclosed by the public records but which could be ascertained by making inquiry of the parties in possession of the herein described land.

19. Any easements, liens (including but not limited to any Statutory Liens for labor or materials arising from any on-going or recently completed works of improvement), encumbrances, facts, rights, interest or claims which are not shown by the public records but which could be ascertained by an inspection of the herein described land.

20. Discrepancies, conflicts in boundary lines, shortages in area, encroachments or any other facts which a correct survey of the herein described land would disclose which are not shown by the public records and the requirement that said survey meets with the minimum standards for ALTA/ ACSM Land title surveys.

    If ALTA Survey is obtained, said ALTA survey needs to be certified to both Stewart Title of California, Inc. and to Stewart Title Guaranty Company, our Underwriter.

21. Any invalidity or defect in the title of the vestees in the event that the trust referred to in the vesting portion of Schedule A is invalid or fails to grant sufficient powers to the trustee(s) or in the event there is a lack of compliance with the terms and provisions of the trust instrument.

22. If title is to be insured in the trustee(s) of a trust or their act is to be insured, we will require a full copy of the trust agreement and any amendments thereto. In certain situations the Company may accept a Trust Certificate, pursuant to Section 18100.5 of the California Probate Code in lieu of the trust agreement. The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

23. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

(End of Exceptions)

NOTES AND REQUIREMENTS

For transactions where Stewart Title of California, Inc. is not the settlement/closing agent, a signed and dated copy of the attached "Acknowledgment of Receipt, Understanding and Approval of Affiliated Business Arrangement Disclosure Statement and STG Privacy Notice for Stewart Title Companies", will be required prior to recording.

A. According to the public records, there has been no conveyance of the land within a period of twenty-four months prior to the date of this report, except as follows:

   Quitclaim Deed from Antonio Margaritis to Antonio Margaritis, trustee of the Antonio Margaritis living trust dated 9-8-16, recorded September 26, 2016, as Instrument 2016-1165190 of Official Records

B. This report is preparatory to the issuance of an ALTA loan Policy. We have no knowledge of any fact which would preclude the issuance of the policy with CLTA Endorsement Forms 100 and 116 and if applicable, 115 and 116.2 attached.

C. When issued, the CLTA Endorsement Form 116 or 116.2, if applicable will reference a(n)

   Commercial / Industrial, APN 3267-004-016, CA
   APN 3267-004-017
   APN 3267-004-018
   APN 3267-004-044
   APN 3267-004-045
   APN 3267-004-047
   APN 3267-004-048
   APN 3267-004-049
   APN 3267-004-050
   APN 3267-004-051
   APN 3267-004-052

D. The charge for a policy of title insurance, when issued through this title order, will be based on the Basic Rate.

E. The map attached, if any, may or may not be a survey of the land depicted hereon. Stewart Title expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

F. A Preliminary Change of Ownership Report must be completed by the transferee (buyer) prior to the transfer of property in accordance with the provisions of Section 480.3 of the Revenue and Taxation Code. The Preliminary Change of Ownership Report should be submitted to the recorder concurrent with the recordation of any document effecting a change of ownership. If a document evidencing a change of ownership (i.e. Deed, Affidavit-Death Joint Tenant) is presented to the recorder for recording without a preliminary change of ownership report, the recorder may charge an additional $20.00

G. If your property is in San Francisco, it is the requirement of the City and County of San Francisco that a Transfer Tax affidavit to be completed and signed by the Grantor for each deed submitted for recording. This is an addition to a Preliminary Change of Ownership Report.

H. In addition to County Transfer Tax, any conveyance of the herein described property may be subject to a City Transfer and/or Conveyance Tax, as follows.

I.

Alameda	$12.00 per thousand
Albany	$11.50 per thousand
Berkeley	$15.00 per thousand
Culver City	$4.50 per thousand
Emeryville	$12.00 per thousand
Hayward	$4.50 per thousand
Los Angeles	$4.50 per thousand
Mountain View	$3.30 per thousand
Oakland	$15.00 per thousand
Palo Alto	$3.30 per thousand
Petaluma	$2.00 per thousand
Piedmont	$13.00 per thousand
Pomona	$2.20 per thousand
Redondo Beach	$2.20 per thousand
Richmond	$7.00 per thousand
Riverside	$1.10 per thousand
Sacramento	$2.75 per thousand
San Leandro	$6.00 per thousand
City and County of San Francisco	Up to $250,000 = $5.00 per thousand $250,000 to $1,000,000 = $6.80 per thousand $1,000,000 to $5,000,000 = $7.50 per thousand $5,000,000 to 10,000,000 = $20.00 per thousand Above $10,000,000 = $25.00 per thousand (Do not add the additional $1.10 for County Tax, it is included)
San Jose	$3.30 per thousand
San Mateo	$5.00 per thousand
San Rafael	$2.00 per thousand
Santa Monica	$3.00 per thousand
Santa Rosa	$2.00 per thousand
Vallejo	$3.30 per thousand
Woodland	$1.10 per thousand

J.

Additional Requirements for “Short Sale” Transactions in which a lender will accept less than the outstanding balance of its loan as full satisfaction of the obligation:

The Company will require, prior to the issuance of a policy of title insurance, evidence that the firs position trust deed holder has received and acknowledged all payments to be made to subordina position lien holders, regardless of whether such payments are to be made from proceeds or fron contributions by real estate brokers and/or buyers in the subject transaction, or from other third-p sources. Evidence shall include but not be limited to: (a) a written demand from the first-position deed holder acknowledging and approving payments to subordinate-position lien holders from proceeds and otherwise; or (b) a supplemental letter or amended demand from the first-position l holder acknowledging payments to be made to subordinate lien holders from sources other than proceeds (including broker commissions and additional buyer deposits).

CALIFORNIA "GOOD FUNDS" LAW

California Insurance Code Section 12413.1 regulates the disbursement of escrow and sub-escrow funds by title companies. The law requires that funds be deposited in the title company escrow account and available for withdrawal prior to disbursement. Funds received by Stewart Title of California, Inc. via wire transfer may be disbursed upon receipt. Funds received via cashier's checks or teller checks drawn on a California Bank may be disbursed on the next business day after the day of deposit. If funds are received by any other means, recording and/or disbursement may be delayed, and you should contact your title or escrow officer. All escrow and sub-escrow funds received will be deposited with other escrow funds in one or more non-interest bearing escrow accounts in a financial institution selected by Stewart Title of California, Inc.. Stewart Title of California, Inc. may receive certain direct or indirect benefits from the financial institution by reason of the deposit of such funds or the maintenance of such accounts with the financial institution, and Stewart Title of California, Inc. shall have no obligation to account to the depositing party in any manner for the value of, or to pay to such party, any benefit received by Stewart Title of California, Inc.. Such benefits shall be deemed additional compensation to Stewart Title of California, Inc. for its services in connection with the escrow or sub-escrow.

If any check submitted is dishonored upon presentation for payment, you are authorized to notify all principals and/or their respective agents of such nonpayment.

EXHIBIT "A"

LEGAL DESCRIPTION

Order No.: 01180-251498
Escrow No.: 01180-251498

The land referred to herein is situated in the State of California, County of Los Angeles, Unincorporated and described as follows:

The Southeast quarter of Section 14, Township 7 North, Range 14 West, San Bernardino Meridian, in the County of Los Angeles, State of California, according to the official plat of said land.

Except the North half of the North half of the North half of said Southeast quarter.

Also Except the West half, established by bisecting the North and South lines, or the Southwest quarter of the Southeast quarter of said Section.

Also Except the West half, established by bisecting the North and South lines, of the East half, established by bisecting the North and South lines, of the Southwest quarter of the Southeast quarter of said section.

Except therefrom an undivided 25 percent of all oil, gas and other hydrocarbon substances and other mineral rights whether metallic or non-metallic in and under said land which may be extracted from or produced from or upn said land, as provided in the Deed from Herman Herbat, et al, recorded April 2, 1942 in Book 19199 page 275, of Official Records of said County.

(End of Legal Description)

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

Date: January 04, 2017

Escrow No.: 01180-251498

Property: APN 3267-004-016, CA
APN 3267-004-017, CA
APN 3267-004-018, CA
APN 3267-004-044, CA
APN 3267-004-045, CA
APN 3267-004-047, CA
APN 3267-004-048, CA
APN 3267-004-049, CA
APN 3267-004-050, CA
APN 3267-004-051, CA
APN 3267-004-052, CA

From:

This is to give you notice that ("Stewart Title") has a business relationship with Stewart Solutions, LLC, DBA – Stewart Specialty Insurance Services, LLC ("Stewart Insurance"). Stewart Information Services Corporation owns 100% of Stewart Insurance and Stewart Title of California. Because of this relationship, this referral may provide Stewart Title a financial or other benefit.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are NOT required to use the listed provider(s) as a condition for purchase, sale, or refinance of the subject Property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

Stewart Insurance Settlement Service	***Charge or range of charges***
Hazard Insurance	$400.00 to $6,500.00
Home Warranty	$255.00 to $ 780.00
Natural Hazard Disclosure Report	$ 42.50 to $ 149.50

FOR TRANSACTIONS WHERE STEWART TITLE OF CALIFORNIA IS NOT CLOSING ESCROW

STCA Order Number: 01180-251498
Subject Property Address: APN 3267-004-016, CA APN 3267-004-017, CA APN 3267-004-018, CA APN 3267-004-044, CA APN 3267-004-045, CA APN 3267-004-047, CA APN 3267-004-048, CA APN 3267-004-049, CA APN 3267-004-050, CA APN 3267-004-051, CA APN 3267-004-052, CA
Subject Property APN:

ACKNOWLEDGMENT OF RECEIPT, UNDERSTANDING AND APPROVAL OF "AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT" AND "STG PRIVACY NOTICE FOR STEWART TITLE COMPANIES"

The undersigned hereby acknowledge that I/we have received, read, understand and approve 's "Affiliated Business Arrangement Disclosure Statement" and "STG Privacy Notice for Stewart Title Companies", provided to me/us in connection with the above captioned matter.

Read and signed on the 6th day of January, 2017

_____
Antonios Margaritis

Exhibit A (Revised 06-03-11)

CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY – 1990 EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.

2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.

3. Defects, liens, encumbrances, adverse claims or other matters:
   (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
   (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
   (c) resulting in no loss or damage to the insured claimant;
   (d) attaching or created subsequent to Date of Policy; or
   (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.

4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.

5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.

6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
   Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.

3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.

4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

6. Any lien or right to a lien for services, labor or material not shown by the public records.

CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (02-03-10)
ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE
EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:

   a. building;
   b. zoning;
   c. land use;
   d. improvements on the Land;
   e. land division;
   f. environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.

2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.

3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.

4. Risks:
   a. that are created, allowed, or agreed to by You, whether or not they appear in the Public Records;
   b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
   c. that result in no loss to You; or
   d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.

5. Failure to pay value for Your Title.

6. Lack of a right:
   a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
   b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.

7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:
* For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.
The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1% of Policy Amount or $2,500.00 (whichever is less)	$10,000.00
Covered Risk 18:	1% of Policy Amount or $5,000.00 (whichever is less)	$25,000.00
Covered Risk 19:	1% of Policy Amount or $5,000.00 (whichever is less)	$25,000.00
Covered Risk 21:	1% of Policy Amount or $2,500.00 (whichever is less)	$5,000.00

2006 ALTA LOAN POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.

3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.

4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.

5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.

6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.

7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

2006 ALTA OWNER'S POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.

3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.

4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.

5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.

3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.

5. (a) unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

6. Any lien or right to a lien for services, labor or material not shown by the public records.

WARNING: THIS DOCUMENT MUST BE COMPLETED IN ITS ENTIRETY (1 THROUGH 9, BELOW MUST BE FILLED IN) FOR IT TO BE ACCEPTED BY . IF THIS IS NOT COMPLETED WILL REQUIRE A COMPLETE COPY OF THE TRUST, WITH A SIGNED AND ACKNOWLEDGED AFFIDAVIT.

TRUSTEE CERTIFICATE

(California Probate Code Section 18100.5)

I/(We) * _____

(Name of Trustee(s))

Trustee(s) of the _____

(Name of Trust)

dated am providing the information set forth below at the request of Stewart Title Company, a Texas Corporation, and its agent, (hereinafter collectively called "Company")

WHEREAS, Company has been requested to issue a title insurance policy on the following described real property, more particularly described in Exhibit “A”, and
WHEREAS, Company has determined that the following information concerning the above named trust is necessary to ascertain whether it will be able to issue the requested policy of title insurance,
THEREFORE, acting in my capacity as trustee of the above named trust, I hereby certify and confirm to Company that the information set forth below is accurate and correct.

1. The _____
   (Name of Trust)
   is currently in existence and was created on _____
   (Date of Declaration of Trust)
2. The settlor(s) of the trust are: _____
3. The current trustee(s) of the trust is/are: * _____
4. The powers of the trustee(s) are: _____
5. The trust is a) revocable b) irrevocable (CIRCLE THE APPLICABLE CHOICE)
6. If the trust is revocable, the name of the person holding any power to revoke the trust: _____
7. If there are multiple trustees, the number of currently acting trustees' signature necessary to exercise the various powers of the trustee set forth above in Number 4 and the validity bind the trust. _____
8. The trust identification number (social security number or employer Tax ID): _____
9. The manner in which title to trust assets should be taken: _____

The undersigned trustee(s) hereby declare that the trust has not been revoked, modified, or amended in any manner which would cause the representations set forth herein above to be incorrect. This certification is being signed by all of the currently acting trustees and being executed in conformity with the provisions of California probate Code Section 18100.5, effective January 1, 1994 (Assembly Bill 1249, Chapter 530, Statutes of 1993).

The undersigned hereby certifies and declares the above to be true.

_____ _____
* *

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)
)SS.
County of *)

On _____ before me, _____ , Notary Public, personally appeared _____ 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.

Signature _____ (this area for official notarial seal)

STG Privacy Notice
Stewart Title Companies

WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company and its title affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as the Stewart Title Companies, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information.	Do we share	Can you limit this sharing?
For our everyday business purposes— to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes— to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes— information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies. *Our affiliates may include companies with a Stewart name; financial companies, such as Stewart Title Company*	Yes	No
For our affiliates' everyday business purposes— information about your creditworthiness.	No	We don't share
For our affiliates to market to you — For your convenience, Stewart has developed a means for you to opt out from its affiliates marketing even though such mechanism is not legally required.	Yes	Yes, send your first and last name, the email address used in your transaction, your Stewart file number and the Stewart office location that is handling your transaction by email to optout@stewart.com or fax to 1-800-335-9591.
For non-affiliates to market to you. Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.	No	We don't share

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

SHARING PRACTICES

How often do the Stewart Title Companies notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How do the Stewart Title Companies protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer, file, and building safeguards.
How do the Stewart Title Companies collect my personal information?	We collect your personal information, for example, when you ▪ request insurance-related services ▪ provide such information to us We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

Contact us: If you have any questions about this privacy notice, please contact us at: **Stewart Title Guaranty Company, 1980 Post Oak Blvd., Privacy Officer, Houston, Texas 77056**

Order No. 01180-251498

AVAILABLE DISCOUNTS DISCLOSURE STATEMENT

This is to give you notice that Stewart Title of California, Inc. (“Stewart Title”) is pleased to inform you that upon proper qualification, there are premium discounts available upon the purchase of title insurance covering improved property with a one to four family residential dwelling.

Such discounts apply to and include:

Property located within an area proclaimed a state or federal disaster area;

Property purchased from a foreclosing beneficiary or successful bidder at a foreclosure sale;

Property being refinanced.

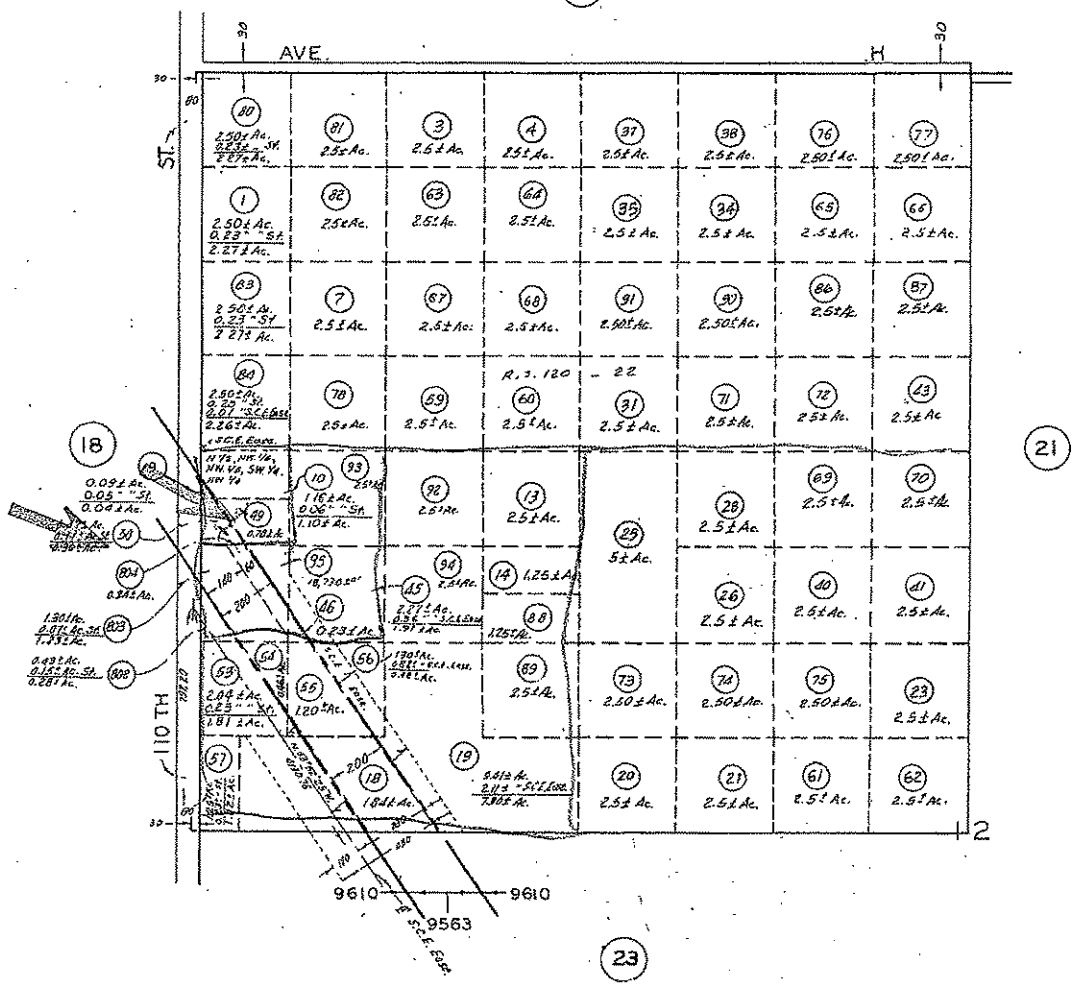
Please talk with your escrow or title officer to determine your qualification for any of these discounts.

Description: Los Angeles,CA Assessor Map - Book.Page 3265.20 Page: 1 of 1
Order: qgaalm Comment:

65 | 20
1" = 400'

992

THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.



CODE:
9563
9610

FOR PREV. ASSM'T SEE:
3222 - 38

T. 7 N., R. 14 W.

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

7110896207112202067112213067212237203012147207212087212108207150620673060228307307040037309019047311308037402111817750619867507101047509238247510282057105178167106208097112068227107089620
8107312141060304 023002-A1

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Kaz Bernath
Stewart Title of California, Inc.
11870 Pierce St Ste 100
Riverside, CA 92505
Phone: (951) 276-2700
Fax:
KBernath@stewart.com

PRELIMINARY REPORT

Order No.	:	01180-251496
Title Unit No.	:	7435
Your File No.	:	
Buyer/Borrower Name	:	
Seller Name	:	John DiPietro and Madlene DiPietro

Property Address: unimproved land, CA
unimproved land, CA

In response to the above referenced application for a Policy of Title Insurance, Stewart Title of California, Inc. hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Stewart Title Guaranty Company Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referenced to as an Exception on Schedule B or not excluded from coverage pursuant to the printed Schedules, Conditions, and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on covered Risks of said policy or policies are set forth in Exhibit A attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limits of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters, which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report, (and any supplements or amendments thereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance a binder or commitment should be requested.

Dated as of November 17, 2016 at 7:30 a.m.

Kaz Bernath, Title Officer

When replying, please contact: Kaz Bernath, Title Officer

PRELIMINARY REPORT

The form of Policy of Title Insurance contemplated by this report is:

☐ CLTA Standard Coverage Policy

☐ CLTA/ALTA Homeowners Policy

☐ 2006 ALTA Owner's Policy

☐ 2006 ALTA Loan Policy

☐ ALTA Short Form Residential Loan Policy

☒ Preliminary search

SCHEDULE A

The estate or interest in the land hereinafter described or referred to covered by this report is:

Fee

Title to said estate or interest at the date hereof is vested in:

John DiPietro and Madlene DiPietro, husband and wife as joint tenants

LEGAL DESCRIPTION

The land referred to herein is situated in the State of California, County of Los Angeles and described as follows:

THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 7 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT.

APN: 3265-020-049
3265-020-050

(End of Legal Description)

THE MAP CONNECTED HEREWITH IS BEING PROVIDED AS A COURTESY AND FOR INFORMATIONAL PURPOSES ONLY; THIS MAP SHOULD NOT BE RELIED UPON. FURTHERMORE, THE PARCELS SET OUT ON THIS MAP MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES. STEWART ASSUMES NO LIABILITY, RESPONSIBILITY OR INDEMNIFICATION RELATED TO THE MAPS NOR ANY MATTERS CONCERNING THE CONTENTS OF OR ACCURACY OF THE MAP.

SCHEDULE B

At the date hereof, exceptions to coverage in addition to the printed exceptions and exclusions contained in said policy or policies would be as follows:

Taxes:

A. Property taxes for the fiscal year 2016 - 2017 shown below are paid. For proration purposes the amounts are:

1st Installment	: $37.54
2nd Installment	: $37.53
Parcel No.	: 3265-020-049
Code Area	: 009-610

1st Installment	: $0
2nd Installment	: $0
Parcel No.	: 3265-020-050
Code Area	: 009-563

B. Assessments, if any, for Community Facility Districts affecting said land which may exist by virtue of assessment maps or notices filed by said districts. Said assessments are collected with the County Taxes.

C. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Chapter 3.5 (commencing with Section 75) of the revenue and taxation code of the State of California.

Exceptions:

1. An easement for two poles for communication facilities and rights incidental thereto in favor of Southern California Edison Company as set forth in a document recorded October 7, 1924 in Book 4033, Page 396, Official Records, affects: reference is made to said document for full particulars.

2. An easement for public road and highway purposes and rights incidental thereto in favor of Southern California Edison Company as set forth in a document recorded January 27, 1928 in Book 7778, Page 220, Official Records, affects the westerly 30 feet.

3. The matters contained in an instrument entitled "Declaration and Grant of Easements" dated September 10, 1968, by and between Leslie Broudy and Nina Roberts upon the terms therein provided recorded June 9, 1969 as Instrument No. 69-2920, Official Records.

4. Matters contained in a document entitled, "Notice of Intention to Record a Notice of Violation", per the terms and conditions therein, recorded May 7, 1981 as Instrument No. 81-460565, Official Records.

5. An easement for electrical power facilities and rights incidental thereto in favor of Sagebrush as set forth in a document recorded September 12, 1989 as Instrument No. 89-1464701, Official Records, affects: reference is made to said document for full particulars.

6. We will require a Statement of Information from the parties named below in order to complete this report, based on the effect of documents, proceedings, liens, decrees, or other matter which do not specifically describe said land, but which, if any do exist, may affect the title or impose liens or encumbrances thereon.

   Parties: John DiPietro

(Note: The Statement of Information is necessary to complete the search and examination of title under this order. Any title search includes matters that are indexed by name only, and having a completed Statement of Information assists the Company in the elimination of certain matters which appear to involve the parties but in fact another party with the same or similar name. Be assured that the Statement of Information is essential and will be kept strictly confidential to this file).

7. Water rights, claims or title to water in or under said land, whether or not shown by the public records.

8. Rights of tenants in possession of said land by reason of unrecorded leases. Kindly forward said lease, or a current certified tenant rent roll.

9. Matters which may be disclosed by an inspection or by a survey of said land satisfactory to this Company, or by inquiry of the parties in possession thereof.

10. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

(End of Exceptions)

NOTES AND REQUIREMENTS

For transactions where Stewart Title of California, Inc. is not the settlement/closing agent, a signed and dated copy of the attached "Acknowledgment of Receipt, Understanding and Approval of Affiliated Business Arrangement Disclosure Statement and STG Privacy Notice for Stewart Title Companies", will be required prior to recording.

A. There are no conveyances affecting said land, recorded with the County Recorder within 24 months of the date of this report.

B. Please be advised that our search did not disclose any open deeds of trust of record. If you should have knowledge of any outstanding obligation, please contact your title officer immediately for further review.

C. This report can be used as an expedited search/starter in a subsequent sale.

   This report is preparatory to the issuance of an ALTA loan Policy. We have no knowledge of any fact which would preclude the issuance of the policy with CLTA Endorsement Forms 100 and 116 and if applicable, 115 and 116.2 attached.

   When issued, the CLTA Endorsement Form 116 or 116.2, if applicable will reference a(n) *, APN 3265-020-049, , California

   The charge for a policy of title insurance, when issued through this title order, will be based on the *.

   The map attached, if any, may or may not be a survey of the land depicted hereon. Stewart Title expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

CALIFORNIA "GOOD FUNDS" LAW

California Insurance Code Section 12413.1 regulates the disbursement of escrow and sub-escrow funds by title companies. The law requires that funds be deposited in the title company escrow account and available for withdrawal prior to disbursement. Funds received by Stewart Title of California, Inc. via wire transfer may be disbursed upon receipt. Funds received via cashier's checks or teller checks drawn on a California Bank may be disbursed on the next business day after the day of deposit. If funds are received by any other means, recording and/or disbursement may be delayed, and you should contact your title or escrow officer. All escrow and sub-escrow funds received will be deposited with other escrow funds in one or more non-interest bearing escrow accounts in a financial institution selected by Stewart Title of California, Inc.. Stewart Title of California, Inc. may receive certain direct or indirect benefits from the financial institution by reason of the deposit of such funds or the maintenance of such accounts with the financial institution, and Stewart Title of California, Inc. shall have no obligation to account to the depositing party in any manner for the value of, or to pay to such party, any benefit received by Stewart Title of California, Inc.. Such benefits shall be deemed additional compensation to Stewart Title of California, Inc. for its services in connection with the escrow or sub-escrow.

If any check submitted is dishonored upon presentation for payment, you are authorized to notify all principals and/or their respective agents of such nonpayment.

EXHIBIT "A"

LEGAL DESCRIPTION

Order No.: 01180-251496
Escrow No.: 01180-251496

The land referred to herein is situated in the State of California, County of Los Angeles, and described as follows:

THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 7 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT.

APN: 3265-020-049
3265-020-050

(End of Legal Description)

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

Date: December 09, 2016

Escrow No.: 01180-251496

Property: unimproved land, CA
unimproved land, CA

From:

This is to give you notice that ("Stewart Title") has a business relationship with Stewart Solutions, LLC, DBA – Stewart Specialty Insurance Services, LLC ("Stewart Insurance"). Stewart Information Services Corporation owns 100% of Stewart Insurance and Stewart Title of California. Because of this relationship, this referral may provide Stewart Title a financial or other benefit.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are NOT required to use the listed provider(s) as a condition for purchase, sale, or refinance of the subject Property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

Stewart Insurance Settlement Service	***Charge or range of charges***
Hazard Insurance	$400.00 to $6,500.00
Home Warranty	$255.00 to $ 780.00
Natural Hazard Disclosure Report	$ 42.50 to $ 149.50

FOR TRANSACTIONS WHERE STEWART TITLE OF CALIFORNIA IS NOT CLOSING ESCROW

STCA Order Number: 01180-251496
Subject Property Address: unimproved land, CA unimproved land, CA
Subject Property APN:

ACKNOWLEDGMENT OF RECEIPT, UNDERSTANDING AND APPROVAL OF "AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT" AND "STG PRIVACY NOTICE FOR STEWART TITLE COMPANIES"

The undersigned hereby acknowledge that I/we have received, read, understand and approve 's "Affiliated Business Arrangement Disclosure Statement" and "STG Privacy Notice for Stewart Title Companies", provided to me/us in connection with the above captioned matter.

Read and signed on the 6th day of January, 2017

_____
John DiPietro

_____
Madlene DiPietro

Exhibit A (Revised 06-03-11)

CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY – 1990 EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.

2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.

3. Defects, liens, encumbrances, adverse claims or other matters:
   (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
   (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
   (c) resulting in no loss or damage to the insured claimant;
   (d) attaching or created subsequent to Date of Policy; or
   (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.

4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.

5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.

6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
   Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.

3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.

4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

6. Any lien or right to a lien for services, labor or material not shown by the public records.

CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (02-03-10)
ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE
EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:

   a. building;
   b. zoning;
   c. land use;
   d. improvements on the Land;
   e. land division;
   f. environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.

2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.

3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.

4. Risks:
   a. that are created, allowed, or agreed to by You, whether or not they appear in the Public Records;
   b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
   c. that result in no loss to You; or
   d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.

5. Failure to pay value for Your Title.

6. Lack of a right:
   a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
   b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.

7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:
* For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.
The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1% of Policy Amount or $2,500.00 (whichever is less)	$10,000.00
Covered Risk 18:	1% of Policy Amount or $5,000.00 (whichever is less)	$25,000.00
Covered Risk 19:	1% of Policy Amount or $5,000.00 (whichever is less)	$25,000.00
Covered Risk 21:	1% of Policy Amount or $2,500.00 (whichever is less)	$5,000.00

2006 ALTA LOAN POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.

3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.

4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.

5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.

6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.

7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

2006 ALTA OWNER'S POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.

3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.

4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.

5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.

3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.

5. (a) unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

6. Any lien or right to a lien for services, labor or material not shown by the public records.

WARNING: THIS DOCUMENT MUST BE COMPLETED IN ITS ENTIRETY (1 THROUGH 9, BELOW MUST BE FILLED IN) FOR IT TO BE ACCEPTED BY . IF THIS IS NOT COMPLETED WILL REQUIRE A COMPLETE COPY OF THE TRUST, WITH A SIGNED AND ACKNOWLEDGED AFFIDAVIT.

TRUSTEE CERTIFICATE

(California Probate Code Section 18100.5)

SCETRUST

STG Privacy Notice
Stewart Title Companies

WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company and its title affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as the Stewart Title Companies, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information.	Do we share	Can you limit this sharing?
For our everyday business purposes— to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes— to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes— information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies. *Our affiliates may include companies with a Stewart name; financial companies, such as Stewart Title Company*	Yes	No
For our affiliates' everyday business purposes— information about your creditworthiness.	No	We don't share
For our affiliates to market to you — For your convenience, Stewart has developed a means for you to opt out from its affiliates marketing even though such mechanism is not legally required.	Yes	Yes, send your first and last name, the email address used in your transaction, your Stewart file number and the Stewart office location that is handling your transaction by email to optout@stewart.com or fax to 1-800-335-9591.
For non-affiliates to market to you. Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.	No	We don't share

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

SHARING PRACTICES

How often do the Stewart Title Companies notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How do the Stewart Title Companies protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer, file, and building safeguards.
How do the Stewart Title Companies collect my personal information?	We collect your personal information, for example, when you ▪ request insurance-related services ▪ provide such information to us We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

Contact us: If you have any questions about this privacy notice, please contact us at: **Stewart Title Guaranty Company, 1980 Post Oak Blvd., Privacy Officer, Houston, Texas 77056**

Order No. 01180-251496

AVAILABLE DISCOUNTS DISCLOSURE STATEMENT

This is to give you notice that Stewart Title of California, Inc. ("Stewart Title") is pleased to inform you that upon proper qualification, there are premium discounts available upon the purchase of title insurance covering improved property with a one to four family residential dwelling.

Such discounts apply to and include:

Property located within an area proclaimed a state or federal disaster area;

Property purchased from a foreclosing beneficiary or successful bidder at a foreclosure sale;

Property being refinanced.

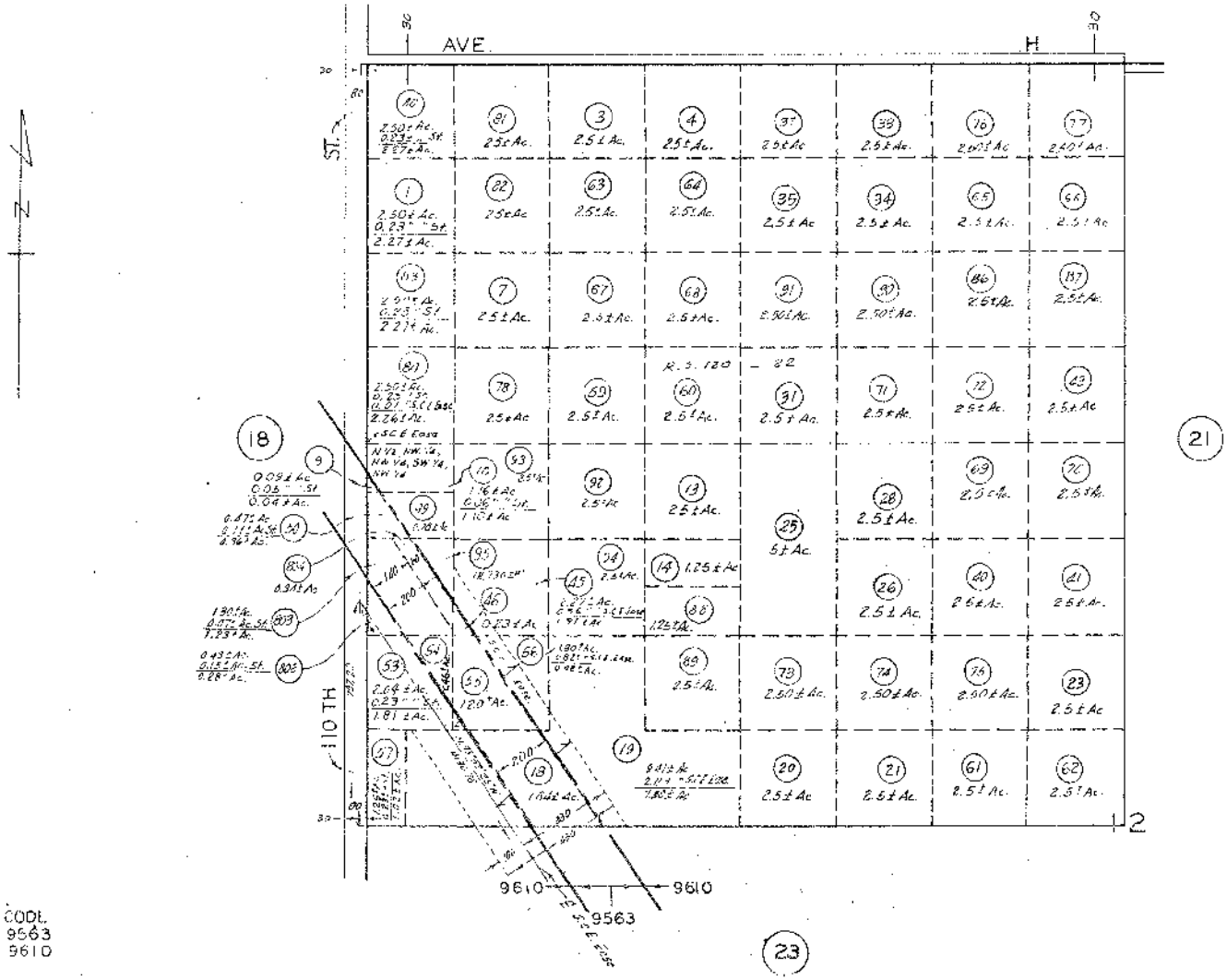
Please talk with your escrow or title officer to determine your qualification for any of these discounts.

3265 | 20

CALL 1" = 400'

1992

THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.



CODE
9563
9610

FOR PREV. ASSM'T SEE
3222 - 38

T. 7 N., R. 14 W.

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

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Kaz Bernath
Stewart Title of California, Inc.
11870 Pierce St Ste 100
Riverside, CA 92505
Phone: (951) 276-2700
Fax:
KBernath@stewart.com

PRELIMINARY REPORT

Order No.	:	01180-251495
Title Unit No.	:	7435
Your File No.	:	
Buyer/Borrower Name	:	
Seller Name	:	John Dipietro and Madelena Dipietro

Property Address: APN 3265-020-009, CA
APN 3265-020-010, CA

In response to the above referenced application for a Policy of Title Insurance, Stewart Title of California, Inc. hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Stewart Title Guaranty Company Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referenced to as an Exception on Schedule B or not excluded from coverage pursuant to the printed Schedules, Conditions, and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on covered Risks of said policy or policies are set forth in Exhibit A attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limits of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters, which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report, (and any supplements or amendments thereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance a binder or commitment should be requested.

Dated as of November 17, 2016 at 7:30 a.m.

Kaz Bernath, Title Officer

When replying, please contact: Kaz Bernath, Title Officer

PRELIMINARY REPORT

The form of Policy of Title Insurance contemplated by this report is:

☐ CLTA Standard Coverage Policy

☐ CLTA/ALTA Homeowners Policy

☐ 2006 ALTA Owner's Policy

☐ 2006 ALTA Loan Policy

☐ ALTA Short Form Residential Loan Policy

☒ Report Only

SCHEDULE A

The estate or interest in the land hereinafter described or referred to covered by this report is:

A Fee

Title to said estate or interest at the date hereof is vested in:

John Dipietro and Madelena Dipietro, husband and wife as joint tenants

LEGAL DESCRIPTION

The land referred to herein is situated in the State of California, County of Los Angeles Unincorporated and described as follows:

PARCEL 1:

The Southeast quarter of the Northeast quarter of the Southwest quarter of the Northwest quarter of Section 12, Township 7 North, Range 14 West, San Bernardino Meridian, in the County of Los Angeles, State of California, according to the Official Plat of said land.

PARCEL 2:

North half of the Northwest quarter of the Northwest quarter of the Southwest quarter of the Northwest quarter of Section 12, Township 7 North, Range 14 West, San Bernardino Meridian, according to the Official Plat of said land.

(End of Legal Description)

APN: 3265-020-009 and 3265-020-010

THE MAP CONNECTED HEREWITH IS BEING PROVIDED AS A COURTESY AND FOR INFORMATIONAL PURPOSES ONLY; THIS MAP SHOULD NOT BE RELIED UPON. FURTHERMORE, THE PARCELS SET OUT ON THIS MAP MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES. STEWART ASSUMES NO LIABILITY, RESPONSIBILITY OR INDEMNIFICATION RELATED TO THE MAPS NOR ANY MATTERS CONCERNING THE CONTENTS OF OR ACCURACY OF THE MAP.

SCHEDULE B

At the date hereof, exceptions to coverage in addition to the printed exceptions and exclusions contained in said policy or policies would be as follows:

Taxes:

A. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Chapter 3.5 (commencing with Section 75) of the revenue and taxation code of the State of California.

B. Assessments, if any, for Community Facility Districts affecting said land which may exist by virtue of assessment maps or notices filed by said districts. Said assessments are collected with the County Taxes.

Exceptions:

1. Water rights, claims or title to water in or under said land, whether or not shown by the public records.

2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

3. An easement for public street, road or highway and rights incidental thereto as set forth in a document recorded in Book 7778, Page 220, of Official Records, affects West 30 feet of Parcel 2.

4. An easement for roads and rights incidental thereto as set forth in a document recorded January 13, 1967 as Instrument No. 2567, of Official Records, affects the West 50 feet of Parcel 2.

5. The effect of an instrument entitled "Declaration and Grant of Easement"
   Executed By: Nina Roberts
   Recorded: June 9, 1969 as Instrument No. 2920, in Book D-4395, Page 658, of Official Records

   Purporting to create easements for ingress, egress and road purposes over the South 32 feet, pursuant to conditions therein contained.

6. The effect of an instrument entitled "Declaration and Grant of Easement"
   Executed By: Nina Roberts
   Recorded: June 9, 1969 as Instrument No. 2924, in Book D-4395, Page 671, of Official Records

   Purporting to create easements for ingress, egress and road purposes over the South 32 feet of Parcel 1, pursuant to conditions therein contained.

7. An easement for power line and rights incidental thereto as reserved in a document, recorded September 12, 1989 as Instrument No. 89-1464702, of Official Records.

   Said matter affects a portion of said land as more particularly described in said document.

8. The effect of a Certificate of Compliance
   Dated: August 17, 1989
   Executed By: Department of Regional Planning

Compliance No.: CC-V89-1140
Recorded: August 31, 1989 as Instrument No. 89-1402819, of Official Records

9. An Abstract of judgment recorded August 24, 2007, as Instrument No. 20071989450, of Official Records
   Court : Superior Court of California, County of Los Angeles
   Case No. : 07A1342
   Entry Date : June 15, 2007
   Debtor : John Dipietro, Jr. et al
   Creditor : Key Bank National Association
   Amount : $14,431.62 and any other amounts due thereunder.

10. A lien for unsecured property taxes filed by the tax collector of the county shown, for the amount set forth, and other amounts due thereunder, County of Los Angeles, Fiscal Year 2012-2013, Dipietro, John Taxpayer, County Number 12/47017981, in the amount of $148.24, recorded November 28, 2012, as Instrument No. 20121804621, of Official Records.

11. A lien for unsecured property taxes filed by the tax collector of the county shown, for the amount set forth, and other amounts due thereunder, County of Los Angeles, Fiscal Year 2013-2014, Dipietro, John Taxpayer, County Number 13/47016520, in the amount of $147.79, recorded November 14, 2013, as Instrument No. 20131619730, of Official Records.

12. A lien for unsecured property taxes filed by the tax collector of the county shown, for the amount set forth, and other amounts due thereunder, County of Los Angeles, Fiscal Year 2014-2015, Dipietro, john Taxpayer, County Number 14/47014618, in the amount of $137.86, recorded November 17, 2014, as Instrument No. 20141222938, of Official Records.

13. A lien for unsecured property taxes filed by the tax collector of the county shown, for the amount set forth, and other amounts due thereunder, County of Los Angeles, Fiscal Year 2015-2016, Dipietro, John Taxpayer, County Number 15/47013714, in the amount of $134.81, recorded November 20, 2015, as Instrument No. 20151458983, of Official Records.

14. A lien for unsecured property taxes filed by the tax collector of the county shown, for the amount set forth, and other amounts due thereunder, County of Los Angeles, Fiscal Year 2016-2017, Dipietro, John Taxpayer, County Number 16/47072094, in the amount of $130.42, recorded November 17, 2016, as Instrument No. 20161440468, of Official Records.

15. If the policy to be issued requires priority insurance, over mechanic's liens and work has or is to be commenced prior to recording, this company will require a sufficient and approved indemnity agreement from the owner/trustor. To help avoid delays in your transaction, we should receive all pertinent information at least 5 working days prior to the close of escrow. Should you have any questions or need any additional information, please contact your title officer.

16. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

17. Matters which may be disclosed by an inspection or by a survey of said land satisfactory to this Company or by inquiry of the parties in possession thereof.

18. Rights of tenants in possession of said land by reason of unrecorded leases. Kindly forward said lease, or a current certified tenant rent roll.

19. Please be advised that our search did not disclose any open deeds of trust of record. If you should have knowledge of any outstanding obligation, please contact your title officer immediately for further review.

    Type/Rev: PVA

(End of Exceptions)

NOTES AND REQUIREMENTS

For transactions where Stewart Title of California, Inc. is not the settlement/closing agent, a signed and dated copy of the attached "Acknowledgment of Receipt, Understanding and Approval of Affiliated Business Arrangement Disclosure Statement and STG Privacy Notice for Stewart Title Companies", will be required prior to recording.

A. Property taxes for the fiscal year 2016 - 2017 shown below are paid. For proration purposes the amounts are:

1st Installment	: $39.04
2nd Installment	: $39.04
Parcel No.	: 3265-020-010
Code Area	: 09610

B. We will require a Statement of Information from the parties named below in order to complete this report, based on the effect of documents, proceedings, liens, decrees, or other matter which do not specifically describe said land, but which, if any do exist, may affect the title or impose liens or encumbrances thereon.

   Parties: John Dipietro

   (Note: The Statement of Information is necessary to complete the search and examination of title under this order. Any title search includes matters that are indexed by name only, and having a completed Statement of Information assists the Company in the elimination of certain matters which appear to involve the parties but in fact another party with the same or similar name. Be assured that the Statement of Information is essential and will be kept strictly confidential to this file).

C. There are no conveyances affecting said land, recorded with the County Recorder within 24 months of the date of this report.

CALIFORNIA "GOOD FUNDS" LAW

California Insurance Code Section 12413.1 regulates the disbursement of escrow and sub-escrow funds by title companies. The law requires that funds be deposited in the title company escrow account and available for withdrawal prior to disbursement. Funds received by Stewart Title of California, Inc. via wire transfer may be disbursed upon receipt. Funds received via cashier's checks or teller checks drawn on a California Bank may be disbursed on the next business day after the day of deposit. If funds are received by any other means, recording and/or disbursement may be delayed, and you should contact your title or escrow officer. All escrow and sub-escrow funds received will be deposited with other escrow funds in one or more non-interest bearing escrow accounts in a financial institution selected by Stewart Title of California, Inc.. Stewart Title of California, Inc. may receive certain direct or indirect benefits from the financial institution by reason of the deposit of such funds or the maintenance of such accounts with the financial institution, and Stewart Title of California, Inc. shall have no obligation to account to the depositing party in any manner for the value of, or to pay to such party, any benefit received by Stewart Title of California, Inc.. Such benefits shall be deemed additional compensation to Stewart Title of California, Inc. for its services in connection with the escrow or sub-escrow.

If any check submitted is dishonored upon presentation for payment, you are authorized to notify all principals and/or their respective agents of such nonpayment.

EXHIBIT "A"

LEGAL DESCRIPTION

Order No.: 01180-251495
Escrow No.: 01180-251495

The land referred to herein is situated in the State of California, County of Los Angeles, Unincorporated and described as follows:

PARCEL 1:

The Southeast quarter of the Northeast quarter of the Southwest quarter of the Northwest quarter of Section 12, Township 7 North, Range 14 West, San Bernardino Meridian, in the County of Los Angeles, State of California, according to the Official Plat of said land.

PARCEL 2:

North half of the Northwest quarter of the Northwest quarter of the Southwest quarter of the Northwest quarter of Section 12, Township 7 North, Range 14 West, San Bernardino Meridian, according to the Official Plat of said land.

APN: 3265-020-009 and 3265-020-010

(End of Legal Description)

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

Date: December 08, 2016

Escrow No.: 01180-251495

Property: APN 3265-020-009, CA
APN 3265-020-010, CA

From:

This is to give you notice that ("Stewart Title") has a business relationship with Stewart Solutions, LLC, DBA – Stewart Specialty Insurance Services, LLC ("Stewart Insurance"). Stewart Information Services Corporation owns 100% of Stewart Insurance and Stewart Title of California. Because of this relationship, this referral may provide Stewart Title a financial or other benefit.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are NOT required to use the listed provider(s) as a condition for purchase, sale, or refinance of the subject Property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

Stewart Insurance Settlement Service	***Charge or range of charges***
Hazard Insurance	$400.00 to $6,500.00
Home Warranty	$255.00 to $ 780.00
Natural Hazard Disclosure Report	$ 42.50 to $ 149.50

FOR TRANSACTIONS WHERE STEWART TITLE OF CALIFORNIA IS NOT CLOSING ESCROW

STCA Order Number: 01180-251495
Subject Property Address: APN 3265-020-009, CA APN 3265-020-010, CA
Subject Property APN: 3265-020-009 and 3265-020-010

ACKNOWLEDGMENT OF RECEIPT, UNDERSTANDING AND APPROVAL OF "AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT" AND "STG PRIVACY NOTICE FOR STEWART TITLE COMPANIES"

The undersigned hereby acknowledge that I/we have received, read, understand and approve 's "Affiliated Business Arrangement Disclosure Statement" and "STG Privacy Notice for Stewart Title Companies", provided to me/us in connection with the above captioned matter.

Read and signed on the 6th day of January, 2017

_____
John Dipietro

_____
Madelena Dipietro

Exhibit A (Revised 06-03-11)

CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY – 1990 EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.

2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.

3. Defects, liens, encumbrances, adverse claims or other matters:
   (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
   (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
   (c) resulting in no loss or damage to the insured claimant;
   (d) attaching or created subsequent to Date of Policy; or
   (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.

4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.

5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.

6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
   Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.

3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.

4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

6. Any lien or right to a lien for services, labor or material not shown by the public records.

CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (02-03-10)
ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE
EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:

   a. building;
   b. zoning;
   c. land use;
   d. improvements on the Land;
   e. land division;
   f. environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.

2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.

3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.

4. Risks:
   a. that are created, allowed, or agreed to by You, whether or not they appear in the Public Records;
   b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
   c. that result in no loss to You; or
   d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.

5. Failure to pay value for Your Title.

6. Lack of a right:
   a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
   b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.

7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:
* For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.
The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1% of Policy Amount or $2,500.00 (whichever is less)	$10,000.00
Covered Risk 18:	1% of Policy Amount or $5,000.00 (whichever is less)	$25,000.00
Covered Risk 19:	1% of Policy Amount or $5,000.00 (whichever is less)	$25,000.00
Covered Risk 21:	1% of Policy Amount or $2,500.00 (whichever is less)	$5,000.00

2006 ALTA LOAN POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.

3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.

4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.

5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.

6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.

7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

2006 ALTA OWNER'S POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.

3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.

4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.

5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.

3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.

5. (a) unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

6. Any lien or right to a lien for services, labor or material not shown by the public records.

STG Privacy Notice
Stewart Title Companies

WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company and its title affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as the Stewart Title Companies, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information.	Do we share	Can you limit this sharing?
For our everyday business purposes— to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes— to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes— information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies. *Our affiliates may include companies with a Stewart name; financial companies, such as Stewart Title Company*	Yes	No
For our affiliates' everyday business purposes— information about your creditworthiness.	No	We don't share
For our affiliates to market to you — For your convenience, Stewart has developed a means for you to opt out from its affiliates marketing even though such mechanism is not legally required.	Yes	Yes, send your first and last name, the email address used in your transaction, your Stewart file number and the Stewart office location that is handling your transaction by email to optout@stewart.com or fax to 1-800-335-9591.
For non-affiliates to market to you. Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.	No	We don't share

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

SHARING PRACTICES

How often do the Stewart Title Companies notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How do the Stewart Title Companies protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer, file, and building safeguards.
How do the Stewart Title Companies collect my personal information?	We collect your personal information, for example, when you ▪ request insurance-related services ▪ provide such information to us We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

Contact us: If you have any questions about this privacy notice, please contact us at: **Stewart Title Guaranty Company, 1980 Post Oak Blvd., Privacy Officer, Houston, Texas 77056**

Order No. 01180-251495

AVAILABLE DISCOUNTS DISCLOSURE STATEMENT

This is to give you notice that Stewart Title of California, Inc. (“Stewart Title”) is pleased to inform you that upon proper qualification, there are premium discounts available upon the purchase of title insurance covering improved property with a one to four family residential dwelling.

Such discounts apply to and include:

Property located within an area proclaimed a state or federal disaster area;

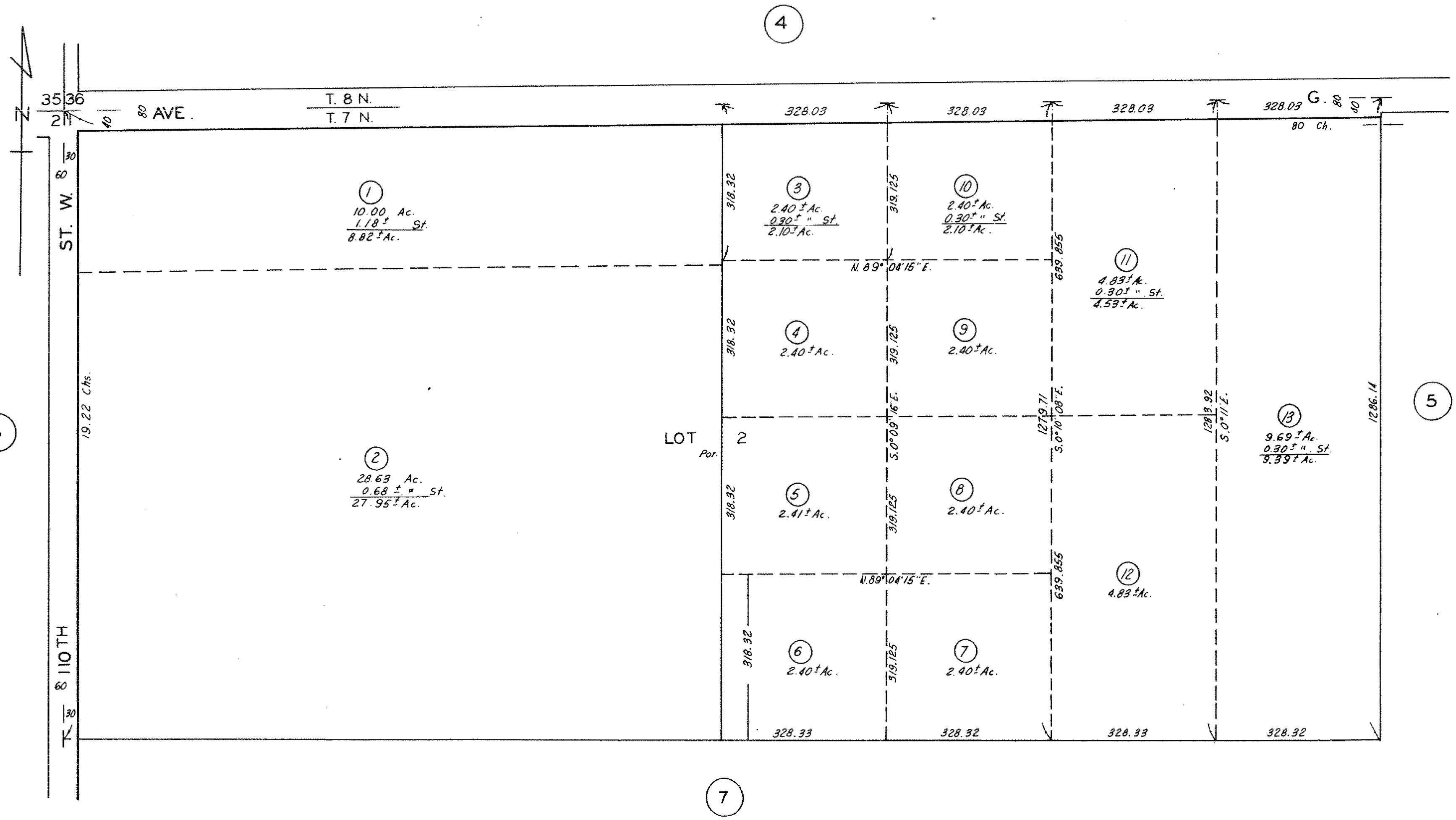
Property purchased from a foreclosing beneficiary or successful bidder at a foreclosure sale;

Property being refinanced.

Please talk with your escrow or title officer to determine your qualification for any of these discounts.

3265 | 6

SCALE 1" = 200'



CODE
9610

T. 7N., R. 14 W.

FOR PREV. ASSM'T SEE:
3222 - 4

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

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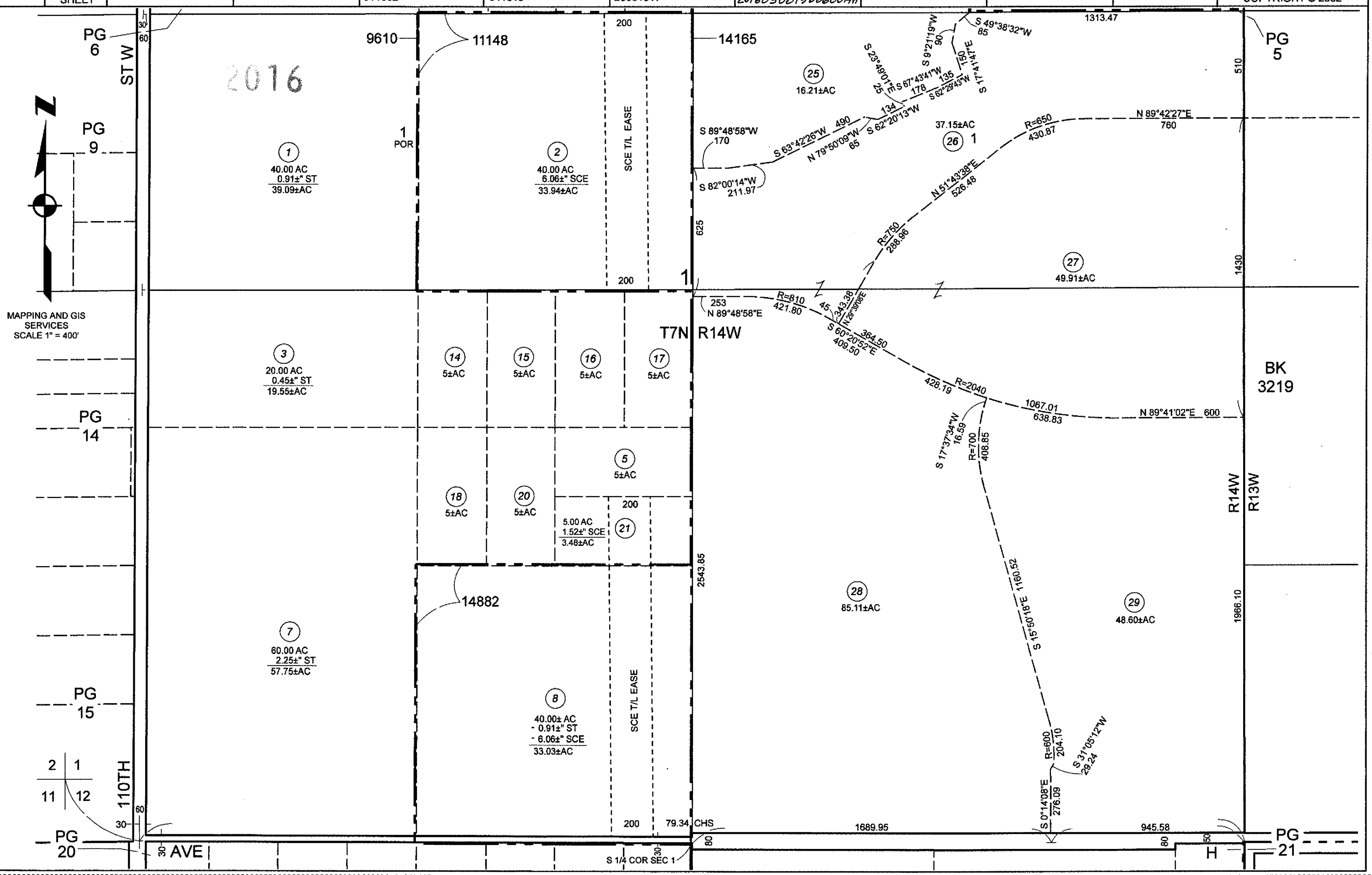
3265	7 SHEET	P. A. 3222-4	TRA 14165 9610 14882 11148	REVISED: 900821 911002	92072203009001-A1 92072203009002-A1 941013	20010927 20030324 20061017	20091001 2012081602-A1 20160308190060041		SEARCH NO		OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002



MAPPING AND GIS SERVICES
SCALE 1" = 400'

DATE PRINTED: 3/3/2016 8:33:02 AM
DATE SAVED: 3/3/2016 7:32:52 AM

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Kaz Bernath
Title Officer

Stewart Title of California, Inc.
11870 Pierce St Ste 100
Riverside, CA 92505
Phone (951) 276-2700
Fax (760) 259-2044
KBernath@stewart.com

PRELIMINARY REPORT

Order No. : 01180-250323
Title Unit No. : 7435
Your File No. :
Buyer/Borrower Name :
Seller Name : Sapar Family LLC, Hypericum Interests LLC, and Rosamond Associates, LLC

Property Address: APN: 3265-006-001, CA
APN: 3265-006-002, CA
APN: 3265-007-001, CA
APN: 3265-007-007, CA
APN: 3265-007-003, CA

In response to the above referenced application for a Policy of Title Insurance, Stewart Title of California, Inc. hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Stewart Title Guaranty Company Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referenced to as an Exception on Schedule B or not excluded from coverage pursuant to the printed Schedules, Conditions, and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on covered Risks of said policy or policies are set forth in Exhibit A attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limits of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters, which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report, (and any supplements or amendments thereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance a binder or commitment should be requested.

Dated as of November 08, 2016 at 7:30 a.m.

Kaz Bernath, Title Officer

When replying, please contact: Kaz Bernath, Title Officer

PRELIMINARY REPORT

The form of Policy of Title Insurance contemplated by this report is:

☐ CLTA Standard Coverage Policy

☐ CLTA/ALTA Homeowners Policy

☐ 2006 ALTA Owner's Policy

☐ 2006 ALTA Loan Policy

☐ ALTA Short Form Residential Loan Policy

☒ Preliminary Search

SCHEDULE A

The estate or interest in the land hereinafter described or referred to covered by this report is:

Fee

Title to said estate or interest at the date hereof is vested in:

Sapar Family LLC, a California limited liability company; Hypericum Interests, LLC, a Texas limited liability company and Rosamond Associates, LLC, a California limited liability company, all as tenants in common, as their interests appear of record; subject to Item No. 12, of Schedule B.

LEGAL DESCRIPTION

The land referred to herein is situated in the State of California, County of Los Angeles Unincorporated and described as follows:

PARCEL 1: (APN'S: 3265-006-001; 3265-006-002; 3265-007-001 AND 3265-007-007)

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THE SOUTH ONE-HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 1, TOWNSHIP 7 NORTH, RANGE 14 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT.

PARCEL 2: (APN: 3265-007-003)

THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL ON FEBRUARY 19, 1956.

EXCEPT ONE-HALF OF ALL CRUDE OIL, PETROLEUM, GAS, BREA, ASPHALTUM, AND ALL KINDRED SUBSTANCES, AND OTHER MINERALS UNDER AND IN SAID LAND, AS RESERVED IN THE DEED RECORDED JANUARY 28, 1957 AS INSTRUMENT NO. 3263, OFFICIAL RECORDS.

(End of Legal Description)

APN'S: 3265-006-001; 3265-006-002; 3265-007-001; 3265-007-007 AND 3265-007-003

THE MAP CONNECTED HEREWITH IS BEING PROVIDED AS A COURTESY AND FOR INFORMATIONAL PURPOSES ONLY; THIS MAP SHOULD NOT BE RELIED UPON. FURTHERMORE, THE PARCELS SET OUT ON THIS MAP MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES. STEWART ASSUMES NO LIABILITY, RESPONSIBILITY OR INDEMNIFICATION RELATED TO THE MAPS NOR ANY MATTERS CONCERNING THE CONTENTS OF OR ACCURACY OF THE MAP.

SCHEDULE B

At the date hereof, exceptions to coverage in addition to the printed exceptions and exclusions contained in said policy or policies would be as follows:

Taxes:

A. General and Special City and/or County taxes, including any personal property taxes and any assessments collected with taxes, for the fiscal year 2016 - 2017:
   1st Installment : $320.75 Open
   2nd Installment : $320.73 Open
   Parcel No. : 3265-006-001
   Code Area : 09610

B. General and Special City and/or County taxes, including any personal property taxes and any assessments collected with taxes, for the fiscal year 2016 - 2017:
   1st Installment : $920.30 Open
   2nd Installment : $920.29 Open
   Parcel No. : 3265-006-002
   Code Area : 09610

C. General and Special City and/or County taxes, including any personal property taxes and any assessments collected with taxes, for the fiscal year 2016 - 2017:
   1st Installment : $1,259.73 Open
   2nd Installment : $1,259.72 Open
   Parcel No. : 3265-007-001
   Code Area : 09610

D. General and Special City and/or County taxes, including any personal property taxes and any assessments collected with taxes, for the fiscal year 2016 - 2017:
   1st Installment : $1,859.59 Open
   2nd Installment : $1,859.57 Open
   Parcel No. : 3265-007-007
   Code Area : 09610

E. General and Special City and/or County taxes, including any personal property taxes and any assessments collected with taxes, for the fiscal year 2016 - 2017:
   1st Installment : $657.06 Open
   2nd Installment : $657.06 Open
   Parcel No. : 3265-007-003
   Code Area : 09610

F. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Chapter 3.5 (commencing with Section 75) of the revenue and taxation code of the State of California.

G. Assessments, if any, for Community Facility Districts affecting said land which may exist by virtue of assessment maps or notices filed by said districts. Said assessments are collected with the County Taxes.

Exceptions:

1. Water rights, claims or title to water in or under said land, whether or not shown by the public records.

2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

3. Rights of the public in and to that portion of the land lying within Avenue G, Avenue H and 110th Street West.

4. A reservation of 30 feet off the West portion of said property for road purposes, as reserved in the Deed from Lester M. White and wife, filed for record September 22, 1925, in Book 4976 Page 320, Official Records.

   Affects: Parcel 2

5. An easement for public road and highway and rights incidental thereto in favor of the County of Los Angeles as set forth in a document recorded April 12, 1927 in Book 4787, Page 211 of Official Records, affects said land.

   The exact location of the easement is not disclosed by the instrument.

   Said Matter Affects: Parcel 2

6. An easement for public road and highway and rights incidental thereto in favor of the County of Los Angeles as set forth in a document recorded in Book 6177, Page 139 and Book 6193, Page 49 both of Official Records, affects said land.

   Said Matter Affects: Parcel 1

7. An easement for public road and highway and rights incidental thereto in favor of the County of Los Angeles as set forth in a document recorded in Book 15872, Page 90 of Official Records, affects said land.

   Said Matter Affects: Parcel 1

8. An easement for public road and highway and rights incidental thereto in favor of the County of Los Angeles as set forth in a document recorded in Book 19493, Page 198 of Official Records, affects said land.

9. An easement for public road and highway and rights incidental thereto in favor of the County of Los Angeles as set forth in a document recorded September 23, 1955 as Instrument No. 4172 of Official Records, affects said land.

   Said Matter Affects: Parcel 1

10. An option in favor of Solar Land Holdings LLC, a Delaware Limited Liability Company as contained in or disclosed by a document recorded October 6, 2009 as Instrument No. 20091516337 of Official Records.

11. Deed of Trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby:

Amount	:	$101,000.00
Dated	:	September 7, 2010
Trustor	:	Rosamond Associates, LLC, a California
	:	limited liability company
Trustee	:	North American Title Company
Beneficiary	:	SR Capital, Inc., A California Corporation
Recorded	:	September 15, 2010 as Instrument No. 20101302742

: of Official Records

Affects: Trustee's interest only

12. The effect of the interest of Yetta Serber and Max Seiff, as Co-Trustees under the Will of Sam Serber, deceased, as disclosed under Superior Court Case No. P 517,410 by document recorded January 26, 1972 as Instrument No. 60 of Official Records.

13. This Company will require the following documents in order to insure a conveyance or encumbrance by the limited liability company named below:

    Limited liability company: Sapar Family LLC, a California limited liability company
    Hypericum Interests, LLC, a Texas limited liability company
    Rosamond Associates, LLC, a California limited liability company

    a. A certified copy of the articles of organization (LLC-1), and any amendment (LLC-2) or restatement (LLC-10) to be recorded in the appropriate county.

    b. A copy of the operating agreement and any amendment.

    c. Evidence that the limited liability company remains in good standing with active status.

    d. Other requirements that the Company may set forth following its review of said documents.

(End of Exceptions)

NOTES AND REQUIREMENTS

For transactions where Stewart Title of California, Inc. is not the settlement/closing agent, a signed and dated copy of the attached "Acknowledgment of Receipt, Understanding and Approval of Affiliated Business Arrangement Disclosure Statement and STG Privacy Notice for Stewart Title Companies", will be required prior to recording.

A. None

CALIFORNIA "GOOD FUNDS" LAW

California Insurance Code Section 12413.1 regulates the disbursement of escrow and sub-escrow funds by title companies. The law requires that funds be deposited in the title company escrow account and available for withdrawal prior to disbursement. Funds received by Stewart Title of California, Inc. via wire transfer may be disbursed upon receipt. Funds received via cashier's checks or teller checks drawn on a California Bank may be disbursed on the next business day after the day of deposit. If funds are received by any other means, recording and/or disbursement may be delayed, and you should contact your title or escrow officer. All escrow and sub-escrow funds received will be deposited with other escrow funds in one or more non-interest bearing escrow accounts in a financial institution selected by Stewart Title of California, Inc.. Stewart Title of California, Inc. may receive certain direct or indirect benefits from the financial institution by reason of the deposit of such funds or the maintenance of such accounts with the financial institution, and Stewart Title of California, Inc. shall have no obligation to account to the depositing party in any manner for the value of, or to pay to such party, any benefit received by Stewart Title of California, Inc.. Such benefits shall be deemed additional compensation to Stewart Title of California, Inc. for its services in connection with the escrow or sub-escrow.

If any check submitted is dishonored upon presentation for payment, you are authorized to notify all principals and/or their respective agents of such nonpayment.

EXHIBIT "A"

LEGAL DESCRIPTION

Order No.: 01180-250323
Escrow No.: 01180-250323

The land referred to herein is situated in the State of California, County of Los Angeles, Unincorporated and described as follows:

PARCEL 1: (APN'S: 3265-006-001; 3265-006-002; 3265-007-001 AND 3265-007-007)

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THE SOUTH ONE-HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 1, TOWNSHIP 7 NORTH, RANGE 14 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT.

PARCEL 2: (APN: 3265-007-003)

THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL ON FEBRUARY 19, 1956.

EXCEPT ONE-HALF OF ALL CRUDE OIL, PETROLEUM, GAS, BREA, ASPHALTUM, AND ALL KINDRED SUBSTANCES, AND OTHER MINERALS UNDER AND IN SAID LAND, AS RESERVED IN THE DEED RECORDED JANUARY 28, 1957 AS INSTRUMENT NO. 3263, OFFICIAL RECORDS.

APN: 3265-006-001, 3265-006-002, 3265-007-001, 3265-007-007, and 3265-007-003

(End of Legal Description)

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

Date: December 08, 2016

Escrow No.: 01180-250323

Property: APN: 3265-006-001, CA
APN: 3265-006-002, CA
APN: 3265-007-001, CA
APN: 3265-007-007, CA
APN: 3265-007-003, CA

From:

This is to give you notice that ("Stewart Title") has a business relationship with Stewart Solutions, LLC, DBA – Stewart Specialty Insurance Services, LLC ("Stewart Insurance"). Stewart Information Services Corporation owns 100% of Stewart Insurance and Stewart Title of California. Because of this relationship, this referral may provide Stewart Title a financial or other benefit.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are NOT required to use the listed provider(s) as a condition for purchase, sale, or refinance of the subject Property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

Stewart Insurance Settlement Service	***Charge or range of charges***
Hazard Insurance	$400.00 to $6,500.00
Home Warranty	$255.00 to $ 780.00
Natural Hazard Disclosure Report	$ 42.50 to $ 149.50

FOR TRANSACTIONS WHERE STEWART TITLE OF CALIFORNIA IS NOT CLOSING ESCROW

STCA Order Number:	01180-250323
Subject Property Address:	APN: 3265-006-001, CA APN: 3265-006-002, CA APN: 3265-007-001, CA APN: 3265-007-007, CA APN: 3265-007-003, CA
Subject Property APN:	3265-006-001, 3265-006-002, 3265-007-001, 3265-007-007, and 3265-007-003

ACKNOWLEDGMENT OF RECEIPT, UNDERSTANDING AND APPROVAL OF "AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT" AND "STG PRIVACY NOTICE FOR STEWART TITLE COMPANIES"

The undersigned hereby acknowledge that I/we have received, read, understand and approve 's "Affiliated Business Arrangement Disclosure Statement" and "STG Privacy Notice for Stewart Title Companies", provided to me/us in connection with the above captioned matter.

Read and signed on the 23rd day of December, 2016

_____
Sapar Family LLC

_____
Hypericum Interests LLC

_____
Rosamond Associates, LLC

Exhibit A (Revised 06-03-11)

CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY – 1990 EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.

2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.

3. Defects, liens, encumbrances, adverse claims or other matters:
   (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
   (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
   (c) resulting in no loss or damage to the insured claimant;
   (d) attaching or created subsequent to Date of Policy; or
   (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.

4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.

5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.

6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
   Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.

3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.

4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

6. Any lien or right to a lien for services, labor or material not shown by the public records.

CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (02-03-10)
ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE
EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:

   a. building;
   b. zoning;
   c. land use;
   d. improvements on the Land;
   e. land division;
   f. environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.

2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.

3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.

4. Risks:
   a. that are created, allowed, or agreed to by You, whether or not they appear in the Public Records;
   b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
   c. that result in no loss to You; or
   d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.

5. Failure to pay value for Your Title.

6. Lack of a right:
   a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
   b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.

7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:
* For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.
The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1% of Policy Amount or $2,500.00 (whichever is less)	$10,000.00
Covered Risk 18:	1% of Policy Amount or $5,000.00 (whichever is less)	$25,000.00
Covered Risk 19:	1% of Policy Amount or $5,000.00 (whichever is less)	$25,000.00
Covered Risk 21:	1% of Policy Amount or $2,500.00 (whichever is less)	$5,000.00

2006 ALTA LOAN POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.

3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.

4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.

5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.

6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.

7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

2006 ALTA OWNER'S POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.

3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.

4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.

5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.

3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.

5. (a) unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

6. Any lien or right to a lien for services, labor or material not shown by the public records.

STG Privacy Notice
Stewart Title Companies

WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company and its title affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as the Stewart Title Companies, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information.	Do we share	Can you limit this sharing?
For our everyday business purposes— to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes— to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes— information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies. *Our affiliates may include companies with a Stewart name; financial companies, such as Stewart Title Company*	Yes	No
For our affiliates' everyday business purposes— information about your creditworthiness.	No	We don't share
For our affiliates to market to you — For your convenience, Stewart has developed a means for you to opt out from its affiliates marketing even though such mechanism is not legally required.	Yes	Yes, send your first and last name, the email address used in your transaction, your Stewart file number and the Stewart office location that is handling your transaction by email to optout@stewart.com or fax to 1-800-335-9591.
For non-affiliates to market to you. Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.	No	We don't share

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

SHARING PRACTICES

How often do the Stewart Title Companies notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How do the Stewart Title Companies protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer, file, and building safeguards.
How do the Stewart Title Companies collect my personal information?	We collect your personal information, for example, when you ▪ request insurance-related services ▪ provide such information to us We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

Contact us: If you have any questions about this privacy notice, please contact us at: **Stewart Title Guaranty Company, 1980 Post Oak Blvd., Privacy Officer, Houston, Texas 77056**

Order No. 01180-250323

AVAILABLE DISCOUNTS DISCLOSURE STATEMENT

This is to give you notice that Stewart Title of California, Inc. (“Stewart Title”) is pleased to inform you that upon proper qualification, there are premium discounts available upon the purchase of title insurance covering improved property with a one to four family residential dwelling.

Such discounts apply to and include:

Property located within an area proclaimed a state or federal disaster area;

Property purchased from a foreclosing beneficiary or successful bidder at a foreclosure sale;

Property being refinanced.

Please talk with your escrow or title officer to determine your qualification for any of these discounts.

stewart title

Kaz Bernath
Stewart Title of California, Inc.
11870 Pierce St Ste 100
Riverside, CA 92505
Phone: (951) 276-2700
Fax:
KBernath@stewart.com

PRELIMINARY REPORT

Order No.	:	01180-251499
Title Unit No.	:	7435
Your File No.	:	
Buyer/Borrower Name	:	
Seller Name	:	Shueh Chiao L. Hsiao

Property Address: APN 3267-006-003, CA
APN 3267-006-004, CA

In response to the above referenced application for a Policy of Title Insurance, Stewart Title of California, Inc. hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Stewart Title Guaranty Company Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referenced to as an Exception on Schedule B or not excluded from coverage pursuant to the printed Schedules, Conditions, and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on covered Risks of said policy or policies are set forth in Exhibit A attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limits of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters, which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report, (and any supplements or amendments thereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance a binder or commitment should be requested.

Dated as of December 02, 2016 at 7:30 a.m.

Kaz Bernath, Title Officer

When replying, please contact: Kaz Bernath, Title Officer

PRELIMINARY REPORT

The form of Policy of Title Insurance contemplated by this report is:

☐ CLTA Standard Coverage Policy

☐ CLTA/ALTA Homeowners Policy

☐ 2006 ALTA Owner's Policy

☐ 2006 ALTA Loan Policy

☐ ALTA Short Form Residential Loan Policy

☒ Preliminary Search

SCHEDULE A

The estate or interest in the land hereinafter described or referred to covered by this report is:

Fee

Title to said estate or interest at the date hereof is vested in:

Shueh-Chiao L. Hsiao, a widow

LEGAL DESCRIPTION

The land referred to herein is situated in the State of California, County of Los Angeles and described as follows:

Lots 3 and 4 of the Aqueduct Tract, as per map recorded in Book 13 and Page 60 of Maps, in the office of the County Recorder of said County.

(End of Legal Description)

APN: 3267-006-003

THE MAP CONNECTED HEREWITH IS BEING PROVIDED AS A COURTESY AND FOR INFORMATIONAL PURPOSES ONLY; THIS MAP SHOULD NOT BE RELIED UPON. FURTHERMORE, THE PARCELS SET OUT ON THIS MAP MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES. STEWART ASSUMES NO LIABILITY, RESPONSIBILITY OR INDEMNIFICATION RELATED TO THE MAPS NOR ANY MATTERS CONCERNING THE CONTENTS OF OR ACCURACY OF THE MAP.

SCHEDULE B

At the date hereof, exceptions to coverage in addition to the printed exceptions and exclusions contained in said policy or policies would be as follows:

Taxes:

A. General and Special City and/or County taxes, including any personal property taxes and any assessments collected with taxes, for the fiscal year 2016 - 2017:

1st Installment	: $122.56 Paid
2nd Installment	: $122.54 Open
Parcel No.	: 3267-006-003
Code Area	: 09561

Said Matter Affects: Lot 3

B. General and Special City and/or County taxes, including any personal property taxes and any assessments collected with taxes, for the fiscal year 2016 - 2017:

1st Installment	: $122.56 Delinquent
Penalty	: $12.25
2nd Installment	: $122.54 Open
Parcel No.	: 3267-006-004
Code Area	: 09561

Said Matter Affects: Lot 4

C. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Chapter 3.5 (commencing with Section 75) of the revenue and taxation code of the State of California.

D. Assessments, if any, for Community Facility Districts affecting said land which may exist by virtue of assessment maps or notices filed by said districts. Said assessments are collected with the County Taxes.

Exceptions:

1. Water rights, claims or title to water in or under said land, whether or not shown by the public records.

2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

3. An easement for public road and highway and rights incidental thereto as set forth in a document recorded June 19, 1968 as Instr. # 2836 of Official Records , affects the Westerly 20 feet of Lots 3 and 4.

4. Please be advised that our search did not disclose any open deeds of trust of record. If you should have knowledge of any outstanding obligation, please contact your title officer immediately for further review.

5. Rights of tenants in possession.

(End of Exceptions)

NOTES AND REQUIREMENTS

For transactions where Stewart Title of California, Inc. is not the settlement/closing agent, a signed and dated copy of the attached "Acknowledgment of Receipt, Understanding and Approval of Affiliated Business Arrangement Disclosure Statement and STG Privacy Notice for Stewart Title Companies", will be required prior to recording.

A. None

CALIFORNIA "GOOD FUNDS" LAW

California Insurance Code Section 12413.1 regulates the disbursement of escrow and sub-escrow funds by title companies. The law requires that funds be deposited in the title company escrow account and available for withdrawal prior to disbursement. Funds received by Stewart Title of California, Inc. via wire transfer may be disbursed upon receipt. Funds received via cashier's checks or teller checks drawn on a California Bank may be disbursed on the next business day after the day of deposit. If funds are received by any other means, recording and/or disbursement may be delayed, and you should contact your title or escrow officer. All escrow and sub-escrow funds received will be deposited with other escrow funds in one or more non-interest bearing escrow accounts in a financial institution selected by Stewart Title of California, Inc.. Stewart Title of California, Inc. may receive certain direct or indirect benefits from the financial institution by reason of the deposit of such funds or the maintenance of such accounts with the financial institution, and Stewart Title of California, Inc. shall have no obligation to account to the depositing party in any manner for the value of, or to pay to such party, any benefit received by Stewart Title of California, Inc.. Such benefits shall be deemed additional compensation to Stewart Title of California, Inc. for its services in connection with the escrow or sub-escrow.

If any check submitted is dishonored upon presentation for payment, you are authorized to notify all principals and/or their respective agents of such nonpayment.

EXHIBIT "A"

LEGAL DESCRIPTION

Order No.: 01180-251499
Escrow No.: 01180-251499

The land referred to herein is situated in the State of California, County of Los Angeles, and described as follows:

Lots 3 and 4 of the Aqueduct Tract, as per map recorded in Book 13 and Page 60 of Maps, in the office of the County Recorder of said County.

APN: 3267-006-003 and 3267-006-004

(End of Legal Description)

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

Date: December 23, 2016

Escrow No.: 01180-251499

Property: APN 3267-006-003, CA
APN 3267-006-004, CA

From:

This is to give you notice that ("Stewart Title") has a business relationship with Stewart Solutions, LLC, DBA – Stewart Specialty Insurance Services, LLC ("Stewart Insurance"). Stewart Information Services Corporation owns 100% of Stewart Insurance and Stewart Title of California. Because of this relationship, this referral may provide Stewart Title a financial or other benefit.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are NOT required to use the listed provider(s) as a condition for purchase, sale, or refinance of the subject Property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

Stewart Insurance Settlement Service	***Charge or range of charges***
Hazard Insurance	$400.00 to $6,500.00
Home Warranty	$255.00 to $ 780.00
Natural Hazard Disclosure Report	$ 42.50 to $ 149.50

FOR TRANSACTIONS WHERE STEWART TITLE OF CALIFORNIA IS NOT CLOSING ESCROW

STCA Order Number: 01180-251499
Subject Property Address: APN 3267-006-003, CA APN 3267-006-004, CA
Subject Property APN: 3267-006-003 and 3267-006-004

ACKNOWLEDGMENT OF RECEIPT, UNDERSTANDING AND APPROVAL OF "AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT" AND "STG PRIVACY NOTICE FOR STEWART TITLE COMPANIES"

The undersigned hereby acknowledge that I/we have received, read, understand and approve 's "Affiliated Business Arrangement Disclosure Statement" and "STG Privacy Notice for Stewart Title Companies", provided to me/us in connection with the above captioned matter.

Read and signed on the 6th day of January, 2017

_____
Shueh Chiao L. Hsiao

Exhibit A (Revised 06-03-11)

CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY – 1990 EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.

2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.

3. Defects, liens, encumbrances, adverse claims or other matters:
   (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
   (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
   (c) resulting in no loss or damage to the insured claimant;
   (d) attaching or created subsequent to Date of Policy; or
   (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.

4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.

5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.

6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
   Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.

3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.

4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

6. Any lien or right to a lien for services, labor or material not shown by the public records.

CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (02-03-10)
ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE
EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:

   a. building;
   b. zoning;
   c. land use;
   d. improvements on the Land;
   e. land division;
   f. environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.

2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.

3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.

4. Risks:
   a. that are created, allowed, or agreed to by You, whether or not they appear in the Public Records;
   b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
   c. that result in no loss to You; or
   d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.

5. Failure to pay value for Your Title.

6. Lack of a right:
   a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
   b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.

7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:
* For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.
The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1% of Policy Amount or $2,500.00 (whichever is less)	$10,000.00
Covered Risk 18:	1% of Policy Amount or $5,000.00 (whichever is less)	$25,000.00
Covered Risk 19:	1% of Policy Amount or $5,000.00 (whichever is less)	$25,000.00
Covered Risk 21:	1% of Policy Amount or $2,500.00 (whichever is less)	$5,000.00

2006 ALTA LOAN POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.

3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.

4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.

5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.

6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.

7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

2006 ALTA OWNER'S POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.

3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.

4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.

5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.

3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.

5. (a) unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

6. Any lien or right to a lien for services, labor or material not shown by the public records.

STG Privacy Notice
Stewart Title Companies

WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company and its title affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as the Stewart Title Companies, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information.	Do we share	Can you limit this sharing?
For our everyday business purposes— to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes— to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes— information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies. *Our affiliates may include companies with a Stewart name; financial companies, such as Stewart Title Company*	Yes	No
For our affiliates' everyday business purposes— information about your creditworthiness.	No	We don't share
For our affiliates to market to you — For your convenience, Stewart has developed a means for you to opt out from its affiliates marketing even though such mechanism is not legally required.	Yes	Yes, send your first and last name, the email address used in your transaction, your Stewart file number and the Stewart office location that is handling your transaction by email to optout@stewart.com or fax to 1-800-335-9591.
For non-affiliates to market to you. Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.	No	We don't share

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

SHARING PRACTICES

How often do the Stewart Title Companies notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How do the Stewart Title Companies protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer, file, and building safeguards.
How do the Stewart Title Companies collect my personal information?	We collect your personal information, for example, when you ▪ request insurance-related services ▪ provide such information to us We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

Contact us: If you have any questions about this privacy notice, please contact us at: **Stewart Title Guaranty Company, 1980 Post Oak Blvd., Privacy Officer, Houston, Texas 77056**

Order No. 01180-251499

AVAILABLE DISCOUNTS DISCLOSURE STATEMENT

This is to give you notice that Stewart Title of California, Inc. (“Stewart Title”) is pleased to inform you that upon proper qualification, there are premium discounts available upon the purchase of title insurance covering improved property with a one to four family residential dwelling.

Such discounts apply to and include:

Property located within an area proclaimed a state or federal disaster area;

Property purchased from a foreclosing beneficiary or successful bidder at a foreclosure sale;

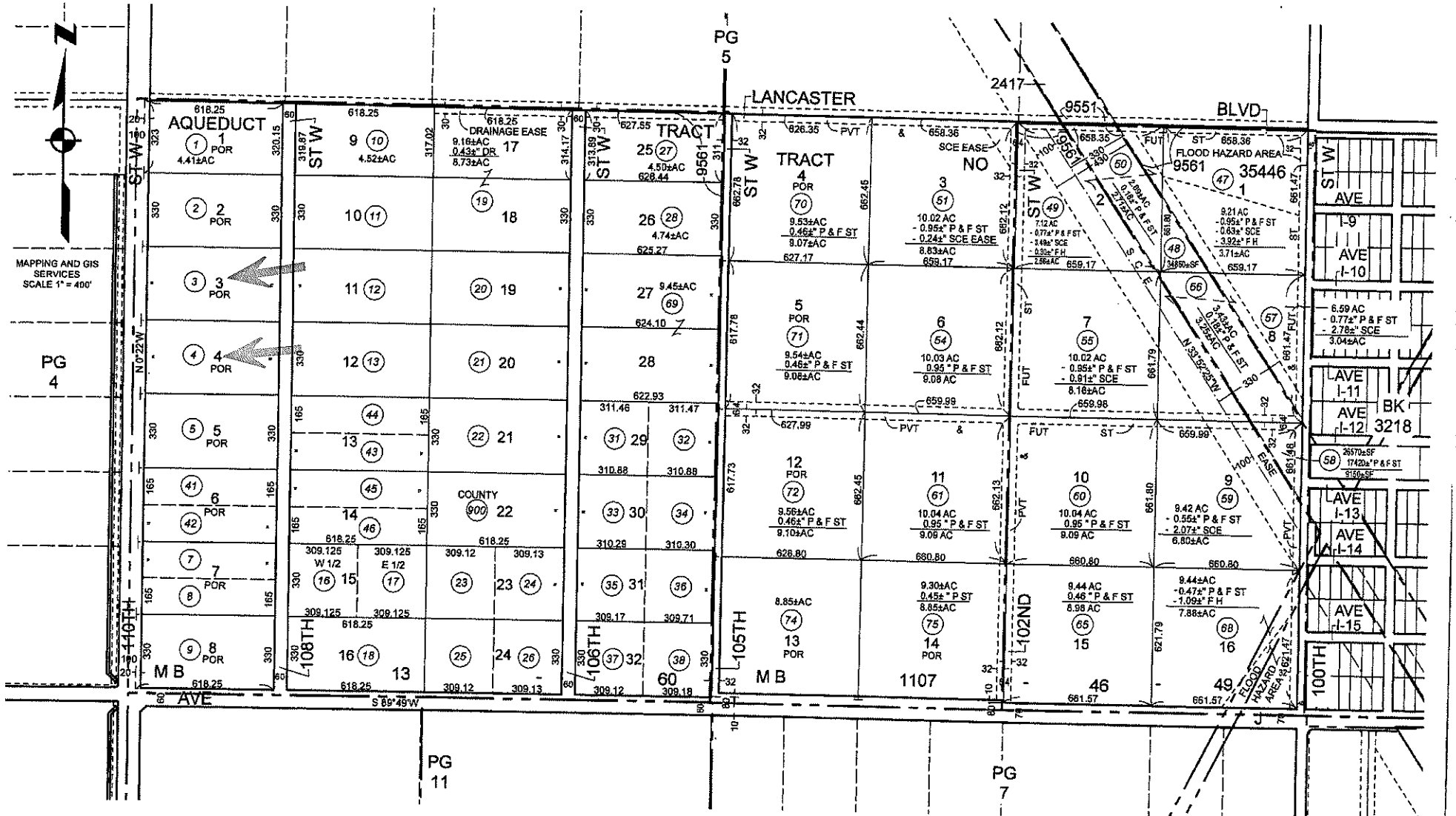
Property being refinanced.

Please talk with your escrow or title officer to determine your qualification for any of these discounts.

Description: Los Angeles,CA Assessor Map - Book.Page 3267.6 Page: 1 of 1
Order: 251499 Comment:

3267	6 SHEET	F.D. 3222-10 & 11	IKA 2417 9551 9561	REVISED: 720127102 740808803	761103613 780314 88070503001002	900130 920909 93030910003001-A1	20010927 20090706050007001-A1 2011071204-A1	20160302122022001-A1 20161109020002001-A1	SEARCH NO		OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002

2017



DATE PRINTED: 11/3/2016 4:26:24 PM
DATE SAVED: 11/3/2016 4:26:02 PM

Important: This plat is not a survey. It is merely furnished as a convenience to locate the land in relation to adjointing streets and other lands and not to guarantee any dimension. distances bearing or acreage

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3265 | 20

CALE 1" = 400'

1992

7

AVE. H

30 — 30 — 60 — ST.

80 2.50± Ac. 0.23± " St. 2.27± Ac.
81 2.5± Ac.
3 2.5± Ac.
4 2.5± Ac.
37 2.5± Ac.
38 2.5± Ac.
76 2.50± Ac.
77 2.50± Ac.

1 2.50± Ac. 0.23 " " St 2.27± Ac.
82 2.5± Ac.
63 2.5± Ac.
64 2.5± Ac.
35 2.5± Ac.
34 2.5± Ac.
65 2.5± Ac.
66 2.5± Ac.

83 2.50± Ac. 0.23 " St 2.27± Ac.
7 2.5± Ac.
67 2.5± Ac.
68 2.5± Ac.
91 2.50± Ac.
90 2.50± Ac.
86 2.5± Ac.
87 2.5± Ac.

84 2.50± Ac. 0.23 " St 0.01 " S.C.E. Ease 2.26± Ac. + S.C.E. Easm.
78 2.5± Ac.
59 2.5± Ac.
R. S. 120 — 22
60 2.5± Ac.
31 2.5± Ac.
71 2.5± Ac.
72 2.5± Ac.
43 2.5± Ac.

N ½, NW ¼, NW ¼ SW ¼, NW ¼
10 1.16± Ac. 0.06 " " St. 1.10± Ac.
93 2.5± Ac.
92 2.5± Ac.
13 2.5± Ac.
25 5± Ac.
28 2.5± Ac.
69 2.5± Ac.
70 2.5± Ac.

18 — 9 0.09± Ac. 0.05 " " St. 0.04± Ac.
49 0.78± Ac.
50 0.47± Ac. 0.11± Ac. St. 0.36± Ac.
804 0.34± Ac.
803 1.30± Ac. 0.07± Ac. St. 7.23± Ac.
802 0.43± Ac. 0.15± Ac. St. 0.28± Ac.
95 18,730± ft²
94 2.5± Ac.
14 1.25± Ac.
45 2.27± Ac. 0.36 " " S.C.E. Ease 1.91± Ac.
46 0.23± Ac.
88 1.25± Ac.
26 2.5± Ac.
40 2.5± Ac.
41 2.5± Ac.

54 0.46± Ac.
56 1.30± Ac. 0.82± " S.C.E. Ease. 0.48± Ac.
53 2.04± Ac. 0.23 " " St. 1.81± Ac.
55 120± Ac.
89 2.5± Ac.
73 2.50± Ac.
74 2.50± Ac.
75 2.50± Ac.
23 2.5± Ac.

110 TH — 792.20 — 80 — 30
57 1.25± Ac. 0.23± " St. 1.02± Ac.
18 1.84± Ac.
19 9.41± Ac. 2.11± " S.C.E. Ease. 7.30± Ac.
20 2.5± Ac.
21 2.5± Ac.
61 2.5± Ac.
62 2.5± Ac.

N 33° 55' 25" W 1430.76 — 200 — 330 — 430 — 100
S.C.E. Ease
9610 — 9610
9563

2

21

23

CODL.
9563
9610

FOR PREV. ASSM'T SEE:
3222 - 38

T. 7 N., R. 14 W.

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

7110296 20
7112202 06
7112213 06
720223
7203012 14
7207212 08
721101
7211082 03
730206
7305223 02
7307061 03
7309076 04
7311308 03
7401118 17
7506020 6
7506190 8
7507101 04
7509238 24
7510282 05
7703178 15
7706208 09
7712068 22
8107312 14
9106030 4 023002-A

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Kaz Bernath
Stewart Title of California, Inc.
11870 Pierce St Ste 100
Riverside, CA 92505
Phone: (951) 276-2700
Fax:
KBernath@stewart.com

PRELIMINARY REPORT

Order No.	:	01180-251497
Title Unit No.	:	7435
Your File No.	:	
Buyer/Borrower Name	:	
Seller Name	:	So Calif Edison Co

Property Address: APN 3265-020-803, CA
APN 3265-002-010, CA

In response to the above referenced application for a Policy of Title Insurance, Stewart Title of California, Inc. hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Stewart Title Guaranty Company Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referenced to as an Exception on Schedule B or not excluded from coverage pursuant to the printed Schedules, Conditions, and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on covered Risks of said policy or policies are set forth in Exhibit A attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limits of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters, which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report, (and any supplements or amendments thereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance a binder or commitment should be requested.

Dated as of November 23, 2016 at 7:30 a.m.

Kaz Bernath, Title Officer

When replying, please contact: Kaz Bernath, Title Officer

PRELIMINARY REPORT

The form of Policy of Title Insurance contemplated by this report is:

☐ CLTA Standard Coverage Policy

☐ CLTA/ALTA Homeowners Policy

☐ 2006 ALTA Owner's Policy

☐ 2006 ALTA Loan Policy

☐ ALTA Short Form Residential Loan Policy

☒ Preliminary Search

SCHEDULE A

The estate or interest in the land hereinafter described or referred to covered by this report is:

Fee

Title to said estate or interest at the date hereof is vested in:

Southern California Edison Company, a corporation

LEGAL DESCRIPTION

The land referred to herein is situated in the State of California, County of Los Angeles Unincorporated and described as follows:

The Southwest one-quarter of the Northwest one-quarter of the Southwest one-quarter of the Northwest one-quarter of Section 12, Township 7 North, Range 14 West, San Bernardino Meridian, in the County of Los Angeles, State of California, according to the Official Plat thereof.

Except that portion of the Southwest quarter of the Northwest quarter of the Southwest quarter of the Northwest quarter, together with that portion of the Southwest quarter of the Southwest quarter of the Northeast quarter of the Southwest quarter, together with that portion of the Southeast quarter of the Southeast quarter of the Southeast quarter of the Southwest quarter, all of Section 12, Township 7 North, Range 14 West, San Bernardino Meridian, lying Northeasterly of a line that is parallel with and 330.00 feet Northeasterly, measured at right angles, from the surveyed reference line, described in that certain Grant of Easement from Clomer Skelton and Annie G. Skelton to Southern California Edison Company, recorded January 17, 1972, as Instrument No. 347, in Book D5321, Page 454, of Official Records, in the Office of said County Recorder, said surveyed reference line, as described in said Grant of Easement, is described as follows:

Beginning at a point in the Southerly line of said Section 12, said point being North 89° 38’ 31” West, 363.06 feet, measured along said Southerly line from a found County Surveyor's Brass Cap Monument marked "R. E. 2177”, set at the South one-quarter corner of said Section 12, said point also being South 89° 38’ 31” East, 2277.63 feet, more or less, measured along said Southerly line from a found County Surveyor's Brass Cap Monument marked “R.E. 2177”, set at the Southwest corner of said Section 12; thence North 33° 52' 25" West, 4130.76 feet, more or less, to a point in line of said Section 12, said point being North 00° 24' 37" West, 792.20 feet, measured along said Westerly line, from a found County Surveyor’s Brass Cap Monument marked "R.E. 2177", set at the West one-quarter corner of said Section 12, said point also being South 00° 24’ 37” East, 1830.96 feet, more or less, measured along said Westerly line from a Found County Surveyor’s Brass Cap Monument marked “R.E. 2177". set at the Northwest corner of said Section 12, by Deed recorded December 1, 1989 as Instrument No. 89-2022025, of Official Records.

Also excepting all uranium, thorium, and other fissionable materials, all oil, gas, petroleum, asphaltum and other hydrocarbon substances and other minerals and mineral ores of every kind and character, whether similar to these herein specified or not, within or underlying, or which may be produced from the hereinbefore described land, together with the right to use that portion only of said land which under lies a plane parallel to and five hundred (500) feet below the present surface of said land, for the purpose of prospecting for, developing and/or extracting said uranium, thorium, and other fissionable materials oil, gas, petroleum, asphaltum and other mineral or hydrocarbon substances from said land, it being expressly understood and agreed that said Grantor, its successors and assigns, shall have no right to enter upon the surface of said land, or to use said land or any portion thereof to said depth of five hundred (500) feet, for any purpose whatsoever, as reserved by Mono Power Company, a corporation, in Deed recorded August 22, 1972 as Instrument No. 369, of Official Records.

(End of Legal Description)

APN: 3265-020-802; 3265-020-803; 3265-020-804

THE MAP CONNECTED HEREWITH IS BEING PROVIDED AS A COURTESY AND FOR INFORMATIONAL PURPOSES ONLY; THIS MAP SHOULD NOT BE RELIED UPON. FURTHERMORE, THE PARCELS SET OUT ON THIS MAP MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES. STEWART ASSUMES NO LIABILITY, RESPONSIBILITY OR INDEMNIFICATION RELATED TO THE MAPS NOR ANY MATTERS CONCERNING THE CONTENTS OF OR ACCURACY OF THE MAP.

SCHEDULE B

At the date hereof, exceptions to coverage in addition to the printed exceptions and exclusions contained in said policy or policies would be as follows:

Taxes:

A. General and special city and/or county taxes, bonds or assessments which may become due on said land, if an when title to said land is not longer vested in a government or quasi-governmental agency. Tax parcel(s) for said land are currently shown as 3265-020-803, 3265-020-803 and 3265-020-804.

B. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Chapter 3.5 (commencing with Section 75) of the revenue and taxation code of the State of California.

C. Assessments, if any, for Community Facility Districts affecting said land which may exist by virtue of assessment maps or notices filed by said districts. Said assessments are collected with the County Taxes.

Exceptions:

1. Water rights, claims or title to water in or under said land, whether or not shown by the public records.

2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

3. An easement for public road and rights incidental thereto in favor of County of Los Angeles as set forth in a document recorded January 27, 1928, in Book 7778, Page 220, of Official Records, affects the West 30 feet.

   The matters contained in an instrument entitled "Consent Agreement", by and between Southern California Edison Company and Sagebrush, a California General Partnership upon the terms therein provided recorded January 18, 1991 as Instrument No. 91-81658, of Official Records.

   Said document was re-recorded February 19, 1991 as Instrument No.. 91-550079, of Official Records

4. An easement for road and ingress and egress and rights incidental thereto as set forth in a document recorded June 9, 1969 in Book D-4395, Page 658, as Instrument No. 2920, of Official Records, affects said land.

5. An easement for road and ingress and egress and rights incidental thereto as set forth in a document recorded June 9, 1969, in Book D-4395, Page 659, as Instrument No. 2924, of Official Records, affects said land.

6. An easement for public utilities easement and rights incidental thereto in favor of Southern California Edison Company, a corporation as set forth in a document recorded October 7, 1924, in Book 4033, Page 396, of Official Records, affects said land.

7. Rights of parties in possession.

8. Matters which may be disclosed by an inspection or by a survey of said land satisfactory to this Company or by inquiry of the parties in possession thereof.

9. The requirement for submission to this company of a Resolution of the Governing Body of the Southern California Edison, a corporation, authorizing the transaction for which this report has been requested together with a copy of such corporation's Bylaws. The Resolution must designate the officers authorized to execute on the corporation's behalf.

Typist/Rev. H.P. 12-23-16

(End of Exceptions)

NOTES AND REQUIREMENTS

For transactions where Stewart Title of California, Inc. is not the settlement/closing agent, a signed and dated copy of the attached "Acknowledgment of Receipt, Understanding and Approval of Affiliated Business Arrangement Disclosure Statement and STG Privacy Notice for Stewart Title Companies", will be required prior to recording.

A. This Company will require that a full copy of any unrecorded leases together with all supplements and amendments or a certified rent roll be furnished to the Company, before issuing any policy of title insurance. Additional exceptions may be added to this report following the review of these requested materials.

B. There are no conveyances affecting said land, recorded with the County Recorder within 24 months of the date of this report.

CALIFORNIA "GOOD FUNDS" LAW

California Insurance Code Section 12413.1 regulates the disbursement of escrow and sub-escrow funds by title companies. The law requires that funds be deposited in the title company escrow account and available for withdrawal prior to disbursement. Funds received by Stewart Title of California, Inc. via wire transfer may be disbursed upon receipt. Funds received via cashier's checks or teller checks drawn on a California Bank may be disbursed on the next business day after the day of deposit. If funds are received by any other means, recording and/or disbursement may be delayed, and you should contact your title or escrow officer. All escrow and sub-escrow funds received will be deposited with other escrow funds in one or more non-interest bearing escrow accounts in a financial institution selected by Stewart Title of California, Inc.. Stewart Title of California, Inc. may receive certain direct or indirect benefits from the financial institution by reason of the deposit of such funds or the maintenance of such accounts with the financial institution, and Stewart Title of California, Inc. shall have no obligation to account to the depositing party in any manner for the value of, or to pay to such party, any benefit received by Stewart Title of California, Inc.. Such benefits shall be deemed additional compensation to Stewart Title of California, Inc. for its services in connection with the escrow or sub-escrow.

If any check submitted is dishonored upon presentation for payment, you are authorized to notify all principals and/or their respective agents of such nonpayment.

EXHIBIT "A"

LEGAL DESCRIPTION

Order No.: 01180-251497
Escrow No.: 01180-251497

The land referred to herein is situated in the State of California, County of Los Angeles, Unincorporated and described as follows:

The Southwest one-quarter of the Northwest one-quarter of the Southwest one-quarter of the Northwest one-quarter of Section 12, Township 7 North, Range 14 West, San Bernardino Meridian, in the County of Los Angeles, State of California, according to the Official Plat thereof.

Except that portion of the Southwest quarter of the Northwest quarter of the Southwest quarter of the Northwest quarter, together with that portion of the Southwest quarter of the Southwest quarter of the Northeast quarter of the Southwest quarter, together with that portion of the Southeast quarter of the Southeast quarter of the Southeast quarter of the Southwest quarter, all of Section 12, Township 7 North, Range 14 West, San Bernardino Meridian, lying Northeasterly of a line that is parallel with and 330.00 feet Northeasterly, measured at right angles, from the surveyed reference line, described in that certain Grant of Easement from Clomer Skelton and Annie G. Skelton to Southern California Edison Company, recorded January 17, 1972, as Instrument No. 347, in Book D5321, Page 454, of Official Records, in the Office of said County Recorder, said surveyed reference line, as described in said Grant of Easement, is described as follows:

Beginning at a point in the Southerly line of said Section 12, said point being North 89° 38’ 31” West, 363.06 feet, measured along said Southerly line from a found County Surveyor's Brass Cap Monument marked "R. E. 2177”, set at the South one-quarter corner of said Section 12, said point also being South 89° 38’ 31” East, 2277.63 feet, more or less, measured along said Southerly line from a found County Surveyor's Brass Cap Monument marked “R.E. 2177”, set at the Southwest corner of said Section 12; thence North 33° 52' 25" West, 4130.76 feet, more or less, to a point in line of said Section 12, said point being North 00° 24' 37" West, 792.20 feet, measured along said Westerly line, from a found County Surveyor’s Brass Cap Monument marked "R.E. 2177", set at the West one-quarter corner of said Section 12, said point also being South 00° 24’ 37” East, 1830.96 feet, more or less, measured along said Westerly line from a Found County Surveyor’s Brass Cap Monument marked “R.E. 2177". set at the Northwest corner of said Section 12, by Deed recorded December 1, 1989 as Instrument No. 89-2022025, of Official Records.

Also excepting all uranium, thorium, and other fissionable materials, all oil, gas, petroleum, asphaltum and other hydrocarbon substances and other minerals and mineral ores of every kind and character, whether similar to these herein specified or not, within or underlying, or which may be produced from the hereinbefore described land, together with the right to use that portion only of said land which under lies a plane parallel to and five hundred (500) feet below the present surface of said land, for the purpose of prospecting for, developing and/or extracting said uranium, thorium, and other fissionable materials oil, gas, petroleum, asphaltum and other mineral or hydrocarbon substances from said land, it being expressly understood and agreed that said Grantor, its successors and assigns, shall have no right to enter upon the surface of said land, or to use said land or any portion thereof to said depth of five hundred (500) feet, for any purpose whatsoever, as reserved by Mono Power Company, a corporation, in Deed recorded August 22, 1972 as Instrument No. 369, of Official Records.

APN: 3265-020-802, 3265-020-803, and 3265-020-804

(End of Legal Description)

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

Date: December 23, 2016

Escrow No.: 01180-251497

Property: APN 3265-020-803, CA
APN 3265-002-010, CA

From:

This is to give you notice that ("Stewart Title") has a business relationship with Stewart Solutions, LLC, DBA – Stewart Specialty Insurance Services, LLC ("Stewart Insurance"). Stewart Information Services Corporation owns 100% of Stewart Insurance and Stewart Title of California. Because of this relationship, this referral may provide Stewart Title a financial or other benefit.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are NOT required to use the listed provider(s) as a condition for purchase, sale, or refinance of the subject Property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

Stewart Insurance Settlement Service	***Charge or range of charges***
Hazard Insurance	$400.00 to $6,500.00
Home Warranty	$255.00 to $ 780.00
Natural Hazard Disclosure Report	$ 42.50 to $ 149.50

FOR TRANSACTIONS WHERE STEWART TITLE OF CALIFORNIA IS NOT CLOSING ESCROW

STCA Order Number: 01180-251497
Subject Property Address: APN 3265-020-803, CA APN 3265-002-010, CA
Subject Property APN: 3265-020-802, 3265-020-803, and 3265-020-804

ACKNOWLEDGMENT OF RECEIPT, UNDERSTANDING AND APPROVAL OF "AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT" AND "STG PRIVACY NOTICE FOR STEWART TITLE COMPANIES"

The undersigned hereby acknowledge that I/we have received, read, understand and approve 's "Affiliated Business Arrangement Disclosure Statement" and "STG Privacy Notice for Stewart Title Companies", provided to me/us in connection with the above captioned matter.

Read and signed on the 6th day of January, 2017

_____
So Calif Edison Co

Exhibit A (Revised 06-03-11)

CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY – 1990 EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.

2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.

3. Defects, liens, encumbrances, adverse claims or other matters:
   (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
   (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
   (c) resulting in no loss or damage to the insured claimant;
   (d) attaching or created subsequent to Date of Policy; or
   (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.

4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.

5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.

6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
   Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.

3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.

4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

6. Any lien or right to a lien for services, labor or material not shown by the public records.

CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (02-03-10)
ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE
EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:

   a. building;
   b. zoning;
   c. land use;
   d. improvements on the Land;
   e. land division;
   f. environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.

2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.

3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.

4. Risks:
   a. that are created, allowed, or agreed to by You, whether or not they appear in the Public Records;
   b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
   c. that result in no loss to You; or
   d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.

5. Failure to pay value for Your Title.

6. Lack of a right:
   a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
   b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.

7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:
* For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.
The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1% of Policy Amount or $2,500.00 (whichever is less)	$10,000.00
Covered Risk 18:	1% of Policy Amount or $5,000.00 (whichever is less)	$25,000.00
Covered Risk 19:	1% of Policy Amount or $5,000.00 (whichever is less)	$25,000.00
Covered Risk 21:	1% of Policy Amount or $2,500.00 (whichever is less)	$5,000.00

2006 ALTA LOAN POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.

3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.

4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.

5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.

6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.

7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

2006 ALTA OWNER'S POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.

3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.

4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.

5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.

3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.

5. (a) unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

6. Any lien or right to a lien for services, labor or material not shown by the public records.

STG Privacy Notice
Stewart Title Companies

WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company and its title affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as the Stewart Title Companies, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information.	Do we share	Can you limit this sharing?
For our everyday business purposes— to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes— to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes— information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies. *Our affiliates may include companies with a Stewart name; financial companies, such as Stewart Title Company*	Yes	No
For our affiliates' everyday business purposes— information about your creditworthiness.	No	We don't share
For our affiliates to market to you — For your convenience, Stewart has developed a means for you to opt out from its affiliates marketing even though such mechanism is not legally required.	Yes	Yes, send your first and last name, the email address used in your transaction, your Stewart file number and the Stewart office location that is handling your transaction by email to optout@stewart.com or fax to 1-800-335-9591.
For non-affiliates to market to you. Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.	No	We don't share

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

SHARING PRACTICES

How often do the Stewart Title Companies notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How do the Stewart Title Companies protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer, file, and building safeguards.
How do the Stewart Title Companies collect my personal information?	We collect your personal information, for example, when you ▪ request insurance-related services ▪ provide such information to us We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

Contact us: If you have any questions about this privacy notice, please contact us at: **Stewart Title Guaranty Company, 1980 Post Oak Blvd., Privacy Officer, Houston, Texas 77056**

Order No. 01180-251497

AVAILABLE DISCOUNTS DISCLOSURE STATEMENT

This is to give you notice that Stewart Title of California, Inc. (“Stewart Title”) is pleased to inform you that upon proper qualification, there are premium discounts available upon the purchase of title insurance covering improved property with a one to four family residential dwelling.

Such discounts apply to and include:

Property located within an area proclaimed a state or federal disaster area;

Property purchased from a foreclosing beneficiary or successful bidder at a foreclosure sale;

Property being refinanced.

Please talk with your escrow or title officer to determine your qualification for any of these discounts.

First American	ALTA Commitment for Title Insurance
Commitment	ISSUED BY **First American Title Insurance Company** File No: 3020-873557C226

COMMITMENT FOR TITLE INSURANCE

Issued By

FIRST AMERICAN TITLE INSURANCE COMPANY

NOTICE

IMPORTANT-READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

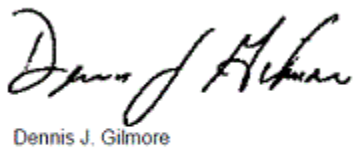
THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, ***First American Title Insurance Company***, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

First American Title Insurance Company



Dennis J. Gilmore
President



Jeffrey S. Robinson
Secretary

If this jacket was created electronically, it constitutes an original document.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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COMMITMENT CONDITIONS

1. DEFINITIONS

(a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
(b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
(c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
(d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
(e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
(f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
(g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
(h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
(a) the Notice;
(b) the Commitment to Issue Policy;
(c) the Commitment Conditions;
(d) Schedule A;
(e) Schedule B, Part I—Requirements; and
(f) Schedule B, Part II—Exceptions.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

(a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  (i) comply with the Schedule B, Part I—Requirements;
  (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
  (iii) acquire the Title or create the Mortgage covered by this Commitment.
(b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
(c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
(d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
(e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
(f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
(g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

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6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

(a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
(b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
(c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
(d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
(e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
(f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

Arbitration provision intentionally removed.

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Transaction Identification Data for reference only:

Issuing Agent: First American Title Insurance Company National Commercial Services
Commitment No.: 3020-873557C226
Property Address: Vacant Land/APN: 374-011-07, , CA
Revision No.:

Issuing Office: 666 Third Avenue, 5th Floor, New York, NY 10017
Issuing Office File No.: 3020-873557C226
Escrow Officer/Assistant: /
Phone: /
Email: /
Title Officer/Assistant: /
Phone: /
Email: /

SCHEDULE A

1. Commitment Date: October 08, 2019 at 8:00 AM

2. Policy to be issued:

   (a) ☒ 2006 ALTA® Standard Leasehold Owners Policy
   Proposed Insured: tbd
   Proposed Policy Amount: $ 0.00

   (b) ☐ 2006 ALTA® Policy
   Proposed Insured:
   Proposed Policy Amount: $ 0.00

   (c) ☐ 2006 ALTA® Policy
   Proposed Insured:
   Proposed Policy Amount: $

3. The estate or interest in the Land described or referred to in this Commitment is

   Fee Simple

4. The Title is, at the Commitment Date, vested in:

   Ronald F. Lombardi and Kathleen A. Lombardi, Trustees of the Lombardi Family Trust, dated November 12, 1993, as Amended and Restated

5. The Land is described as follows:

   See Exhibit "A" attached hereto and made a part hereof

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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Commitment No.: 3020-873557C226

SCHEDULE B, PART I

Requirements

All of the following Requirements must be met:

A. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

B. Pay the agreed amount for the estate or interest to be insured.

C. Pay the premiums, fees, and charges for the Policy to the Company.

D. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

E. Releases(s) or Reconveyance(s) of Item(s): None

F. Other: None

G. You must give us the following information:
   a. Any off record leases, surveys, etc.
   b. Statement(s) of Identity, all parties.
   c. Other:

With respect to the trust referred to in the vesting:

a. A certification pursuant to Section 18100.5 of the California Probate Code in a form satisfactory to the Company.
b. Copies of those excerpts from the original trust documents and amendments thereto which designate the trustee and confer upon the trustee the power to act in the pending transaction.
c. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require.

The following additional requirements, as indicated by "X", must be met:

[X] H. Provide information regarding any off-record matters, which may include, but are not limited to: leases, recent works of improvement, or commitment statements in effect under the Environmental Responsibility Acceptance Act, Civil Code Section 850, et seq.

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The Company's Owner's Affidavit form (as provided by the company) must be completed and submitted prior to close in order to satisfy this requirement. This Commitment will then be subject to such further exceptions and/or requirements as may be deemed necessary.

[] I. An ALTA/NSPS survey of recent date, which complies with the current minimum standard detail requirements for ALTA/NSPS land title surveys, must be submitted to the Company for review. This Commitment will then be subject to such further exceptions and/or requirements as may be deemed necessary.

[] J. The following LLC documentation is required from:

(i) a copy of the Articles of Organization
(ii) a copy of the Operating Agreement, if applicable
(iii) a Certificate of Good Standing and/or other evidence of current Authority to Conduct Business within the State
(iv) express Company Consent to the current transaction

[] K. The following partnership documentation is required **:**

(i) a copy of the partnership agreement, including all applicable amendments thereto
(ii) a Certificate of Good Standing and/or other evidence of current Authority to Conduct Business within the State
(iii) express Partnership Consent to the current transaction

[] L. The following corporation documentation is required:

(i) a copy of the Articles of Incorporation
(ii) a copy of the Bylaws, including all applicable Amendments thereto
(iii) a Certificate of Good Standing and/or other evidence of current Authority to Conduct Business within the State
(iv) express Corporate Resolution consenting to the current transaction

[] M. Based upon the Company's review of that certain partnership/operating agreement dated **Not disclosed** for the proposed insured herein, the following requirements must be met:
Any further amendments to said agreement must be submitted to the Company, together with an affidavit from one of the general partners or members stating that it is a true copy, that said partnership or limited liability company is in full force and effect, and that there have been no further amendments to the agreement. This Commitment will then be subject to such further requirements as may be deemed necessary.

[] N. A copy of the complete lease, as referenced in Schedule A, #3 herein, together with any amendments and/or assignments thereto, must be submitted to the Company for review, along with an affidavit executed by the present lessee stating that it is a true copy, that the lease is in full force and effect, and that there have been no further amendments to the lease. This Commitment will then be subject to such further requirements as may be deemed necessary.

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[X] O. Approval from the Company's Underwriting Department must be obtained for issuance of the policy contemplated herein and any endorsements requested thereunder. This Commitment will then be subject to such further requirements as may be required to obtain such approval.

[] P. Potential additional requirements, if ALTA Extended coverage is contemplated hereunder, and work on the land has commenced prior to close, some or all of the following requirements, and any other requirements which may be deemed necessary, may need to be met:

[] Q. The Company's "Indemnity Agreement I" must be executed by the appropriate parties.

[] R. Financial statements from the appropriate parties must be submitted to the Company for review.

[] S. A copy of the construction contract must be submitted to the Company for review.

[] T. An inspection of the Land must be performed by the Company for verification of the phase of construction.

[] U. The Company's "Mechanic's Lien Risk Addendum" form must be completed by a Company employee, based upon information furnished by the appropriate parties involved.

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Schedule BI & BII (Cont.)

Commitment No.: 3020-873557C226

SCHEDULE B, PART II

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.

2. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

3. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

4. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

5. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

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7. General and special taxes and assessments for the fiscal year 2019-2020.

First Installment:	$613.05, OPEN
Penalty:	$0.00
Second Installment:	$613.04, OPEN
Penalty:	$0.00
Tax Rate Area:	119-004
A. P. No.:	374-011-07-00-7

8. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

9. An easement forany Lawfully Established County Roads and incidental purposes, recorded March 22, 1912 in Book 271 of Deeds, Page 1.

In Favor of:	The Public
Affects:	as described therein

The location of the easement cannot be determined from record information.

10. An easement for any Lawfully Established County Roads and incidental purposes, recorded July 01, 1924 as Book 30, Page 158 of Official Records.

In Favor of:	The Public
Affects:	as described therein

The location of the easement cannot be determined from record information.

11. An easement for poles and incidental purposes, recorded April 06, 1956 as Book 2589, Page 39 of Official Records.

In Favor of:	Southern California Edison Company, a corporation
Affects:	as described therein

12. Rights of the public in and to that portion of the Land lying within any public road, street and/or highway.

13. Any facts, rights, interests or claims which would be disclosed by a correct ALTA/NSPS survey.

14. Rights of parties in possession.

15. Any lien, or right to a lien, imposed by law, as a result of services, labor, and/or materials used, or to be used, for improvement to the premises.

Any request for deletion of this exception must be accompanied by a completed owner's affidavit for our review, and may be subject to further requirements.

16. Water rights, claims or title to water, whether or not shown by the public records.

17. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

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18. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records, or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Report/Commitment.

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INFORMATIONAL NOTES

ALERT - CA Senate Bill 2 imposes an additional fee of $75 up to $225 at the time of recording on certain transactions effective January 1, 2018. Please contact your First American Title representative for more information on how this may affect your closing.

1. The property covered by this report is vacant land.

2. According to the public records, there has been no conveyance of the land within a period of twenty four months prior to the date of this report, except as follows:

   A document recorded January 29, 2018 as Instrument No. 218010207 of Official Records.
   From: Kevin Singer, in capacity as court appointed referree only of the property known as vacant land in Rosamond, CA 93560 a/k/a the Duntly Property with assessor parcel number 374-011-07-00-7 per Superior Court of California, County of Kern, Court ORder Case No. BC569553
   To: Ronald F. Lombardi and Kathleen A. Lombardi, Trustees of the Lombardi Family Trust, dated November 12, 1993, as Amended and Restated

3. This preliminary report/commitment was prepared based upon an application for a policy of title insurance that identified land by street address or assessor's parcel number only. It is the responsibility of the applicant to determine whether the land referred to herein is in fact the land that is to be described in the policy or policies to be issued.

The map attached, if any, may or may not be a survey of the land depicted thereon. First American Title Insurance Company expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of this Commitment or the Policy, if any, to which the map is attached.

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File No.: 3020-873557C226

The Land referred to herein below is situated in an Unincorporated Area in the County of Kern, State of California, and is described as follows:

THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 9 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL OF SAID LAND APPROVED BY THE SURVEYOR GENERAL ON FEBRUARY 19, 1856 IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, AS PER THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE SURVEYOR GENERAL.

For conveyancing purposes only: APN 374-011-07-00-7

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First American Title Insurance Company
National Commercial Services
666 Third Avenue, 5th Floor
New York, NY 10017

October 15, 2019

Patricia Haslam
Sustainable Power Group
2180 South 1300 East, Suite 600
Salt Lake City, UT 84106
Phone: (801)679-3592
Fax:

Customer Reference:	Vacant Land/APN: 374-020-48
Buyer:	tbd
Owner:	Vinam World Investment & Development LLC
Property:	Vacant Land/APN: 374-020-48, , CA

PRELIMINARY REPORT

In response to the above referenced application for a policy of title insurance, this company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Exhibit A attached. *The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.* Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of October 08, 2019 at 7:30 A.M.

The form of Policy of title insurance contemplated by this report is:

ALTA Standard Leasehold Owners Policy

A specific request should be made if another form or additional coverage is desired.

Title to said estate or interest at the date hereof is vested in:

Tri Van Dang and Loan Thi Nguyen, husband and wife as joint tenants, as to an undivided 16.12% interest; Nancy Nga Nguyen Pham, a married woman as her sole and separate property, as to an undivided 16.12% interest; Henry Hoan Vu and Oanh Kim Nguyen Vu, husband and wife as joint tenants, as to an undivided 16.12% interest; Paul Vu, a single man, as to an undivided 16.12% interest; Thuy Thanh Le, a single woman, as to an undivided 16.12% interest; Phuoc Van Nguyen and Kim-Oanh Nguyen, husband and wife as joint tenants, as to an undivided 16.12% interest; Vinam World Investment & Development, LLC., a California LLC., as to an undivided 3.28% interest

The estate or interest in the land hereinafter described or referred to covered by this Report is:

Fee Simple

The Land referred to herein is described as follows:

(See attached Legal Description)

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. General and special taxes and assessments for the fiscal year 2019-2020.

First Installment:	$561.45, Open
Penalty:	$0.00
Second Installment:	$561.44, Open
Penalty:	$0.00
Tax Rate Area:	119-004
A. P. No.:	374-020-48-00-2

2. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

3. A right of way for ditches and canals as reserved by the United States of America in the patent recorded April 5, 1915 in Book 16 of Patents, Page 388.

   Subject to any vested and accrued water rights for mining, agriculture, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of courts, and the reservation from the lands thereby granted a right-of-way thereon for ditches or canals constructed by the authority of the United States.

4. An easement for ingress and egress and incidental purposes, recorded January 8, 1960 as Book 3227, Page 133 of Official Records.
   In Favor of: Henry T. Shumake and Donnie B. Shumake, husband and wife, as joint tenants
   Affects: as described therein

   The location of the easement cannot be determined from record information.

5. An offer of dedication for road and incidental purposes, recorded December 13, 1983 as Book 5614, Page 393 of Official Records.
   To: County of Kern

   The above document was re-recorded December 29, 1983 in/as Book 5618, Page 1975.

6. Any defects, liens, encumbrances or other matters which name parties with the same or similar names as Loan Thi Nguyen, Nancy NGA Nguyen Pham, Oanh Kim Nguyen Vu and Kim-Oanh Nguyen. The name search necessary to ascertain the existence of such matters has not been completed. In order to complete this preliminary report or commitment, we will require a statement of information.

7. We find no outstanding voluntary liens of record affecting subject property. An inquiry should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any security interest in the subject property.

8. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

9. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records, or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Report/Commitment.

10. Any lien, or right to a lien, imposed by law, as a result of services, labor, and/or materials used, or to be used, for improvement to the premises.

    Any request for deletion of this exception must be accompanied by a completed owner's affidavit for our review, and may be subject to further requirements.

11. Water rights, claims or title to water, whether or not shown by the public records.

12. Rights of the public in and to that portion of the Land lying within any public road, street or highway.

13. Any facts, rights, interests or claims which would be disclosed by a correct ALTA/NSPS survey.

14. Rights of parties in possession.

INFORMATIONAL NOTES

ALERT - CA Senate Bill 2 imposes an additional fee of $75 up to $225 at the time of recording on certain transactions effective January 1, 2018. Please contact your First American Title representative for more information on how this may affect your closing.

1. The property covered by this report is vacant land.

2. According to the public records, there has been no conveyance of the land within a period of twenty-four months prior to the date of this report, except as follows:

   None

3. This preliminary report/commitment was prepared based upon an application for a policy of title insurance that identified land by street address or assessor's parcel number only. It is the responsibility of the applicant to determine whether the land referred to herein is in fact the land that is to be described in the policy or policies to be issued.

4. Should this report be used to facilitate your transaction, we must be provided with the following prior to the issuance of the policy:

   A. WITH RESPECT TO A CORPORATION:
      1. A certificate of good standing of recent date issued by the Secretary of State of the corporation's state of domicile.
      2. A certificate copy of a resolution of the Board of Directors authorizing the contemplated transaction and designating which corporate officers shall have the power to execute on behalf of the corporation.
      3. A certificate of revivor and a certificate of relief from contract voidability issued by the Franchise Tax Board of the State of California.
      4. Requirements which the Company may impose following its review of the above material and other information which the Company may require.
   B. WITH RESPECT TO A CALIFORNIA LIMITED PARTNERSHIP:
      1. A certified copy of the certificate of limited partnership (form LP-1) and any amendments thereto (form LP-2) to be recorded in the public records;
      2. A full copy of the partnership agreement and any amendments;
      3. Satisfactory evidence of the consent of a majority in interest of the limited partners to the contemplated transaction;
      4. A certificate of revivor and a certificate of relief from contract voidability issued by the Franchise Tax Board of the State of California.
      5. Requirements which the Company may impose following its review of the above material and other information which the Company may require.
   C. WITH RESPECT TO A FOREIGN LIMITED PARTNERSHIP:
      1. A certified copy of the application for registration, foreign limited partnership (form LP-5) and any amendments thereto (form LP-6) to be recorded in the public records;
      2. A full copy of the partnership agreement and any amendment;
      3. Satisfactory evidence of the consent of a majority in interest of the limited partners to the contemplated transaction;
      4. A certificate of revivor and a certificate of relief from contract voidability issued by the Franchise Tax Board of the State of California.
      5. Requirements which the Company may impose following its review of the above material and other information which the Company may require.

D. WITH RESPECT TO A GENERAL PARTNERSHIP:
   1. A certified copy of a statement of partnership authority pursuant to Section 16303 of the California Corporation Code (form GP-I), executed by at least two partners, and a certified copy of any amendments to such statement (form GP-7), to be recorded in the public records;
   2. A full copy of the partnership agreement and any amendments;
   3. Requirements which the Company may impose following its review of the above material required herein and other information which the Company may require.

E. WITH RESPECT TO A LIMITED LIABILITY COMPANY:
   1. A copy of its operating agreement and any amendments thereto;
   2. If it is a California limited liability company, a certified copy of its articles of organization (LLC-1) and any certificate of correction (LLC-11), certificate of amendment (LLC-2), or restatement of articles of organization (LLC-10) to be recorded in the public records;
   3. If it is a foreign limited liability company, a certified copy of its application for registration (LLC-5) to be recorded in the public records;
   4. With respect to any deed, deed of trust, lease, subordination agreement or other document or instrument executed by such limited liability company and presented for recordation by the Company or upon which the Company is asked to rely, such document or instrument must be executed in accordance with one of the following, as appropriate:
      (i) If the limited liability company properly operates through officers appointed or elected pursuant to the terms of a written operating agreement, such documents must be executed by at least two duly elected or appointed officers, as follows: the chairman of the board, the president or any vice president, and any secretary, assistant secretary, the chief financial officer or any assistant treasurer;
      (ii) If the limited liability company properly operates through a manager or managers identified in the articles of organization and/or duly elected pursuant to the terms of a written operating agreement, such document must be executed by at least two such managers or by one manager if the limited liability company properly operates with the existence of only one manager.
   5. A certificate of revivor and a certificate of relief from contract voidability issued by the Franchise Tax Board of the State of California.
   6. Requirements which the Company may impose following its review of the above material and other information which the Company may require.

F. WITH RESPECT TO A TRUST:
   1. A certification pursuant to Section 18100.5 of the California Probate Code in a form satisfactory to the Company.
   2. Copies of those excerpts from the original trust documents and amendments thereto which designate the trustee and confer upon the trustee the power to act in the pending transaction.
   3. Other requirements which the Company may impose following its review of the material require herein and other information which the Company may require.

G. WITH RESPECT TO INDIVIDUALS:
   1. A statement of information.

The map attached, if any, may or may not be a survey of the land depicted hereon. First American Title Insurance Company expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

*****To obtain wire instructions for deposit of funds to your escrow file please contact your Escrow Officer.******

LEGAL DESCRIPTION

Real property in the unincorporated area of the County of Kern, State of California, described as follows:

PARCEL 2 OF PARCEL MAP NO. 9676, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED SEPTEMBER 30, 1992 IN BOOK 44, PAGE 111 OF PARCEL MAPS, KERN COUNTY RECORDS.

EXCEPTING THEREFROM AN UNDIVIDED ONE-FORTH (1/4) INTEREST IN THE OIL, GAS AND OTHER MINERALS AND MINERAL RIGHTS, WHETHER METALLIC OR NON-METALLIC, IN AND UNDER THE LANDS DESCRIBED HEREIN, AS CONTAINED IN THE DEED RECORDED JANUARY 8, 1960 IN BOOK 3227, PAGE 133 OF OFFICIAL RECORDS.

APN: 374-020-48-00-2

The First American Corporation
First American Title Company
Privacy Policy

We Are Committed to Safeguarding Customer Information
In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our parent company, The First American Corporation, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability
This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values, a copy of which can be found on our website at www.firstam.com.

Types of Information
Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information
We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers
Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security
We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (02-03-10)
EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
   (a) building; (d) improvements on the Land;
   (b) zoning; (e) land division; and
   (c) land use; (f) environmental protection.
   This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
   (a) that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
   (b) that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
   (c) that result in no loss to You; or
   (d) that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
   (a) to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
   (b) in streets, alleys, or waterways that touch the Land.
   This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows: For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1% of Policy Amount or $2,500.00 (whichever is less)	$10,000.00
Covered Risk 18:	1% of Policy Amount or $5,000.00 (whichever is less)	$25,000.00
Covered Risk 19:	1% of Policy Amount or $5,000.00 (whichever is less)	$25,000.00
Covered Risk 21:	1% of Policy Amount or $2,500.00 (whichever is less)	$5,000.00

ALTA RESIDENTIAL TITLE INSURANCE POLICY (6-1-87)
EXCLUSIONS

In addition to the Exceptions in Schedule B, you are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or government regulation. This includes building and zoning ordinances and also laws and regulations concerning:
   (a) and use
   (b) improvements on the land
   (c) and division
   (d) environmental protection
   This exclusion does not apply to violations or the enforcement of these matters which appear in the public records at Policy Date.
   This exclusion does not limit the zoning coverage described in Items 12 and 13 of Covered Title Risks.
2. The right to take the land by condemning it, unless:
   (a) a notice of exercising the right appears in the public records on the Policy Date
   (b) the taking happened prior to the Policy Date and is binding on you if you bought the land without knowing of the taking
3. Title Risks:
   (a) that are created, allowed, or agreed to by you
   (b) that are known to you, but not to us, on the Policy Date -- unless they appeared in the public records

(c) that result in no loss to you
(d) that first affect your title after the Policy Date -- this does not limit the labor and material lien coverage in Item 8 of Covered Title Risks

4. Failure to pay value for your title.
5. Lack of a right:
   (a) to any land outside the area specifically described and referred to in Item 3 of Schedule A OR
   (b) in streets, alleys, or waterways that touch your land
   This exclusion does not limit the access coverage in Item 5 of Covered Title Risks.

2006 ALTA LOAN POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to

   i. the occupancy, use, or enjoyment of the Land;
   ii. the character, dimensions, or location of any improvement erected on the Land;
   iii. the subdivision of land; or
   iv. environmental protection;

   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.

   b. Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   a. created, suffered, assumed, or agreed to by the Insured Claimant;
   b. not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   c. resulting in no loss or damage to the Insured Claimant;
   d. attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
   e. resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   a. a fraudulent conveyance or fraudulent transfer, or
   b. a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

6. Any lien or right to a lien for services, labor or material not shown by the public records.

2006 ALTA OWNER'S POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to

   i. the occupancy, use, or enjoyment of the Land;
   ii. the character, dimensions, or location of any improvement erected on the Land;
   iii. the subdivision of land; or
   iv. environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.

   b.Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   a. created, suffered, assumed, or agreed to by the Insured Claimant;
   b. not Known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   c. resulting in no loss or damage to the Insured Claimant;
   d. attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   e. resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   a. a fraudulent conveyance or fraudulent transfer; or
   b. a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (07-26-10)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to

   i. the occupancy, use, or enjoyment of the Land;
   ii. the character, dimensions, or location of any improvement erected on the Land;
   iii. the subdivision of land; or
   iv. environmental protection;

   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.

   b. Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters

   a. created, suffered, assumed, or agreed to by the Insured Claimant;
   b. not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   c. resulting in no loss or damage to the Insured Claimant;
   d. attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
   e. resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   a. a fraudulent conveyance or fraudulent transfer, or
   b. a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.

APPENDIX D
ENVIRONMENTAL DATABASE INFORMATION

ENVIRONMENTAL RISK INFORMATION SERVICES

DATABASE REPORT

Project Property:	*Raceway Solar Project* *Raceway Solar Project* *California 93560 CA 93560*
Project No:	
Report Type:	*Database Report*
Order No:	*20190917248*
Requested by:	*Terracon Consultants, Inc.*
Date Completed:	*September 24, 2019*

Environmental Risk Information Services
A division of Glacier Media Inc.
1.866.517.5204 | info@erisinfo.com | erisinfo.com

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Executive Summary

Property Information:

Project Property:		*Raceway Solar Project* *Raceway Solar Project California 93560 CA 93560*
Project No:		
Coordinates:		
	Latitude:	*34.833268*
	Longitude:	*-118.282623*
	UTM Northing:	*3,855,303.24*
	UTM Easting:	*382,718.23*
	UTM Zone:	*UTM Zone 11S*
Elevation:		*2,428 FT*

Order Information:

Order No:	*20190917248*
Date Requested:	*September 17, 2019*
Requested by:	*Terracon Consultants, Inc.*
Report Type:	*Database Report*

Historicals/Products:

Aerial Photographs	*Historical Aerials Photographs*
City Directory Search	*CD - 1 Street Search*
ERIS Xplorer	*ERIS Xplorer*
Excel Add-On	*Excel Add-On*
Fire Insurance Maps	*US Fire Insurance Maps*
Physical Setting Report (PSR)	*Physical Setting Report (PSR)*
Topographic Map	*Topographic Maps*
terraDOCS Report	*terraDOCS (Terracon)*

Executive Summary: Report Summary

Database	Searched	Search Radius	Project Property	Within 0.12mi	.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
Standard Environmental Records								
Federal								
NPL	Y	1	0	0	0	0	0	0
PROPOSED NPL	Y	1	0	0	0	0	0	0
DELETED NPL	Y	.5	0	0	0	0	-	0
SEMS	Y	.5	0	0	0	0	-	0
SEMS ARCHIVE	Y	.5	0	0	0	0	-	0
ODI	Y	.5	0	0	0	0	-	0
CERCLIS	Y	.5	0	0	0	0	-	0
IODI	Y	.5	0	0	0	0	-	0
CERCLIS NFRAP	Y	.5	0	0	0	0	-	0
CERCLIS LIENS	Y	PO	0	-	-	-	-	0
RCRA CORRACTS	Y	1	0	0	0	0	0	0
RCRA TSD	Y	.5	0	0	0	0	-	0
RCRA LQG	Y	.25	0	0	0	-	-	0
RCRA SQG	Y	.25	0	0	0	-	-	0
RCRA CESQG	Y	.25	0	0	0	-	-	0
RCRA NON GEN	Y	.25	1	2	3	-	-	6
FED ENG	Y	.5	0	0	0	0	-	0
FED INST	Y	.5	0	0	0	0	-	0
ERNS 1982 TO 1986	Y	PO	0	-	-	-	-	0
ERNS 1987 TO 1989	Y	PO	0	-	-	-	-	0
ERNS	Y	PO	0	-	-	-	-	0
FED BROWNFIELDS	Y	.5	0	0	0	0	-	0
FEMA UST	Y	.25	0	0	0	-	-	0
REFN	Y	.25	0	0	0	-	-	0
BULK TERMINAL	Y	.25	0	0	0	-	-	0
SEMS LIEN	Y	PO	0	-	-	-	-	0
SUPERFUND ROD	Y	1	0	0	0	0	0	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
State								
RESPONSE	Y	1	0	0	0	0	0	0
ENVIROSTOR	Y	1	0	0	1	0	1	2
DELISTED ENVS	Y	1	0	0	0	0	0	0
SWF/LF	Y	.5	0	0	0	1	-	1
HWP	Y	1	0	0	0	0	0	0
SWAT	Y	.5	0	0	0	0	-	0
LDS	Y	.5	0	0	0	0	-	0
LUST	Y	.5	0	2	0	0	-	2
DELISTED LST	Y	.5	0	0	0	0	-	0
UST	Y	.25	0	0	0	-	-	0
SWRCB SWF	Y	.5	0	0	0	0	-	0
UST CLOSURE	Y	.5	0	0	0	0	-	0
HHSS	Y	.25	1	1	3	-	-	5
AST	Y	.25	0	0	1	-	-	1
DELISTED TNK	Y	.25	0	0	0	-	-	0
CERS TANK	Y	.25	0	0	1	-	-	1
LUR	Y	.5	0	0	0	0	-	0
HLUR	Y	.5	0	0	0	0	-	0
DEED	Y	.5	0	0	0	0	-	0
VCP	Y	.5	0	0	0	0	-	0
CLEANUP SITES	Y	.5	0	0	0	0	-	0
DELISTED COUNTY	Y	.25	0	0	0	-	-	0
DELISTED CTNK	Y	.25	0	0	1	-	-	1
HIST TANK	Y	.25	1	1	2	-	-	4
Tribal								
INDIAN LUST	Y	.5	0	0	0	0	-	0
INDIAN UST	Y	.25	0	0	0	-	-	0
DELISTED ILST	Y	.5	0	0	0	0	-	0
DELISTED IUST	Y	.25	0	0	0	-	-	0
County								
BKRSFIELD CUPA	Y	.25	0	0	0	-	-	0
KERN CUPA	Y	.25	0	1	3	-	-	4
KERN UST	Y	.25	0	0	0	-	-	0
KERN AST	Y	.25	0	0	2	-	-	2
BURBANK CUPA	Y	.25	0	0	0	-	-	0
UST ELSEGUNDO	Y	.25	0	0	0	-	-	0
UST SANTAFESP	Y	.25	0	0	0	-	-	0
SANTAMON AST	Y	.25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
SANTAMON CUPA	Y	.25	0	0	0	-	-	0
UST SANTA MONICA	Y	.25	0	0	0	-	-	0
UST TORRANCE	Y	.25	0	0	0	-	-	0
VERNON CUPA	Y	.25	0	0	0	-	-	0
UST VERNON	Y	.25	0	0	0	-	-	0
LA HMS	Y	.25	0	1	4	-	-	5
UST LONGB	Y	.25	0	0	0	-	-	0
LA SWF	Y	.5	0	0	0	0	-	0
UST LA CITY	Y	.25	0	0	0	-	-	0
AST LA CITY	Y	.25	0	0	0	-	-	0
LA CITY HAZMAT	Y	.125	0	0	-	-	-	0

Additional Environmental Records

Federal

PFAS NPL	Y	.5	0	0	0	0	-	0
FINDS/FRS	Y	PO	2	1	-	-	-	3
TRIS	Y	PO	0	-	-	-	-	0
PFAS TRI	Y	.5	0	0	0	0	-	0
HMIRS	Y	.125	0	0	-	-	-	0
NCDL	Y	.125	0	0	-	-	-	0
TSCA	Y	.125	0	0	-	-	-	0
HIST TSCA	Y	.125	0	0	-	-	-	0
FTTS ADMIN	Y	PO	0	-	-	-	-	0
FTTS INSP	Y	PO	0	-	-	-	-	0
PRP	Y	PO	0	-	-	-	-	0
SCRD DRYCLEANER	Y	.5	0	0	0	0	-	0
ICIS	Y	PO	0	-	-	-	-	0
FED DRYCLEANERS	Y	.25	0	0	0	-	-	0
DELISTED FED DRY	Y	.25	0	0	0	-	-	0
FUDS	Y	1	0	0	0	0	0	0
MLTS	Y	PO	0	-	-	-	-	0
HIST MLTS	Y	PO	0	-	-	-	-	0
MINES	Y	.25	0	0	0	-	-	0
ALT FUELS	Y	.25	0	0	0	-	-	0
SSTS	Y	.25	0	0	0	-	-	0
PCB	Y	.5	0	0	0	0	-	0

State

DRYCLEANERS	Y	.25	0	0	0	-	-	0
DELISTED DRYCLEANERS	Y	.25	0	0	0	-	-	0
DRYC GRANT	Y	.25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
PFAS	Y	.5	0	0	0	0	-	0
PFAS GW	Y	.5	0	0	0	0	-	0
HWSS CLEANUP	Y	.5	0	0	0	0	-	0
DTSC HWF	Y	.5	0	0	0	0	-	0
INSP COMP ENF	Y	1	0	0	0	0	0	0
SCH	Y	1	0	0	1	0	0	1
CHMIRS	Y	PO	0	1	-	-	-	1
HAZNET	Y	PO	1	3	-	-	-	4
HIST CHMIRS	Y	PO	0	-	-	-	-	0
HIST MANIFEST	Y	PO	0	1	-	-	-	1
HIST CORTESE	Y	.5	0	0	0	0	-	0
CDO/CAO	Y	.5	0	0	0	0	-	0
CERS HAZ	Y	.125	0	1	-	-	-	1
DELISTED HAZ	Y	.5	0	0	0	0	-	0
GEOTRACKER	Y	.125	0	0	-	-	-	0
WASTE DISCHG	Y	.25	0	0	0	-	-	0
EMISSIONS	Y	.25	0	0	1	-	-	1
CDL	Y	.125	0	4	-	-	-	4
Tribal	***No Tribal additional environmental record sources available for this State.***							
County								
LA SML	Y	.5	0	0	0	0	-	0
SANTAMON HAZ	Y	.125	0	0	-	-	-	0
SANTAMON HW	Y	.125	0	0	-	-	-	0
Total:			6	19	23	1	1	50

**** PO – Property Only***
**** 'Property and adjoining properties' database search radii are set at 0.25 miles.***

Executive Summary: Site Report Summary - Project Property

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
1	FINDS/FRS	CALANDRI/SONRISE FARMS, LP - KIM RANCH	90TH STREET WEST AND GASKELL ROAD ROSAMOND CA 93560	-	0.00 / 0.00	7	25
2	HHSS	RITTER AND GODDE RANCH	90TH STREET WEST & AVENUE A ROSAMOND CA 93560	-	0.00 / 0.00	9	25
2	HIST TANK	RITTER & GODDE RANCH	90TH STREET WEST & AVENUE A ROSAMOND CA	-	0.00 / 0.00	9	25
3	HAZNET	GUS ZEPEDA	71405 90TH ST W LANCASTER CA 93534	-	0.00 / 0.00	9	26
4	FINDS/FRS	ADAMS, BRYAN	48011 80TH STREET WEST LANCASTER CA 93536	-	0.00 / 0.00	-36	26
4	RCRA NON GEN	ADAMS, BRYAN	48011 80TH STREET WEST LANCASTER CA 93536 ***EPA Handler ID:*** *CAC002969040*	-	0.00 / 0.00	-36	27

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
5	HIST MANIFEST		GASKELL RD /85TH STREET ROSEMOND CA 935600000	NNE	0.00 / 5.41	-2	28
5	HAZNET	1X TAPIA BRO/INI FARMS	GASKELL RD /85TH STREET ROSEMOND CA 935600000	NNE	0.00 / 5.41	-2	29
6	HHSS	TAPIA BROS INC	85TH ST & GASKELL ROSAMOND CA 91406	NNE	0.00 / 11.11	-2	29
6	HIST TANK	TAPIA BROS. INC.	85TH ST & GASKELL ROSAMOND CA	NNE	0.00 / 11.11	-2	29
7	HAZNET	WIL'S PRECISION AUTO CARE	46440 80TH ST W LANCASTER CA 935368103	S	0.00 / 11.79	-23	29
8	CDL		46401 80TH ST WEST LANCASTER CA 93534	S	0.00 / 17.37	-23	30
8	FINDS/FRS	TIMBER PROPERTIES	46401 80TH ST LANCASTER CA 93536	S	0.00 / 17.37	-23	30
8	LA HMS		46401 80TH ST WEST LANCASTER CA 93535	S	0.00 / 17.37	-23	30
8	LUST	TIMBER PROPERTIES	46401 80TH ST LANCASTER CA 93536	S	0.00 / 17.37	-23	31
			Global ID | Status | Status Date: T0603700243 | COMPLETED - CASE CLOSED | 1990-04-02 00:00:00				
9	CHMIRS	Southern CA Edison	70th St at Holiday Rosamond CA	NE	0.00 / 17.71	-36	32
10	CDL		9171 W ROSAMOND BLVD ROSAMOND CA 93560	NNW	0.00 / 20.81	31	33
11	CDL		49317 80TH ST. WEST LANCASTER CA 93534	S	0.01 / 47.18	-5	33

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
11	HAZNET	ATENOGENES ORTEGA	49317 80TH STREET WEST LANCASTER CA 935340000	S	0.01 / 47.18	-5	33
12	CDL		49913 80TH ST WEST LANCASTER CA 93536	S	0.01 / 50.78	-2	34
13	LUST	TIMBER PROPERTIES	46400 80TH ST LANCASTER CA 93536	S	0.12 / 607.36	-25	34
			Global ID | Status | Status Date: T0603700242 | COMPLETED - CASE CLOSED | 1990-04-02 00:00:00				
14	CERS HAZ	AMERICAN PERFORMANCE ENGINEERING	7347 WEST ROSAMOND BLVD ROSAMOND CA 93560	NNE	0.12 / 608.19	-21	36
14	KERN CUPA	AMERICAN PERFORMANCE ENGINEERING	7347 WEST ROSAMOND BLVD 7347 WEST ROSAMOND BLVD ROSAMOND CA	NNE	0.12 / 608.19	-21	40
14	RCRA NON GEN	AMERICAN PERFORMANCE ENGINEERING	7347 W ROSAMOND BLVD ROSAMOND CA 93560	NNE	0.12 / 608.19	-21	40
			EPA Handler ID: CAL000311493				
15	RCRA NON GEN	TAPIA BROS, INC.	8425 WEST AVE A ROSAMOND CA 93560	SSE	0.12 / 609.15	-8	41
			EPA Handler ID: CAL000258768				
16	RCRA NON GEN	ELIZABETH LAYTON	8130 WEST AVENUE E12 LANCASTER CA 93536	S	0.17 / 889.62	-30	42
			EPA Handler ID: CAC002995763				
17	KERN CUPA	DESERT EQUIPMENT SERVICES INC	3221 70TH STREET WEST ROSAMOND CA	NE	0.21 / 1,108.48	-19	43
18	HHSS	CAMEO RANCHING COMPANY	8539 WEST AVENUE H LANCASTER CA 93534	S	0.22 / 1,175.15	-11	43
18	LA HMS		8539 W AVENUE H LANCASTER CA 93534	S	0.22 / 1,175.15	-11	43
18	HIST TANK	CAMEO RANCHING COMPANY	8539 WEST AVENUE H LANCASTER CA	S	0.22 / 1,175.15	-11	44
19	EMISSIONS	DEL SUR SCHOOL	9023 W. AVE. H LANCASTER CA 93536	S	0.22 / 1,178.59	6	44

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
19	ENVIROSTOR	DEL SUR SCHOOL	9023 WEST AVENUE H LANCASTER CA 93536	S	0.22 / 1,178.59	6	49
			***Estor/EPA ID	Cleanup Status:*** 19820031 | NO ACTION REQUIRED AS OF 7/3/2001			
19	HHSS	DEL SUR SCHOOL	9023 WEST AVENUE H LANCASTER CA 93534	S	0.22 / 1,178.59	6	50
19	LA HMS		9023 W AVENUE H LANCASTER CA 93536	S	0.22 / 1,178.59	6	50
19	HIST TANK	DEL SUR SCHOOL	9023 WEST AVENUE H LANCASTER CA	S	0.22 / 1,178.59	6	51
19	SCH	DEL SUR SCHOOL	9023 WEST AVENUE H LANCASTER CA 93536	S	0.22 / 1,178.59	6	51
			***Estor/EPA ID	Cleanup Status:*** 19820031 | NO ACTION REQUIRED AS OF 7/3/2001			
20	LA HMS		8202 W AVENUE H LANCASTER CA 93534	S	0.22 / 1,180.64	-18	52
21	RCRA NON GEN	LA COUNTY SANITATION DISTRICTS	W AVENUE H & 90TH ST W LANCASTER CA 93536-0000	S	0.22 / 1,187.32	5	52
			EPA Handler ID: CAH111000827				
22	AST	TAPIA BROS INC	8425 AVE A ROSAMOND CA 93560	S	0.25 / 1,296.19	-3	53
22	KERN AST	TAPIA BROS INC	8425 AVE A 8425 AVE A ROSAMOND CA 93560	S	0.25 / 1,296.19	-3	53
			Facility ID: FA0001164 ***Billing Status:*** Inactive, non-billable, Active, billable				
22	KERN CUPA	TAPIA BROS INC	8425 AVE A 8425 AVE A ROSAMOND CA	S	0.25 / 1,296.19	-3	53
22	DELISTED CTNK	TAPIA BROS INC	8425 AVE A ROSAMOND CA 93560	S	0.25 / 1,296.19	-3	54
23	LA HMS		46204 97TH ST WEST LANCASTER CA 93536	S	0.25 / 1,309.92	27	54
24	KERN AST	Grimmway Enterprises Inc.- Willow Springs Yard	7500 TEH WILLOW SPRINGS RD 7500 TEH WILLOW SPRINGS RD Rosamond CA 93560	ENE	0.25 / 1,310.58	-24	54

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
			Facility ID: FA0004306 ***Billing Status:*** Active, billable				
24	CERS TANK	Grimmway Enterprises Inc.- Willow Springs Yard	7500 TEH WILLOW SPRINGS RD ROSAMOND CA 93560 ***Site ID:*** 394186	ENE	0.25 / 1,310.58	-24	55
24	KERN CUPA	Grimmway Enterprises Inc.- Willow Springs Yard	7500 TEH WILLOW SPRINGS RD 7500 TEH WILLOW SPRINGS RD Rosamond CA	ENE	0.25 / 1,310.58	-24	57
24	RCRA NON GEN	GRIMMWAY ENTERPRISES INC	7500 WILLOW SPRINGS RD ROSAMOND CA 93560 ***EPA Handler ID:*** CAL000258195	ENE	0.25 / 1,310.58	-24	57
25	HHSS	WILLOW SPRINGS INTERNATIONAL R	75TH STREET WEST AND ROSAMOND ROSAMOND CA 93560	NNE	0.25 / 1,313.63	-17	58
26	SWF/LF	75th St East & Little Rock Disposal Site	75th Street And Avenue `u` Lancaster CA ***Operational Status | Activity:*** Clean Closed | Solid Waste Disposal Site	SSE	0.50 / 2,630.08	-15	59
27	ENVIROSTOR	PALMER CONSTRUCTION	2129 NORTH 60TH STREET ROSAMOND CA 95360 ***Estor/EPA ID | Cleanup Status:*** 15750005 | NO FURTHER ACTION AS OF 4/30/1992	ENE	0.93 / 4,919.43	-51	59

Executive Summary: Summary by Data Source

Standard

Federal

RCRA NON GEN - RCRA Non-Generators

A search of the RCRA NON GEN database, dated Jun 3, 2019 has found that there are 6 RCRA NON GEN site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
LA COUNTY SANITATION DISTRICTS	W AVENUE H & 90TH ST W LANCASTER CA 93536-0000 ***EPA Handler ID**: CAH111000827*	S	0.22 / 1,187.32	21

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
ADAMS, BRYAN	48011 80TH STREET WEST LANCASTER CA 93536 ***EPA Handler ID**: CAC002969040*	-	0.00 / 0.00	4
AMERICAN PERFORMANCE ENGINEERING	7347 W ROSAMOND BLVD ROSAMOND CA 93560 ***EPA Handler ID**: CAL000311493*	NNE	0.12 / 608.19	14
TAPIA BROS, INC.	8425 WEST AVE A ROSAMOND CA 93560 ***EPA Handler ID**: CAL000258768*	SSE	0.12 / 609.15	15
ELIZABETH LAYTON	8130 WEST AVENUE E12 LANCASTER CA 93536 ***EPA Handler ID**: CAC002995763*	S	0.17 / 889.62	16
GRIMMWAY ENTERPRISES INC	7500 WILLOW SPRINGS RD ROSAMOND CA 93560 ***EPA Handler ID**: CAL000258195*	ENE	0.25 / 1,310.58	24

State

ENVIROSTOR - EnviroStor Database

A search of the ENVIROSTOR database, dated Jun 14, 2019 has found that there are 2 ENVIROSTOR site(s) within approximately 1.00 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
DEL SUR SCHOOL	9023 WEST AVENUE H LANCASTER CA 93536 ***Estor/EPA ID	Cleanup Status**: 19820031 | NO ACTION REQUIRED AS OF 7/3/2001*	S	0.22 / 1,178.59	19

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
PALMER CONSTRUCTION	2129 NORTH 60TH STREET ROSAMOND CA 95360	ENE	0.93 / 4,919.43	27

***Estor/EPA ID** | **Cleanup Status**: 15750005 | NO FURTHER ACTION AS OF 4/30/1992*

SWF/LF - Solid Waste Information System (SWIS)

A search of the SWF/LF database, dated Aug 19, 2019 has found that there are 1 SWF/LF site(s) within approximately 0.50 miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
75th St East & Little Rock Disposal Site	75th Street And Avenue `u` Lancaster CA	SSE	0.50 / 2,630.08	26

***Operational Status** | **Activity**: Clean Closed | Solid Waste Disposal Site*

LUST - Leaking Underground Fuel Tank Reports

A search of the LUST database, dated Jul 17, 2019 has found that there are 2 LUST site(s) within approximately 0.50 miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
TIMBER PROPERTIES	46401 80TH ST LANCASTER CA 93536	S	0.00 / 17.37	8

***Global ID** | **Status** | **Status Date**: T0603700243 | COMPLETED - CASE CLOSED | 1990-04-02 00:00:00*

TIMBER PROPERTIES	46400 80TH ST LANCASTER CA 93536	S	0.12 / 607.36	13

***Global ID** | **Status** | **Status Date**: T0603700242 | COMPLETED - CASE CLOSED | 1990-04-02 00:00:00*

HHSS - Historical Hazardous Substance Storage Information Database

A search of the HHSS database, dated Aug 27, 2015 has found that there are 5 HHSS site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
RITTER AND GODDE RANCH	90TH STREET WEST & AVENUE A ROSAMOND CA 93560	-	0.00 / 0.00	2
DEL SUR SCHOOL	9023 WEST AVENUE H LANCASTER CA 93534	S	0.22 / 1,178.59	19

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
TAPIA BROS INC	85TH ST & GASKELL ROSAMOND CA 91406	NNE	0.00 / 11.11	6
CAMEO RANCHING COMPANY	8539 WEST AVENUE H LANCASTER CA 93534	S	0.22 / 1,175.15	18

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
WILLOW SPRINGS INTERNATIONAL R	75TH STREET WEST AND ROSAMOND ROSAMOND CA 93560	NNE	0.25 / 1,313.63	25

AST - Aboveground Storage Tanks

A search of the AST database, dated Aug 31, 2009 has found that there are 1 AST site(s) within approximately 0.25 miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
TAPIA BROS INC	8425 AVE A ROSAMOND CA 93560	S	0.25 / 1,296.19	22

CERS TANK - California Environmental Reporting System (CERS) Tanks

A search of the CERS TANK database, dated Aug 19, 2019 has found that there are 1 CERS TANK site(s) within approximately 0.25 miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
Grimmway Enterprises Inc.- Willow Springs Yard	7500 TEH WILLOW SPRINGS RD ROSAMOND CA 93560 ***Site ID**: 394186*	ENE	0.25 / 1,310.58	24

DELISTED CTNK - Delisted California Environmental Reporting System (CERS) Tanks

A search of the DELISTED CTNK database, dated Aug 19, 2019 has found that there are 1 DELISTED CTNK site(s) within approximately 0.25 miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
TAPIA BROS INC	8425 AVE A ROSAMOND CA 93560	S	0.25 / 1,296.19	22

HIST TANK - Historical Hazardous Substance Storage Container Information - Facility Summary

A search of the HIST TANK database, dated May 27, 1988 has found that there are 4 HIST TANK site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
RITTER & GODDE RANCH	90TH STREET WEST & AVENUE A ROSAMOND CA	-	0.00 / 0.00	2
DEL SUR SCHOOL	9023 WEST AVENUE H LANCASTER CA	S	0.22 / 1,178.59	19

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
TAPIA BROS. INC.	85TH ST & GASKELL ROSAMOND CA	NNE	0.00 / 11.11	6
CAMEO RANCHING COMPANY	8539 WEST AVENUE H LANCASTER CA	S	0.22 / 1,175.15	18

County

KERN CUPA - Kern County - CUPA List

A search of the KERN CUPA database, dated Jul 25, 2019 has found that there are 4 KERN CUPA site(s) within approximately 0.25 miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
AMERICAN PERFORMANCE ENGINEERING	7347 WEST ROSAMOND BLVD 7347 WEST ROSAMOND BLVD ROSAMOND CA	NNE	0.12 / 608.19	14
DESERT EQUIPMENT SERVICES INC	3221 70TH STREET WEST ROSAMOND CA	NE	0.21 / 1,108.48	17
TAPIA BROS INC	8425 AVE A 8425 AVE A ROSAMOND CA	S	0.25 / 1,296.19	22
Grimmway Enterprises Inc.- Willow Springs Yard	7500 TEH WILLOW SPRINGS RD 7500 TEH WILLOW SPRINGS RD Rosamond CA	ENE	0.25 / 1,310.58	24

KERN AST - Kern County - AST List

A search of the KERN AST database, dated Jul 25, 2019 has found that there are 2 KERN AST site(s) within approximately 0.25 miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
TAPIA BROS INC	8425 AVE A 8425 AVE A ROSAMOND CA 93560 ***Facility ID**: FA0001164* ***Billing Status**: Inactive, non-billable, Active, billable*	S	0.25 / 1,296.19	22
Grimmway Enterprises Inc.- Willow Springs Yard	7500 TEH WILLOW SPRINGS RD 7500 TEH WILLOW SPRINGS RD Rosamond CA 93560 ***Facility ID**: FA0004306* ***Billing Status**: Active, billable*	ENE	0.25 / 1,310.58	24

LA HMS - Los Angeles County - HMS List

A search of the LA HMS database, dated Jul 9, 2019 has found that there are 5 LA HMS site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
	9023 W AVENUE H LANCASTER CA 93536	S	0.22 / 1,178.59	19
	46204 97TH ST WEST LANCASTER CA 93536	S	0.25 / 1,309.92	23

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
	46401 80TH ST WEST LANCASTER CA 93535	S	0.00 / 17.37	8
	8539 W AVENUE H LANCASTER CA 93534	S	0.22 / 1,175.15	18
	8202 W AVENUE H LANCASTER CA 93534	S	0.22 / 1,180.64	20

Non Standard

Federal

FINDS/FRS - Facility Registry Service/Facility Index

A search of the FINDS/FRS database, dated Apr 23, 2019 has found that there are 3 FINDS/FRS site(s) within approximately 0.02 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
CALANDRI/SONRISE FARMS, LP - KIM RANCH	90TH STREET WEST AND GASKELL ROAD ROSAMOND CA 93560	-	0.00 / 0.00	1

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
ADAMS, BRYAN	48011 80TH STREET WEST LANCASTER CA 93536	-	0.00 / 0.00	4
TIMBER PROPERTIES	46401 80TH ST LANCASTER CA 93536	S	0.00 / 17.37	8

State

SCH - School Property Evaluation Program Sites

A search of the SCH database, dated Jun 14, 2019 has found that there are 1 SCH site(s) within approximately 1.00 miles of the project

property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
DEL SUR SCHOOL	9023 WEST AVENUE H LANCASTER CA 93536	S	0.22 / 1,178.59	19
	***Estor/EPA ID	Cleanup Status**: 19820031	NO ACTION REQUIRED AS OF 7/3/2001*		

CHMIRS - California Hazardous Material Incident Report System (CHMIRS)

A search of the CHMIRS database, dated Apr 2, 2019 has found that there are 1 CHMIRS site(s) within approximately 0.02 miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
Southern CA Edison	70th St at Holiday Rosamond CA	NE	0.00 / 17.71	9

HAZNET - Hazardous Waste Manifest Data

A search of the HAZNET database, dated Oct 24, 2016 has found that there are 4 HAZNET site(s) within approximately 0.02 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
GUS ZEPEDA	71405 90TH ST W LANCASTER CA 93534	-	0.00 / 0.00	3

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
1X TAPIA BRO/INI FARMS	GASKELL RD /85TH STREET ROSEMOND CA 935600000	NNE	0.00 / 5.41	5
WIL'S PRECISION AUTO CARE	46440 80TH ST W LANCASTER CA 935368103	S	0.00 / 11.79	7
ATENOGENES ORTEGA	49317 80TH STREET WEST LANCASTER CA 935340000	S	0.01 / 47.18	11

HIST MANIFEST - Historical Hazardous Waste Manifest Data

A search of the HIST MANIFEST database, dated Dec 31, 1992 has found that there are 1 HIST MANIFEST site(s) within approximately 0.02 miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
	GASKELL RD /85TH STREET ROSEMOND CA 935600000	NNE	0.00 / 5.41	5

CERS HAZ - California Environmental Reporting System (CERS) Hazardous Waste Sites

A search of the CERS HAZ database, dated Aug 19, 2019 has found that there are 1 CERS HAZ site(s) within approximately 0.12 miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
AMERICAN PERFORMANCE ENGINEERING	7347 WEST ROSAMOND BLVD ROSAMOND CA 93560	NNE	0.12 / 608.19	14

EMISSIONS - Toxic Pollutant Emissions Facilities

A search of the EMISSIONS database, dated Dec 31, 2017 has found that there are 1 EMISSIONS site(s) within approximately 0.25 miles of the project property.

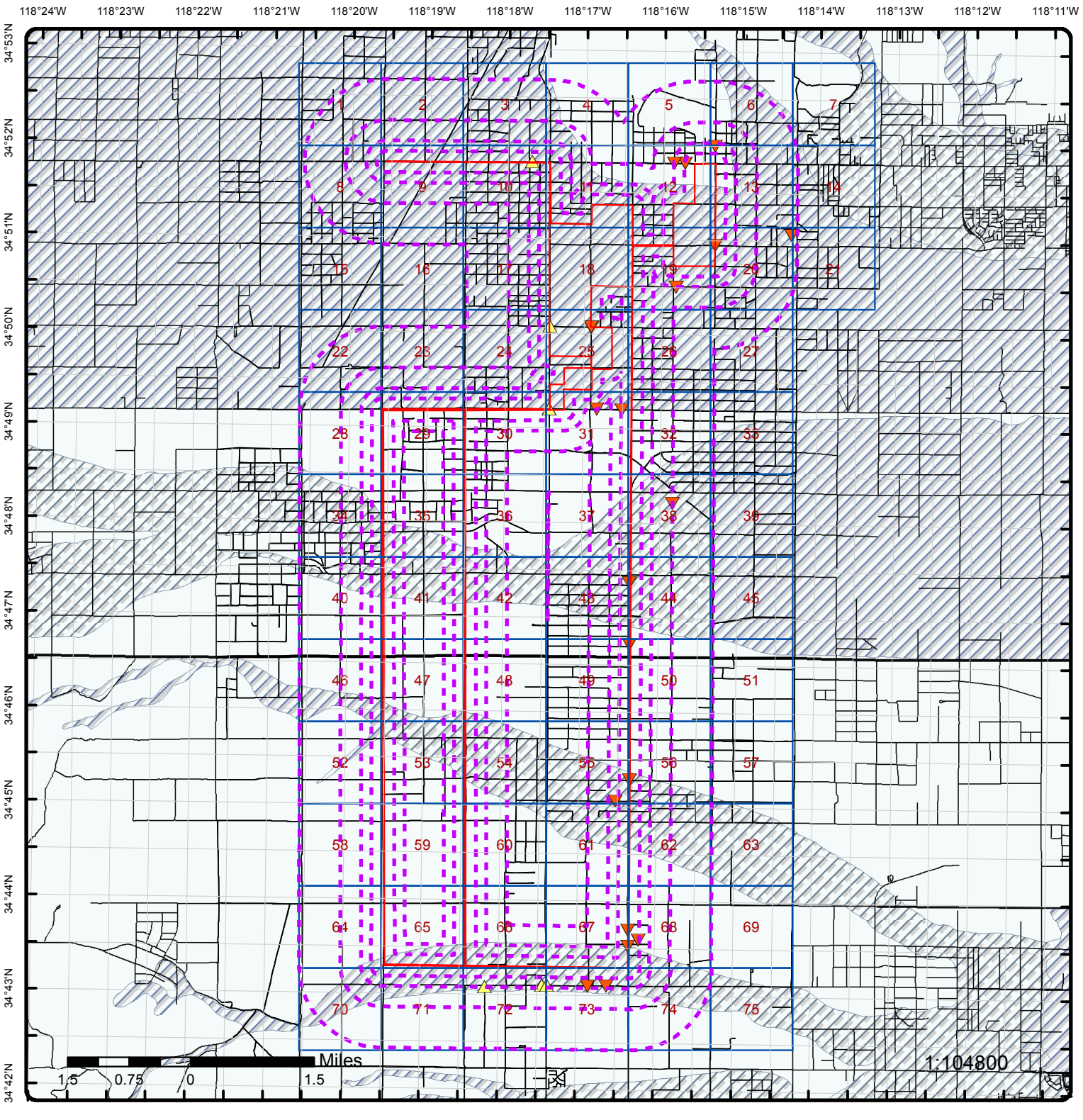
Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
DEL SUR SCHOOL	9023 W. AVE. H LANCASTER CA 93536	S	0.22 / 1,178.59	19

CDL - Clandestine Drug Lab Sites

A search of the CDL database, dated Jun 30, 2018 has found that there are 4 CDL site(s) within approximately 0.12 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
	9171 W ROSAMOND BLVD ROSAMOND CA 93560	NNW	0.00 / 20.81	10

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
	46401 80TH ST WEST LANCASTER CA 93534	S	0.00 / 17.37	8
	49317 80TH ST. WEST LANCASTER CA 93534	S	0.01 / 47.18	11
	49913 80TH ST WEST LANCASTER CA 93536	S	0.01 / 50.78	12



Map : 1 Mile Radius

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ENVIRONMENTAL RISK INFORMATION SERVICES

- Project Property
- **Buffer Outline**
- Eris Sites with Higher Elevation
- Eris Sites with Same Elevation
- Eris Sites with Lower Elevation
- Eris Sites with Unknown Elevation
- County Boundary
- Rails
- Major Highways
- Major Highways Ramps
- Major Roads
- Major Roads Ramps
- Secondary Roads
- Secondary Roads Ramps
- Local Roads and Ramps
- State Boundary
- National Priority List Sites
- National Wetland
- Indian Reserve Land
- Historic Fill
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- State Brownfield Sites
- State Brownfield Areas
- State Superfund Areas:Dept. of Defense
- State Superfund Areas:NPL
- WQARF Areas
- Federal Lands: Dept. of Defense (owned/administered areas)

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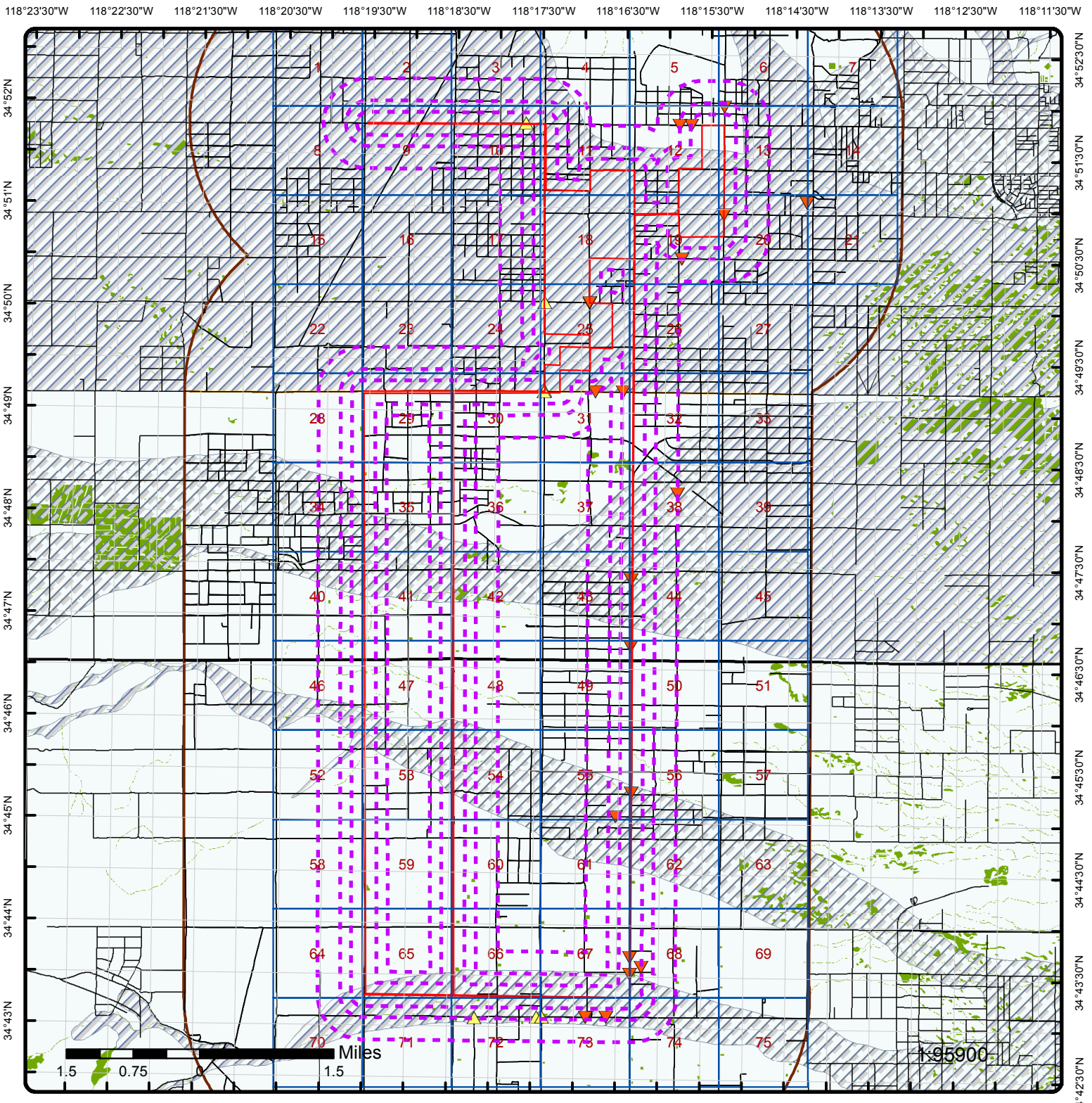

Map : 0.5 Mile Radius

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ENVIRONMENTAL RISK INFORMATION SERVICES

- Project Property
- **Buffer Outline**
- Eris Sites with Higher Elevation
- Eris Sites with Same Elevation
- Eris Sites with Lower Elevation
- Eris Sites with Unknown Elevation
- County Boundary
- Rails
- Major Highways
- Major Highways Ramps
- Major Roads
- Major Roads Ramps
- Secondary Roads
- Secondary Roads Ramps
- Local Roads and Ramps
- State Boundary
- National Priority List Sites
- National Wetland
- Indian Reserve Land
- Historic Fill
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- State Brownfield Sites
- State Brownfield Areas
- State Superfund Areas:Dept. of Defense
- State Superfund Areas:NPL
- WQARF Areas
- Federal Lands: Dept. of Defense (owned/administered areas)

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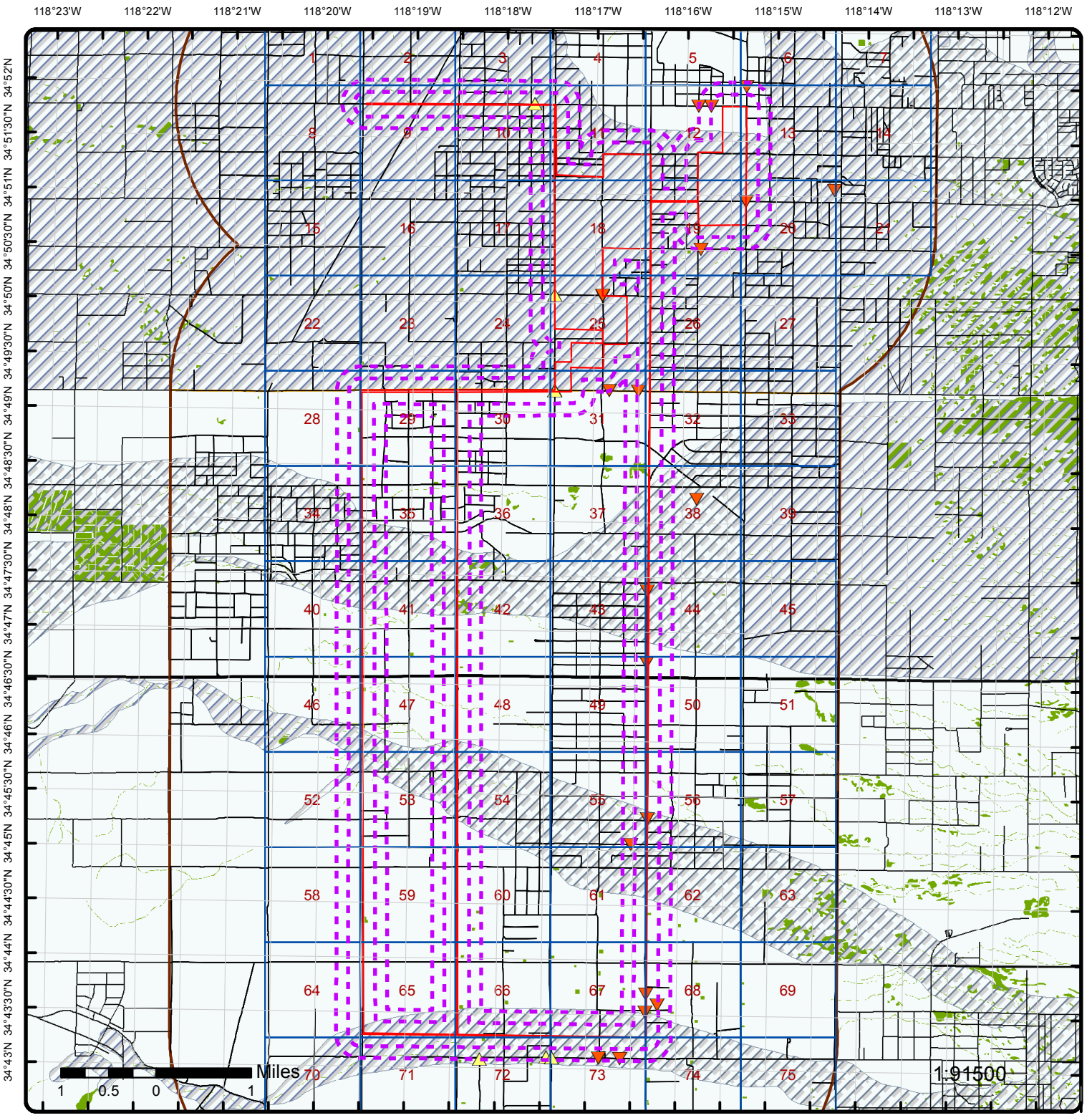

Map : 0.25 Mile Radius

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ENVIRONMENTAL RISK INFORMATION SERVICES

Project Property	Rails	State Boundary	FWS Special Designation Areas
Buffer Outline	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Higher Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Same Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Lower Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
Eris Sites with Unknown Elevation	Secondary Roads	100 Year Flood Zone	WQARF Areas
County Boundary	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		

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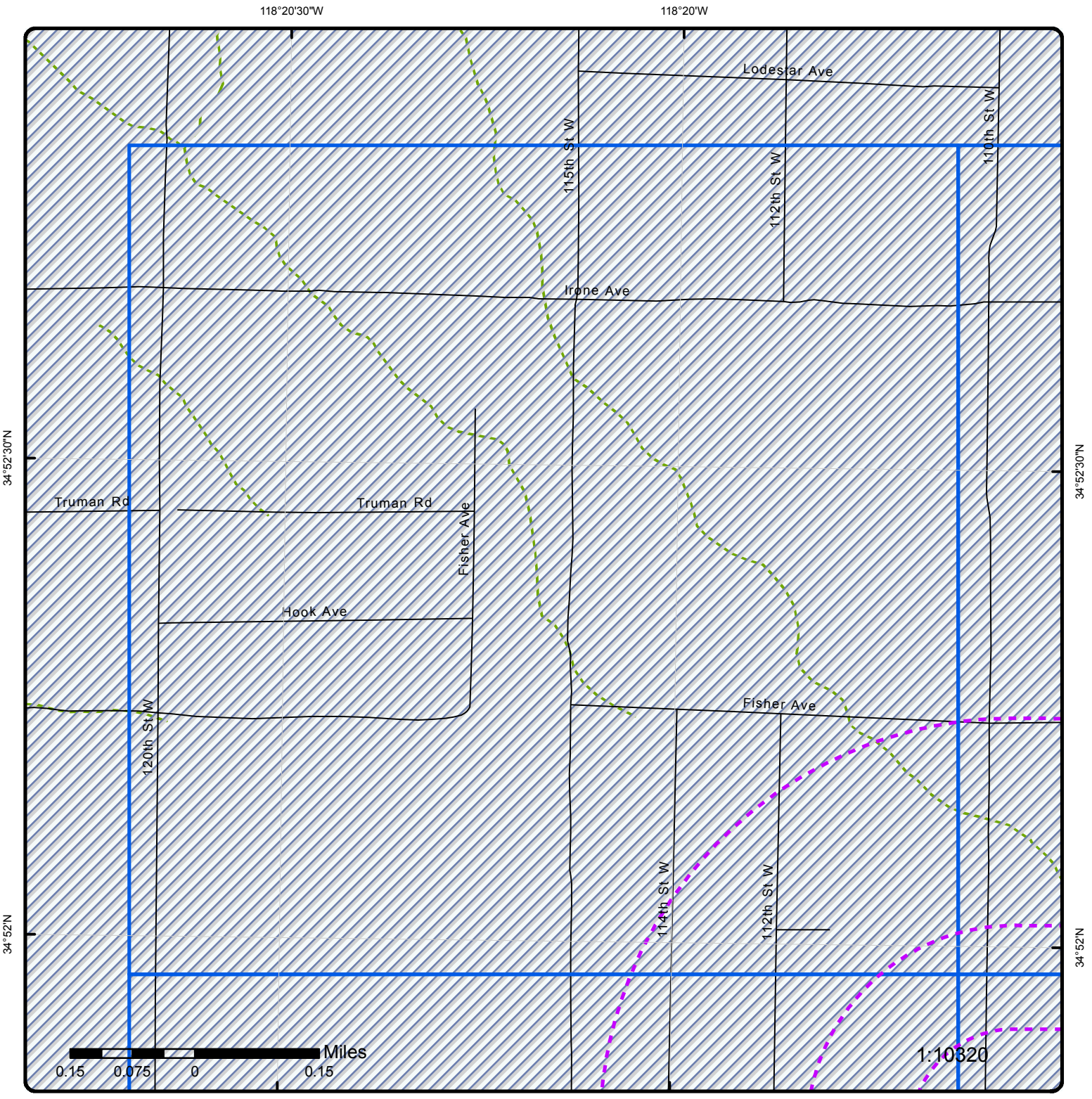

Grid 1

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ENVIRONMENTAL RISK INFORMATION SERVICES

Buffer Outline	Rails	State Boundary	FWS Special Designation Areas
Eris Sites with Higher Elevation	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Same Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Lower Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Unknown Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
County Boundary	Secondary Roads	100 Year Flood Zone	WQARF Areas
	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		

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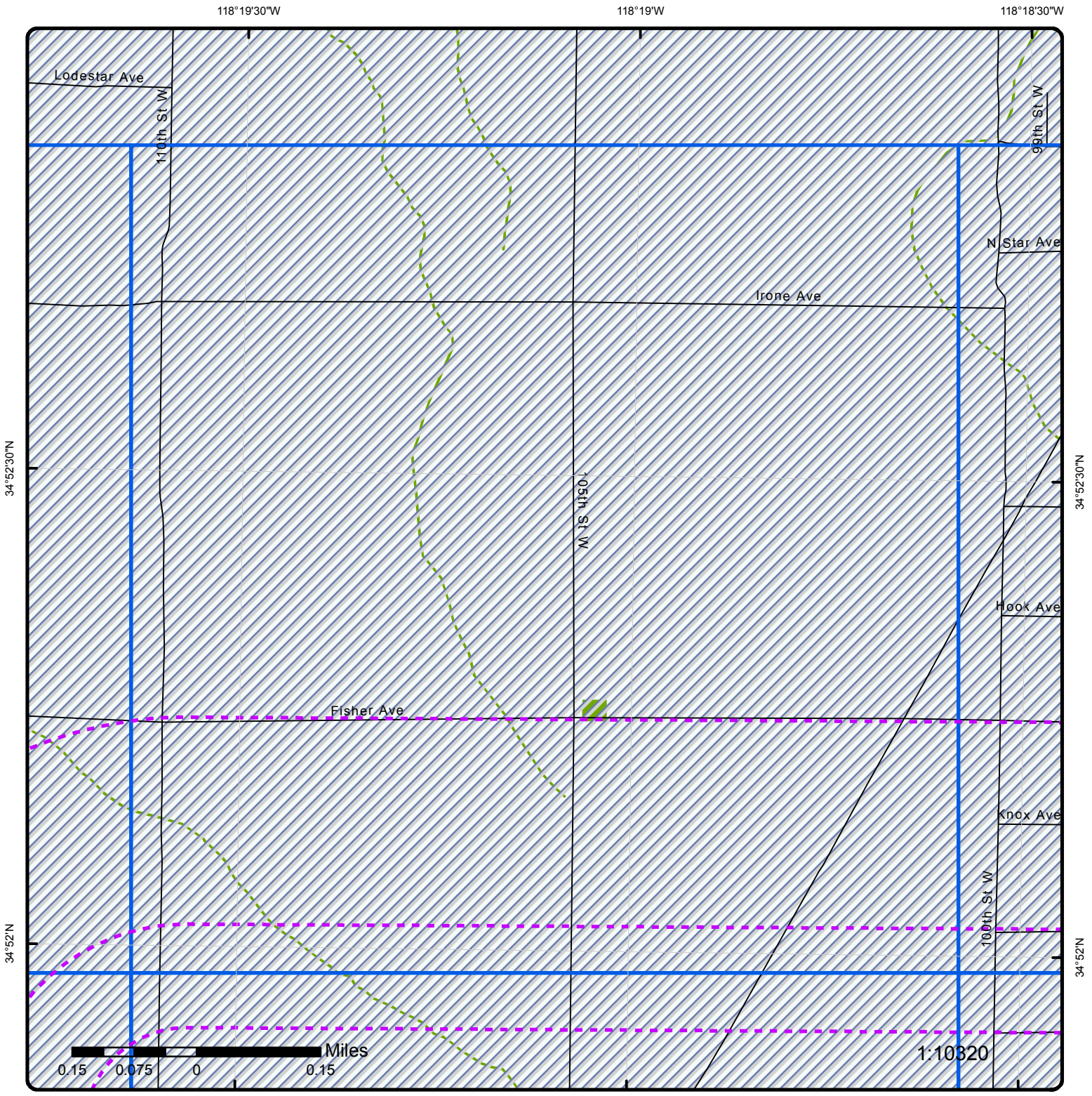

Grid 2

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ENVIRONMENTAL RISK INFORMATION SERVICES

- **Buffer Outline**
- Eris Sites with Higher Elevation
- Eris Sites with Same Elevation
- Eris Sites with Lower Elevation
- Eris Sites with Unknown Elevation
- County Boundary
- Rails
- Major Highways
- Major Highways Ramps
- Major Roads
- Major Roads Ramps
- Secondary Roads
- Secondary Roads Ramps
- Local Roads and Ramps
- State Boundary
- National Priority List Sites
- National Wetland
- Indian Reserve Land
- Historic Fill
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- State Brownfield Sites
- State Brownfield Areas
- State Superfund Areas:Dept. of Defense
- State Superfund Areas:NPL
- WQARF Areas
- Federal Lands: Dept. of Defense (owned/administered areas)

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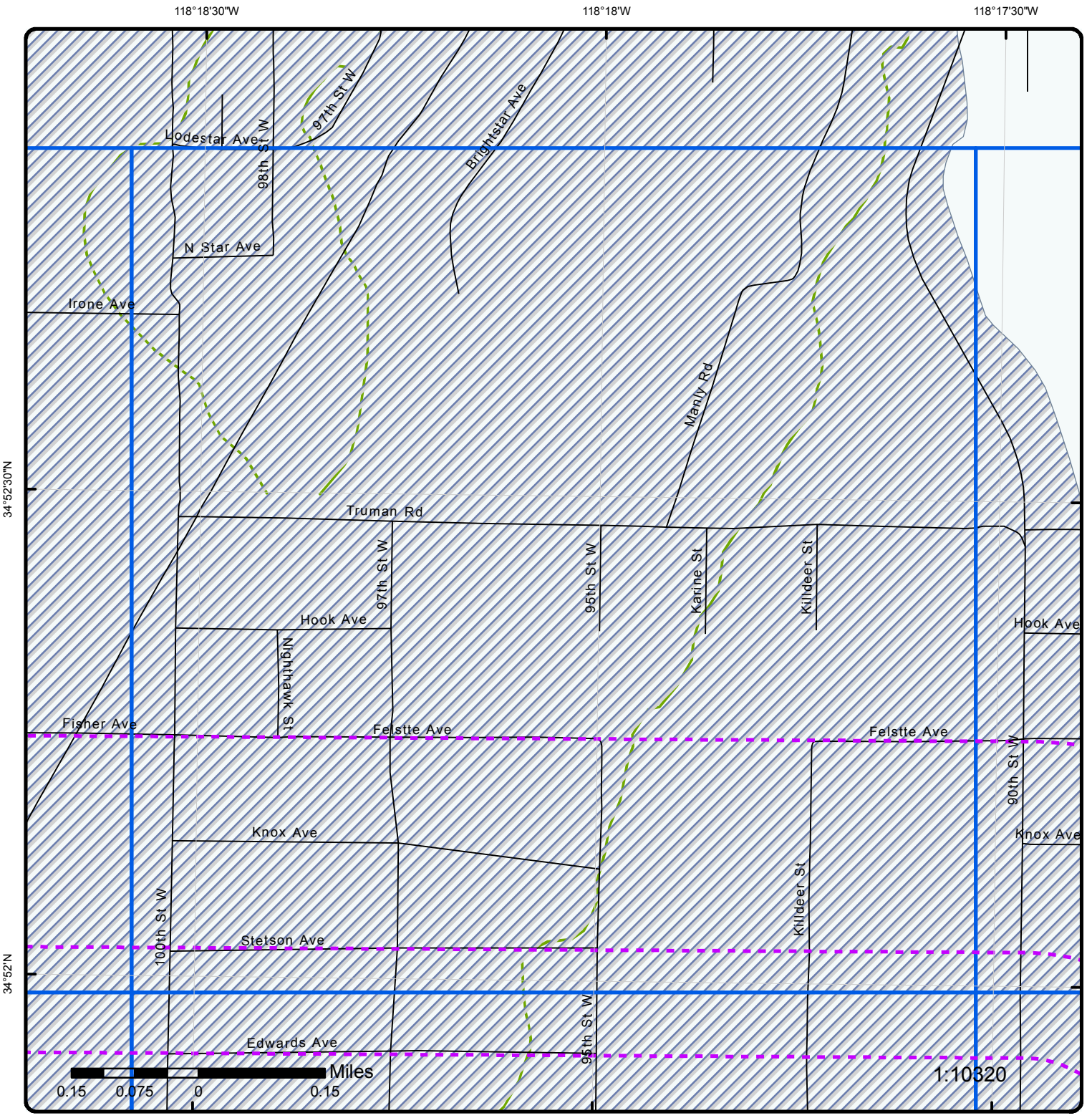

Grid 3

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ENVIRONMENTAL RISK INFORMATION SERVICES

Buffer Outline	Rails	State Boundary	FWS Special Designation Areas
Eris Sites with Higher Elevation	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Same Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Lower Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Unknown Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
County Boundary	Secondary Roads	100 Year Flood Zone	WQARF Areas
	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		

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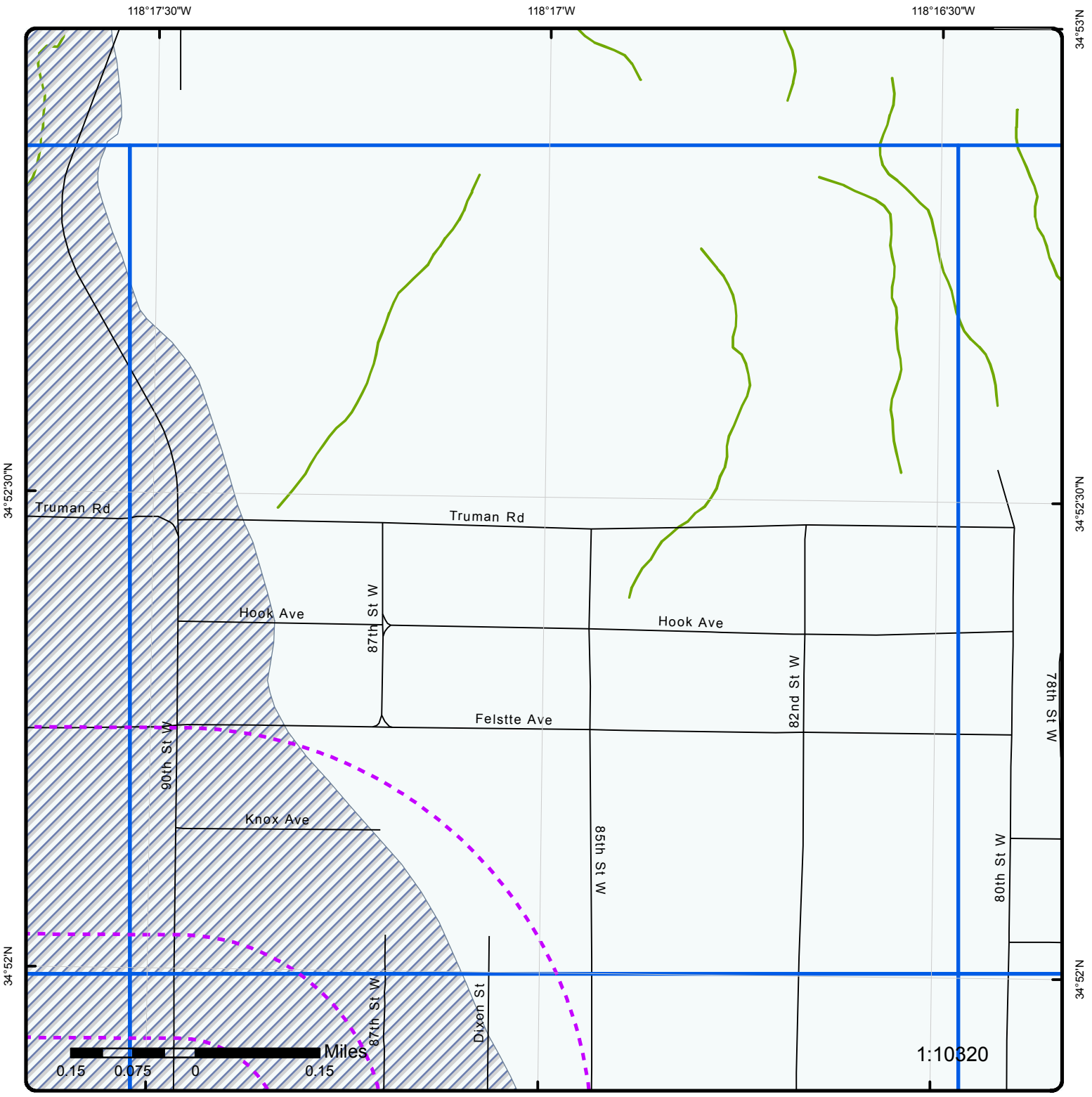

Grid 4

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ENVIRONMENTAL RISK INFORMATION SERVICES

Buffer Outline	Rails	State Boundary	FWS Special Designation Areas
Eris Sites with Higher Elevation	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Same Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Lower Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Unknown Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
County Boundary	Secondary Roads	100 Year Flood Zone	WQARF Areas
	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		

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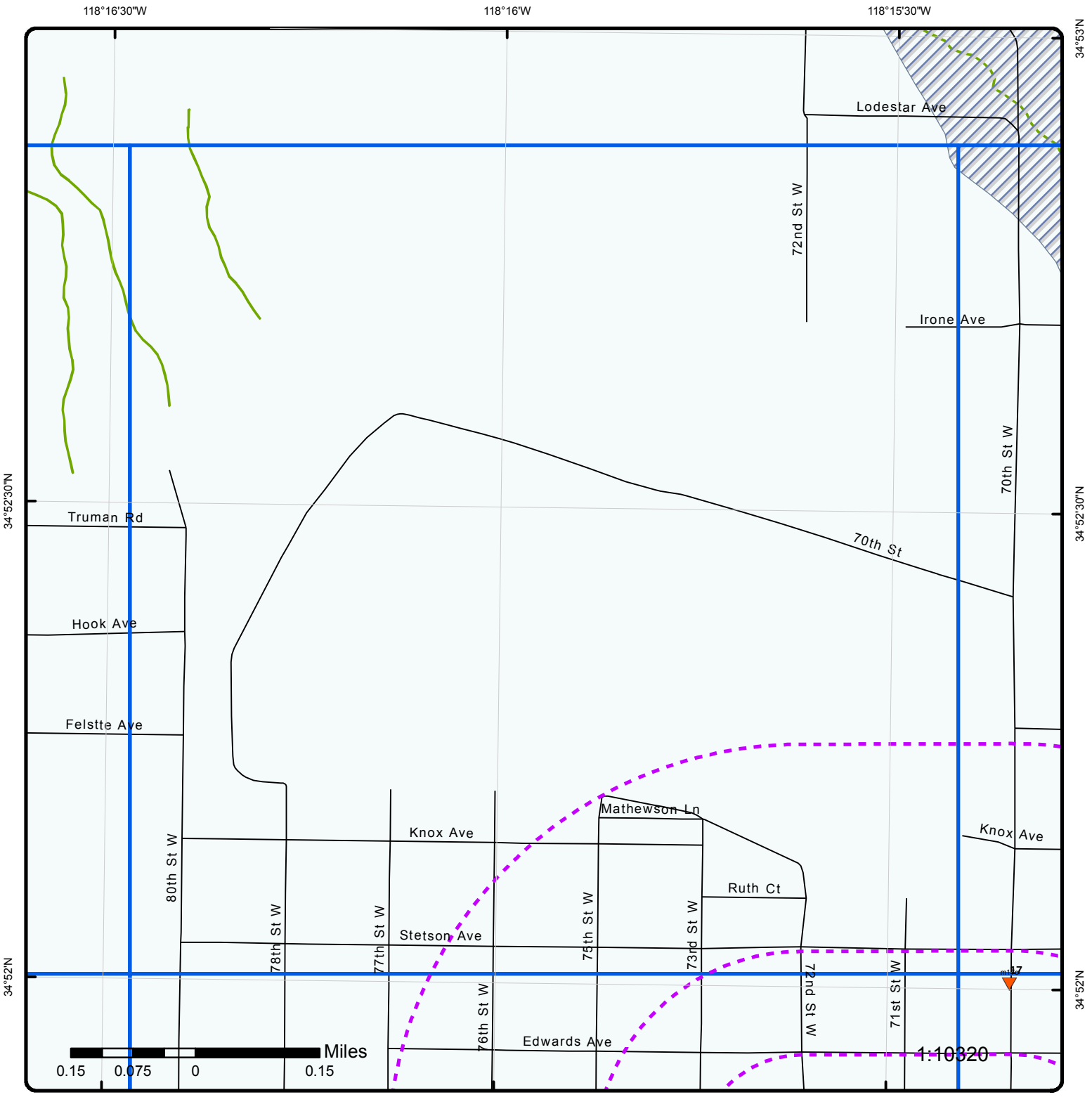

Grid 5

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ENVIRONMENTAL RISK INFORMATION SERVICES

Buffer Outline	Rails	State Boundary	FWS Special Designation Areas
Eris Sites with Higher Elevation	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Same Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Lower Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Unknown Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
County Boundary	Secondary Roads	100 Year Flood Zone	WQARF Areas
	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		

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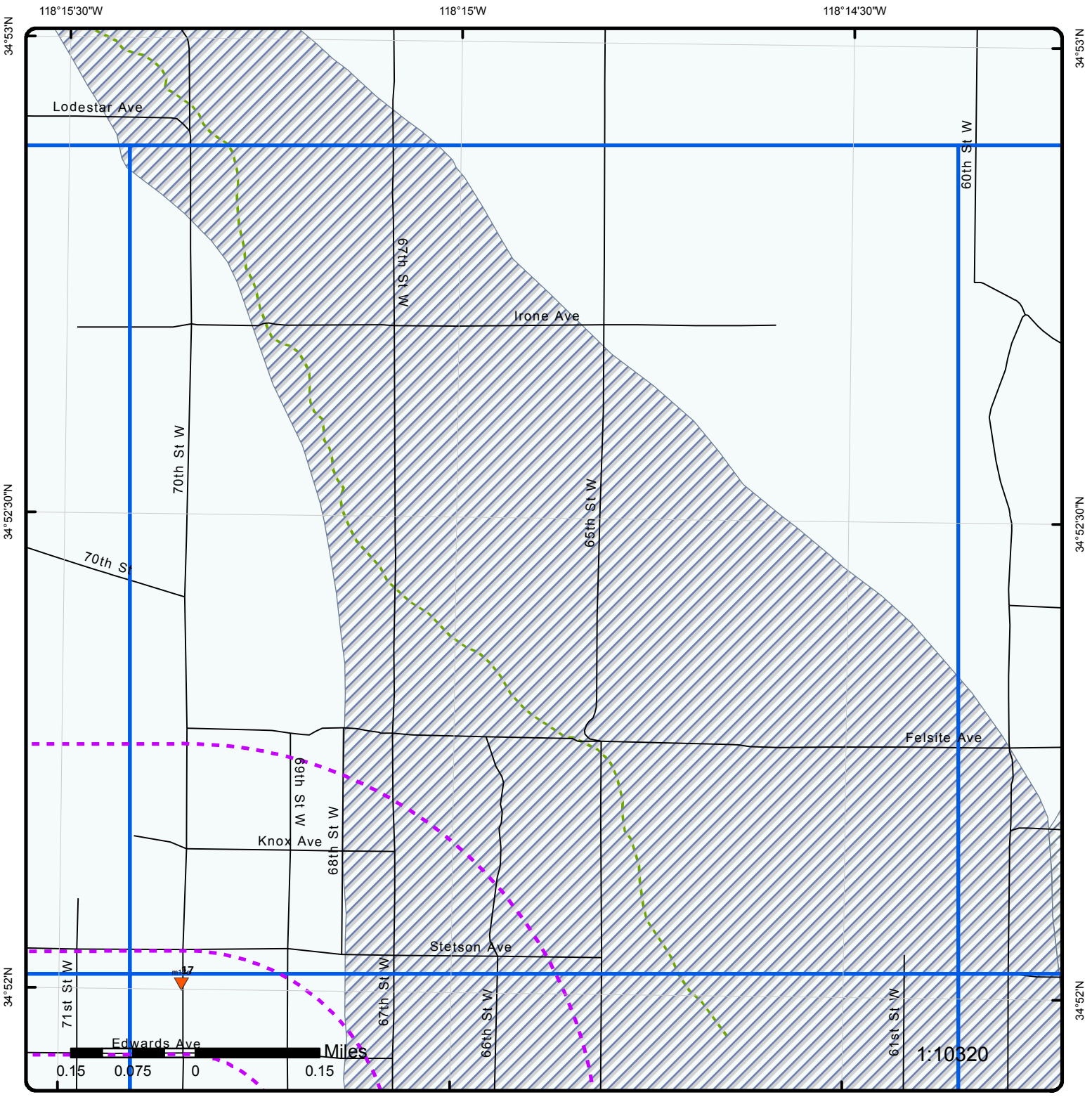

Grid 6

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ENVIRONMENTAL RISK INFORMATION SERVICES

Buffer Outline	Rails	State Boundary	FWS Special Designation Areas
Eris Sites with Higher Elevation	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Same Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Lower Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Unknown Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
County Boundary	Secondary Roads	100 Year Flood Zone	WQARF Areas
	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		

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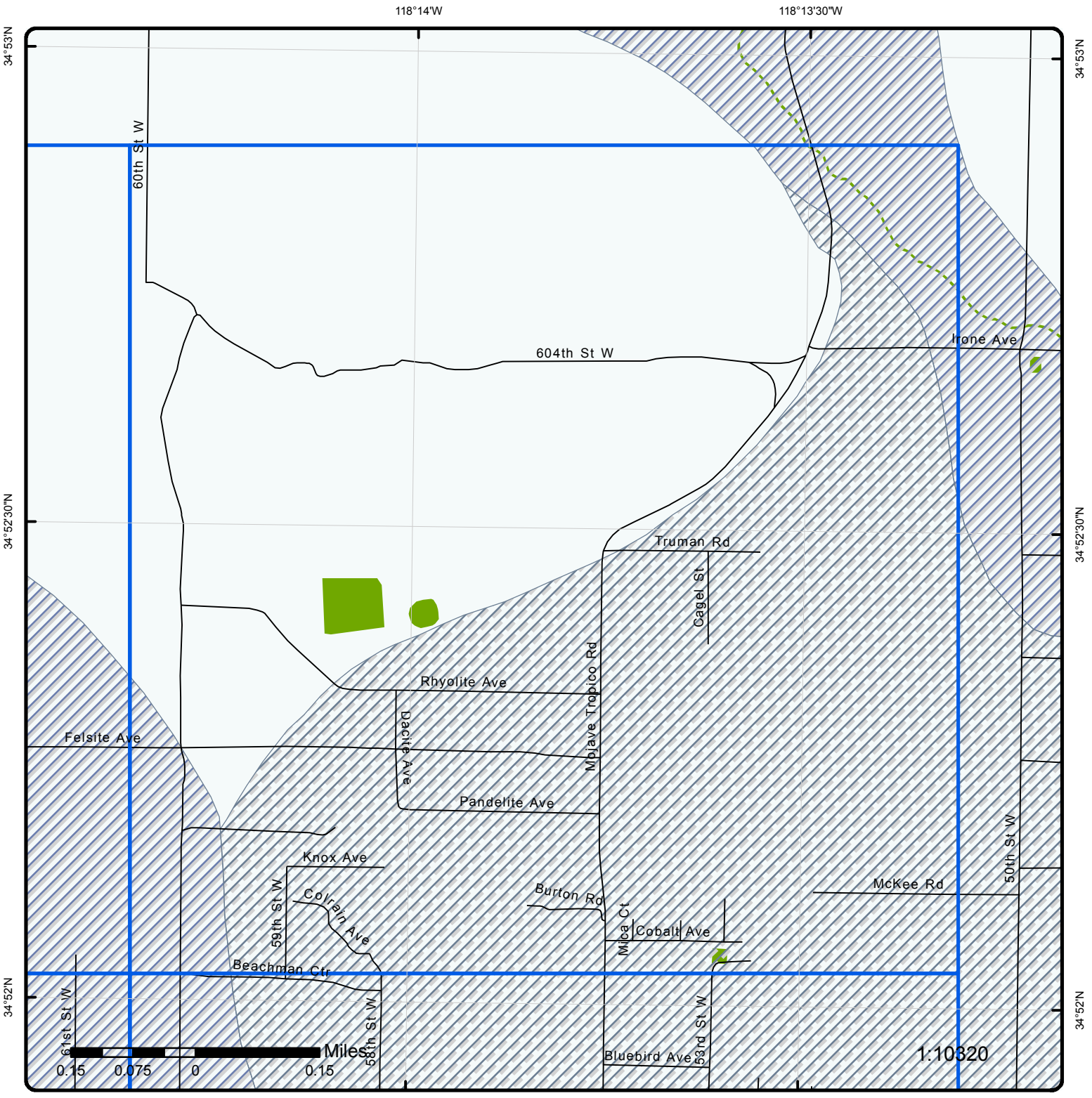

Grid 7

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ENVIRONMENTAL RISK INFORMATION SERVICES

- **Buffer Outline**
- Eris Sites with Higher Elevation
- Eris Sites with Same Elevation
- Eris Sites with Lower Elevation
- Eris Sites with Unknown Elevation
- County Boundary
- Rails
- Major Highways
- Major Highways Ramps
- Major Roads
- Major Roads Ramps
- Secondary Roads
- Secondary Roads Ramps
- Local Roads and Ramps
- State Boundary
- National Priority List Sites
- National Wetland
- Indian Reserve Land
- Historic Fill
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- State Brownfield Sites
- State Brownfield Areas
- State Superfund Areas:Dept. of Defense
- State Superfund Areas:NPL
- WQARF Areas
- Federal Lands: Dept. of Defense (owned/administered areas)

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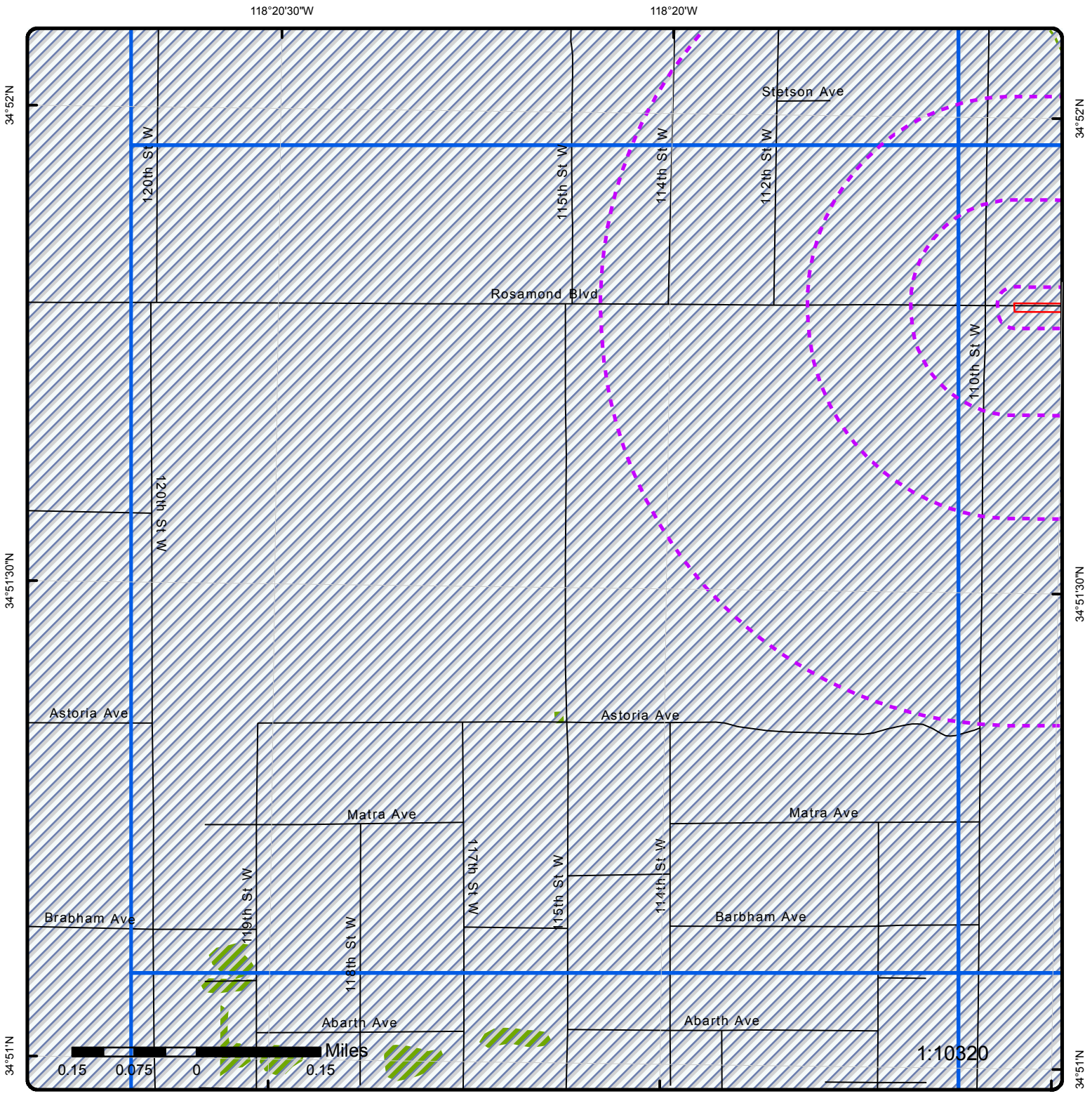

Grid 8

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ENVIRONMENTAL RISK INFORMATION SERVICES

Buffer Outline	Rails	State Boundary	FWS Special Designation Areas
Eris Sites with Higher Elevation	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Same Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Lower Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Unknown Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
County Boundary	Secondary Roads	100 Year Flood Zone	WQARF Areas
	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		

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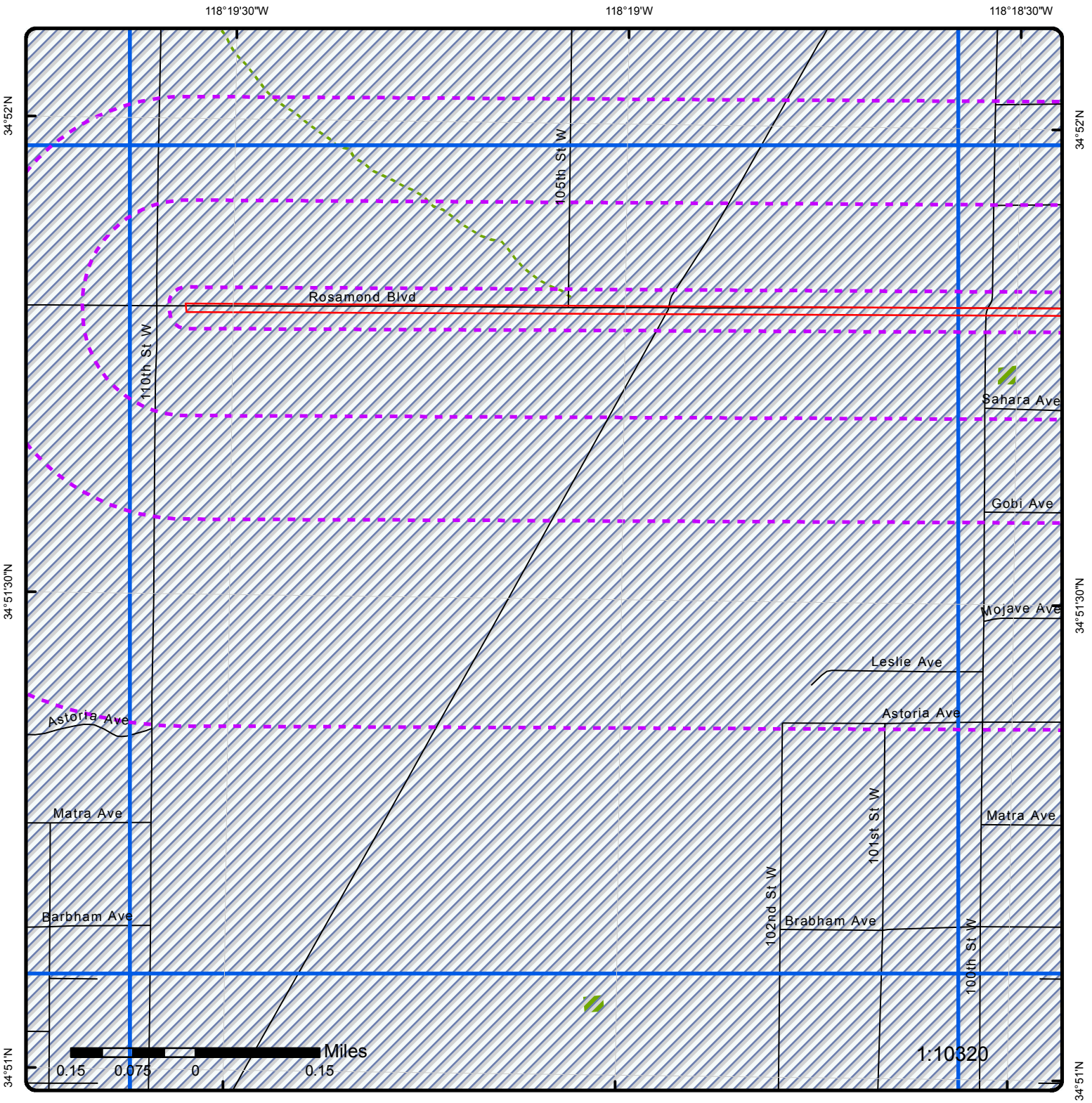

Grid 9

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ENVIRONMENTAL RISK INFORMATION SERVICES

Buffer Outline	Rails	State Boundary	FWS Special Designation Areas
Eris Sites with Higher Elevation	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Same Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Lower Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Unknown Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
County Boundary	Secondary Roads	100 Year Flood Zone	WQARF Areas
	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		

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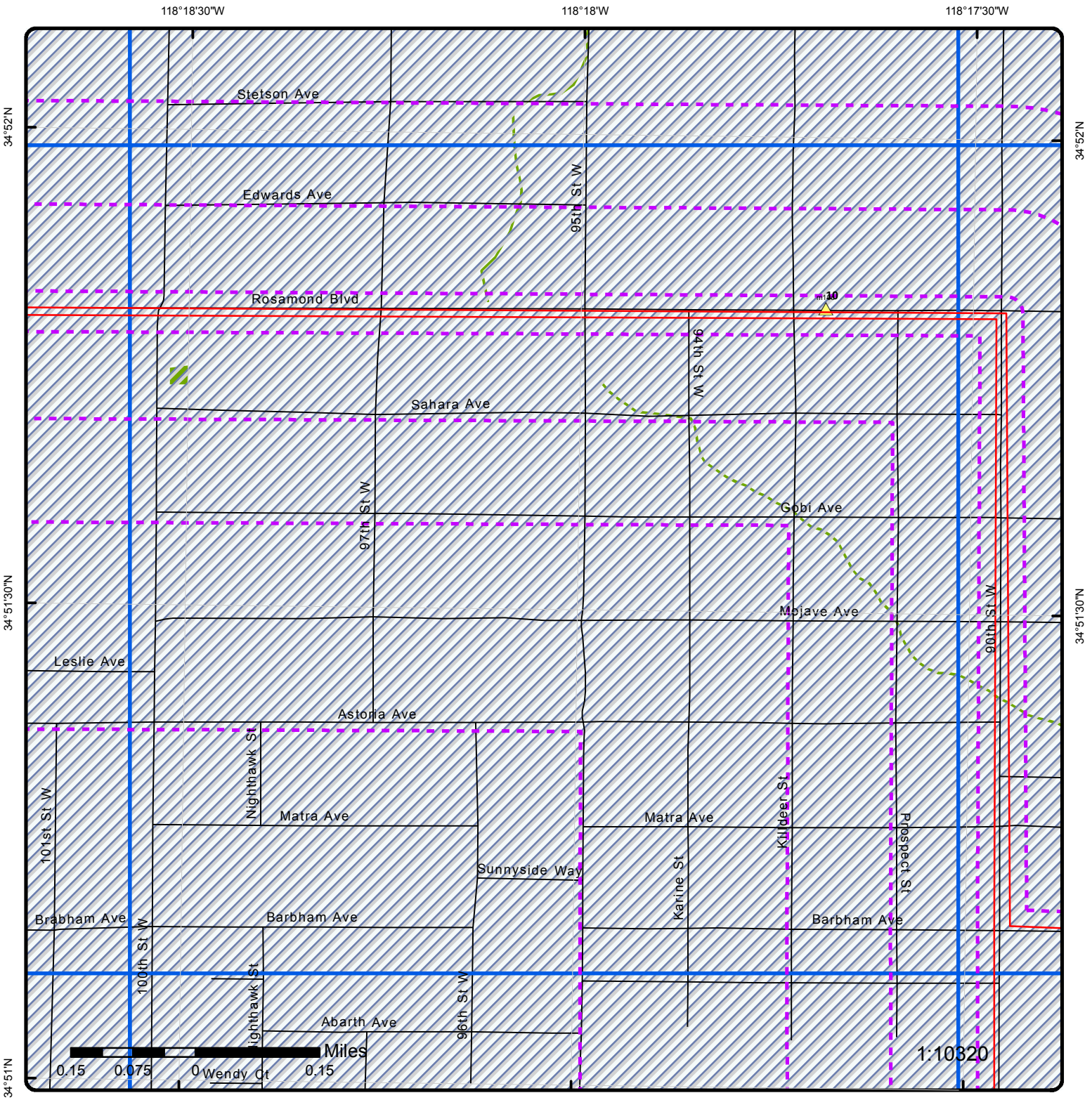

Grid 10

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ENVIRONMENTAL RISK INFORMATION SERVICES

- **Buffer Outline**
- Eris Sites with Higher Elevation
- Eris Sites with Same Elevation
- Eris Sites with Lower Elevation
- Eris Sites with Unknown Elevation
- County Boundary
- Rails
- Major Highways
- Major Highways Ramps
- Major Roads
- Major Roads Ramps
- Secondary Roads
- Secondary Roads Ramps
- Local Roads and Ramps
- State Boundary
- National Priority List Sites
- National Wetland
- Indian Reserve Land
- Historic Fill
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- State Brownfield Sites
- State Brownfield Areas
- State Superfund Areas:Dept. of Defense
- State Superfund Areas:NPL
- WQARF Areas
- Federal Lands: Dept. of Defense (owned/administered areas)

Source: © 2016 ESRI

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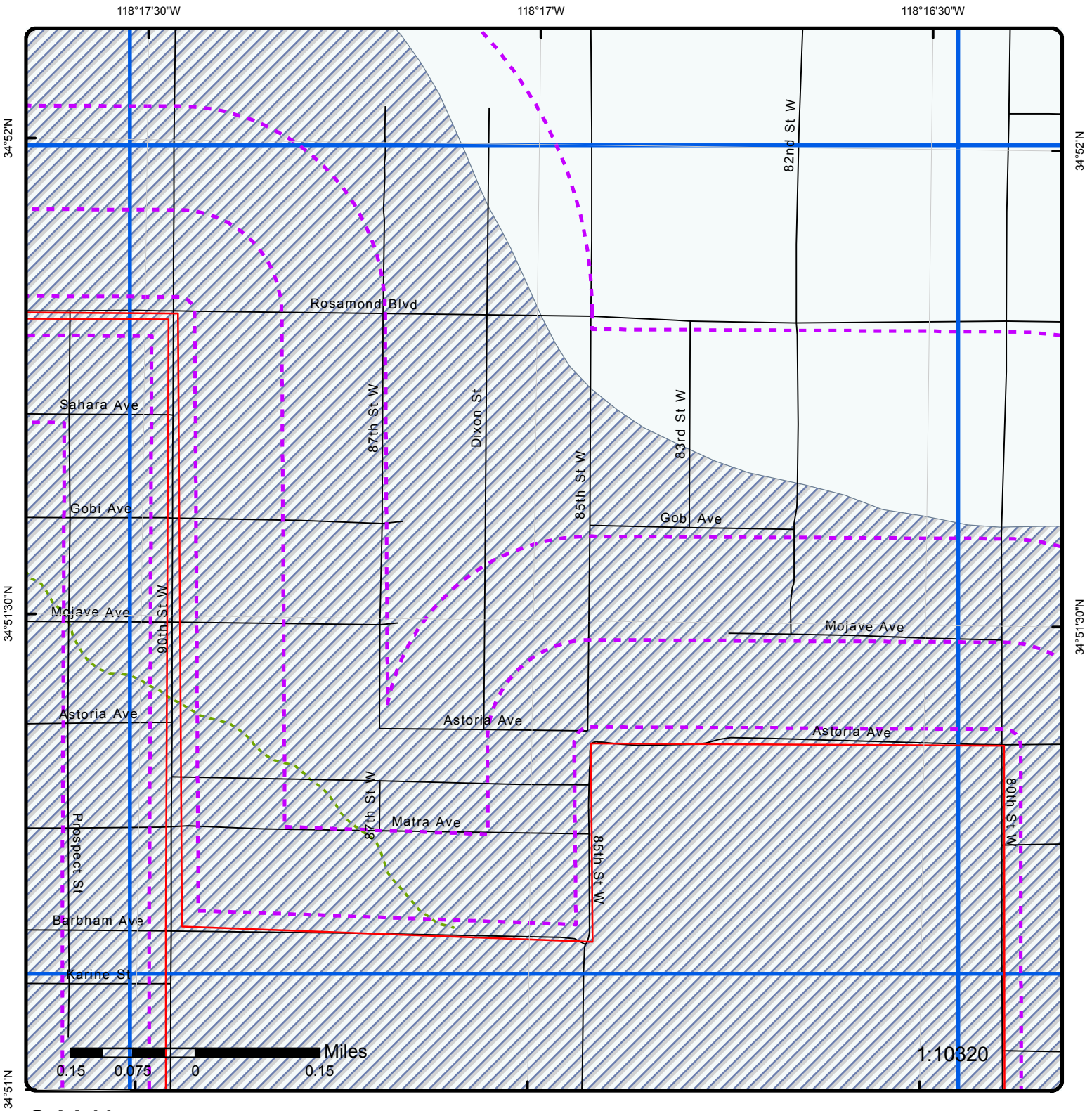

Grid 11

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ENVIRONMENTAL RISK INFORMATION SERVICES

- **Buffer Outline**
- Eris Sites with Higher Elevation
- Eris Sites with Same Elevation
- Eris Sites with Lower Elevation
- Eris Sites with Unknown Elevation
- County Boundary
- Rails
- Major Highways
- Major Highways Ramps
- Major Roads
- Major Roads Ramps
- Secondary Roads
- Secondary Roads Ramps
- Local Roads and Ramps
- State Boundary
- National Priority List Sites
- National Wetland
- Indian Reserve Land
- Historic Fill
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- State Brownfield Sites
- State Brownfield Areas
- State Superfund Areas:Dept. of Defense
- State Superfund Areas:NPL
- WQARF Areas
- Federal Lands: Dept. of Defense (owned/administered areas)

Source: © 2016 ESRI

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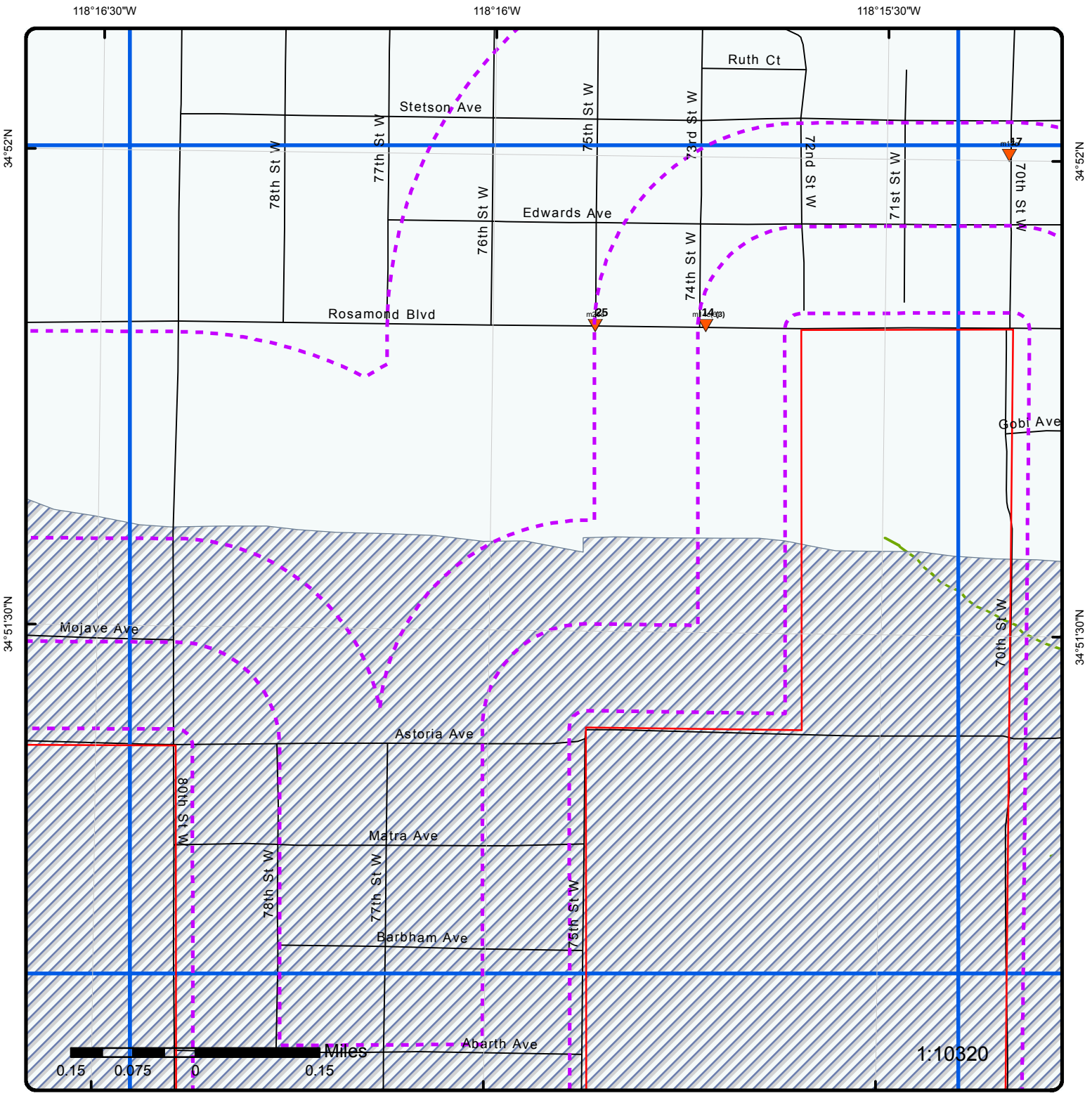

Grid 12

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ENVIRONMENTAL RISK INFORMATION SERVICES

Buffer Outline	Rails	State Boundary	FWS Special Designation Areas
Eris Sites with Higher Elevation	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Same Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Lower Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Unknown Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
County Boundary	Secondary Roads	100 Year Flood Zone	WQARF Areas
	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		

Source: © 2016 ESRI

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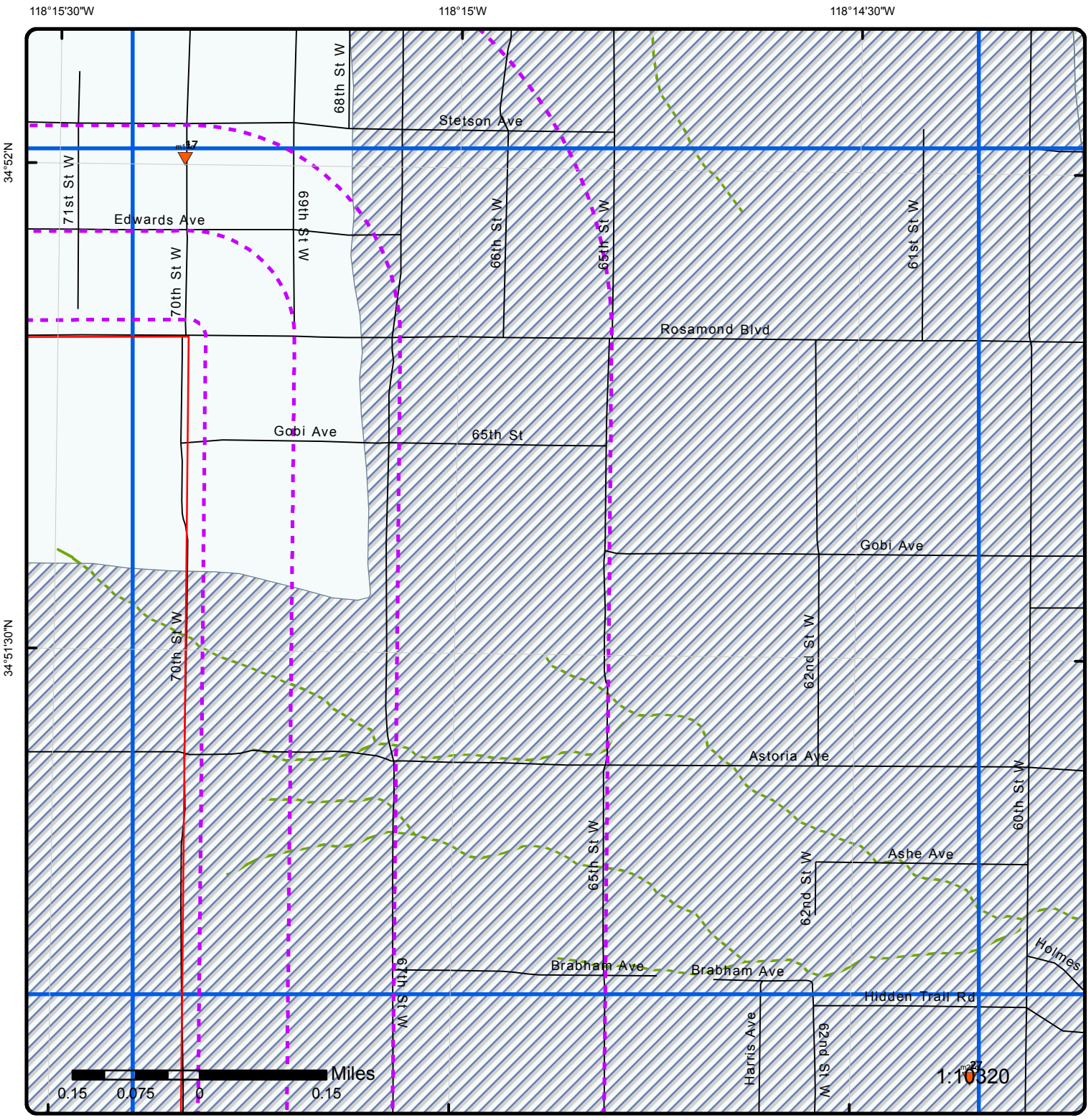

Grid 13

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ENVIRONMENTAL RISK INFORMATION SERVICES

Buffer Outline	Rails	State Boundary	FWS Special Designation Areas
Eris Sites with Higher Elevation	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Same Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Lower Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Unknown Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
County Boundary	Secondary Roads	100 Year Flood Zone	WQARF Areas
	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		

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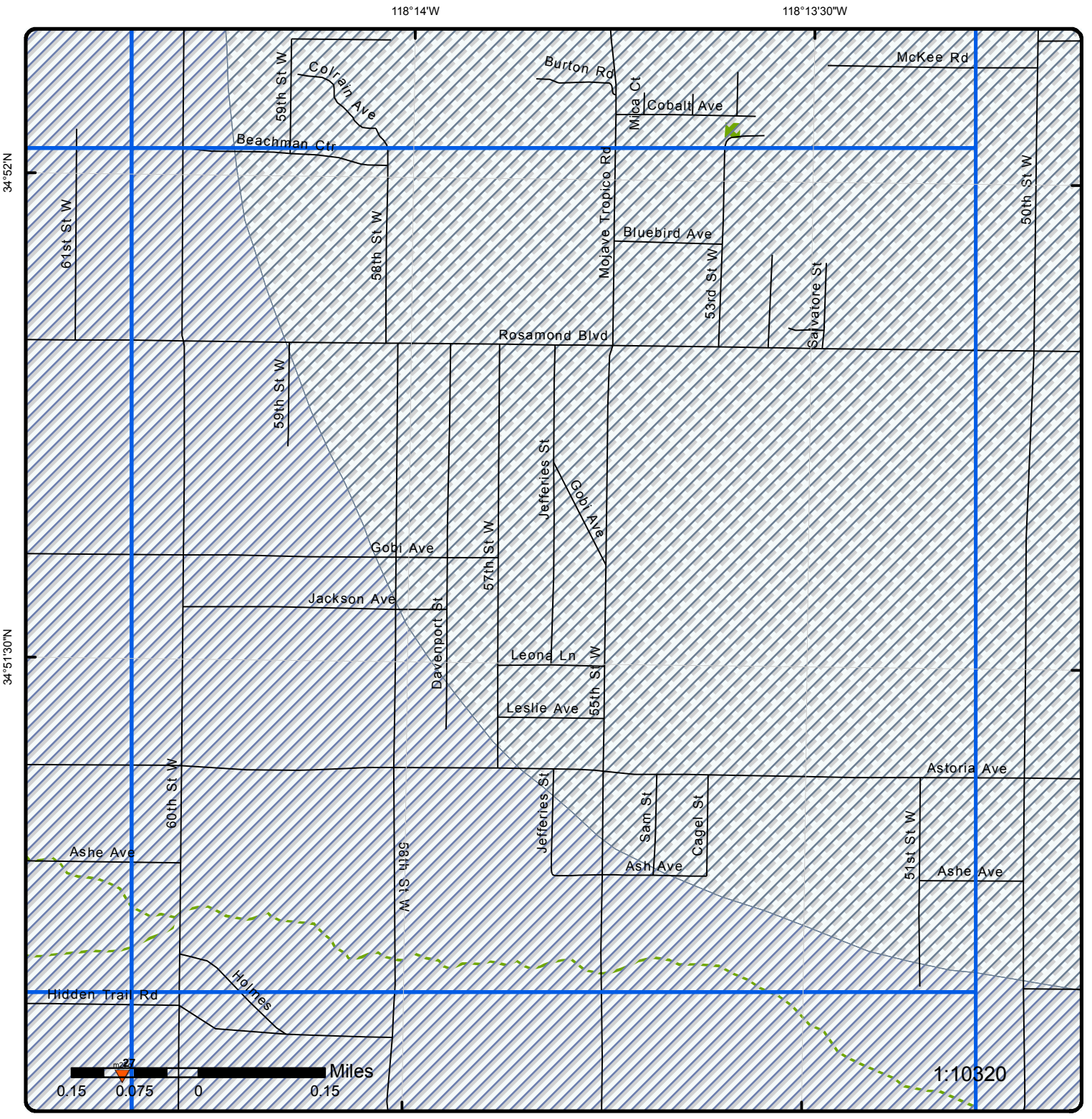

Grid 14

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ENVIRONMENTAL RISK INFORMATION SERVICES

Buffer Outline	Rails	State Boundary	FWS Special Designation Areas
Eris Sites with Higher Elevation	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Same Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Lower Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Unknown Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
County Boundary	Secondary Roads	100 Year Flood Zone	WQARF Areas
	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		

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Grid 15

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ENVIRONMENTAL RISK INFORMATION SERVICES

Buffer Outline	Rails	State Boundary	FWS Special Designation Areas
Eris Sites with Higher Elevation	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Same Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Lower Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Unknown Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
County Boundary	Secondary Roads	100 Year Flood Zone	WQARF Areas
	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		

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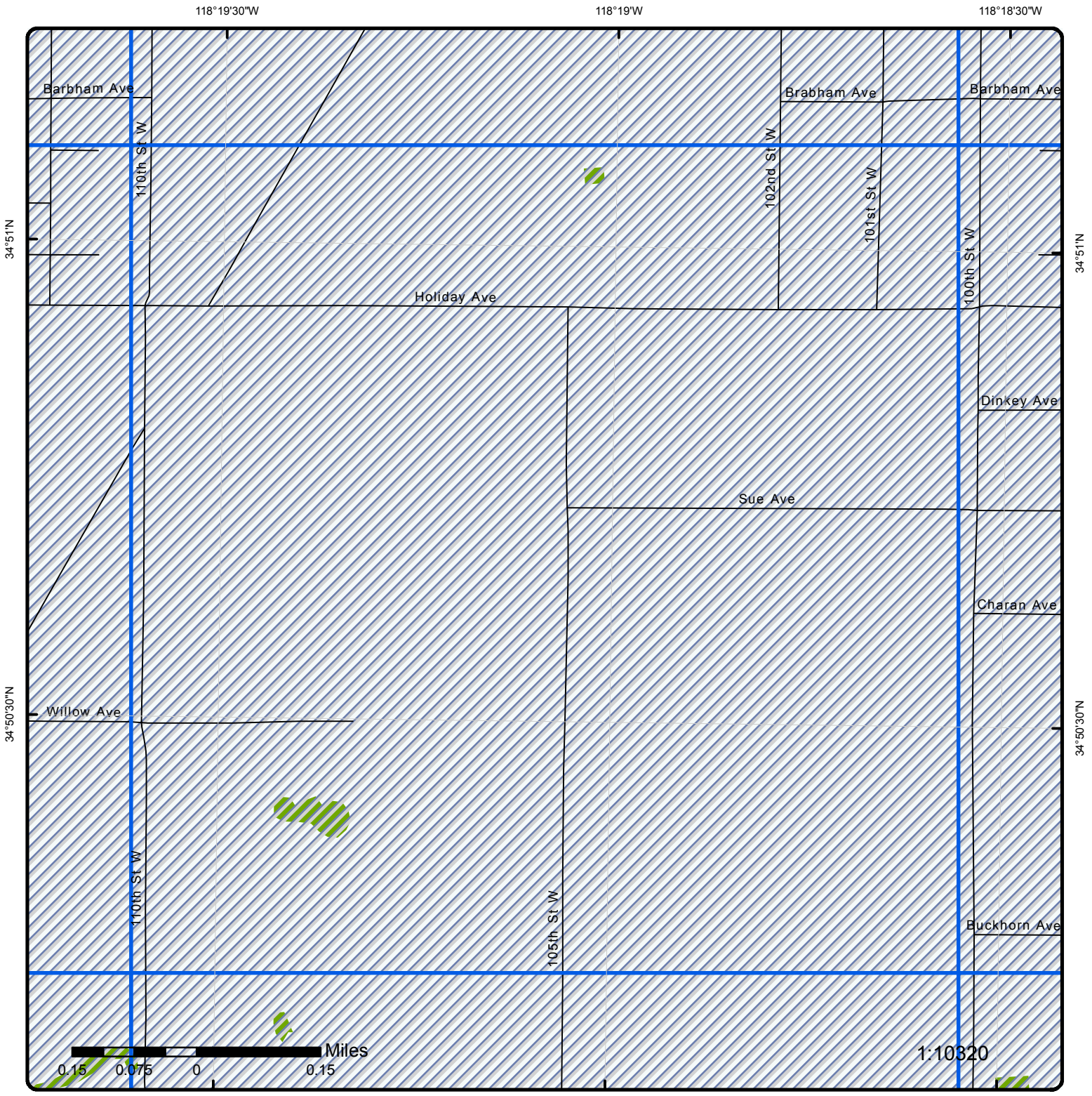

Grid 16

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ENVIRONMENTAL RISK INFORMATION SERVICES

Buffer Outline	Rails	State Boundary	FWS Special Designation Areas
Eris Sites with Higher Elevation	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Same Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Lower Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Unknown Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
County Boundary	Secondary Roads	100 Year Flood Zone	WQARF Areas
	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		

Source: © 2016 ESRI

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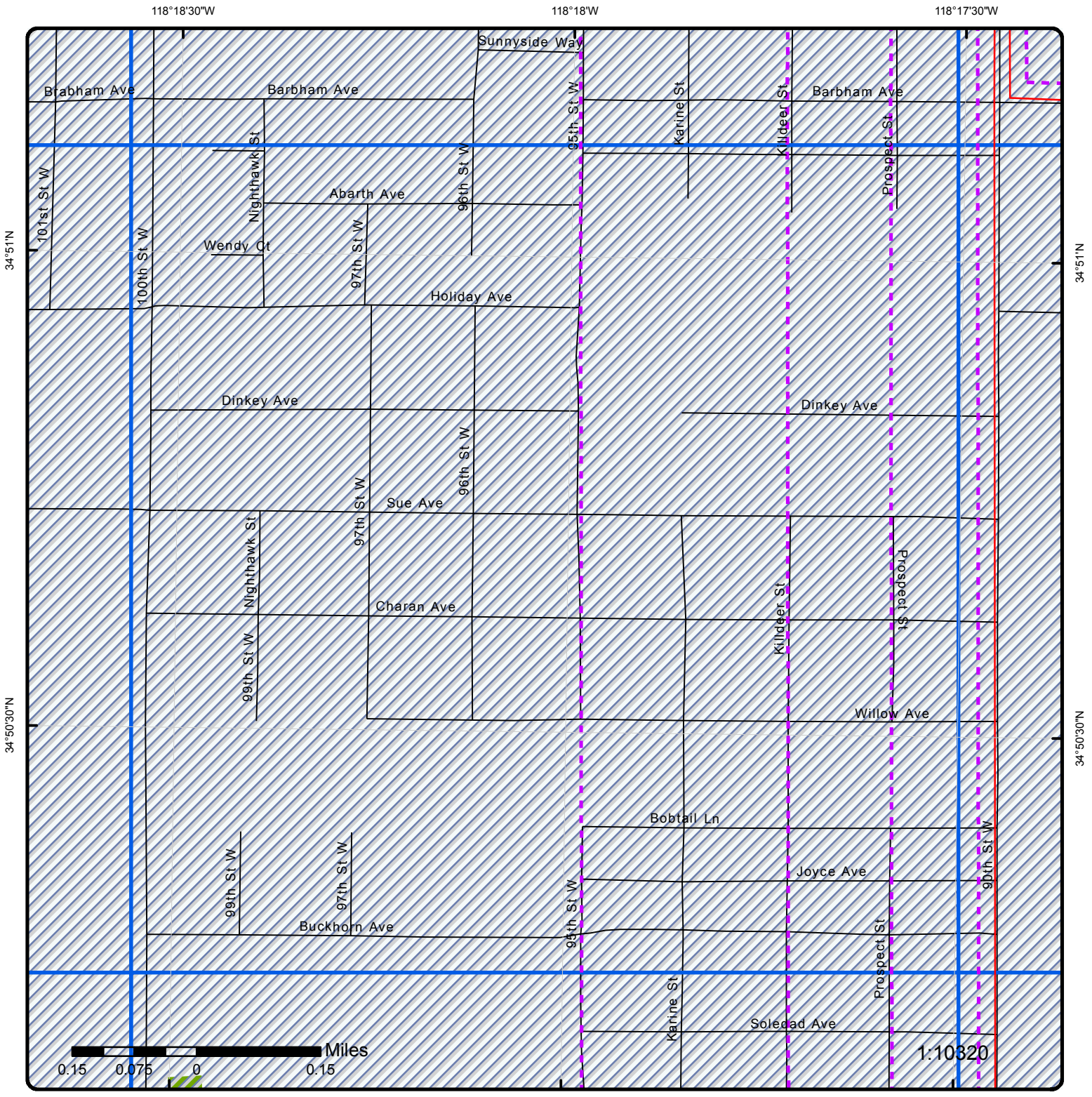

Grid 17

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ENVIRONMENTAL RISK INFORMATION SERVICES

Buffer Outline	Rails	State Boundary	FWS Special Designation Areas
Eris Sites with Higher Elevation	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Same Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Lower Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Unknown Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
County Boundary	Secondary Roads	100 Year Flood Zone	WQARF Areas
	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		

Source: © 2016 ESRI

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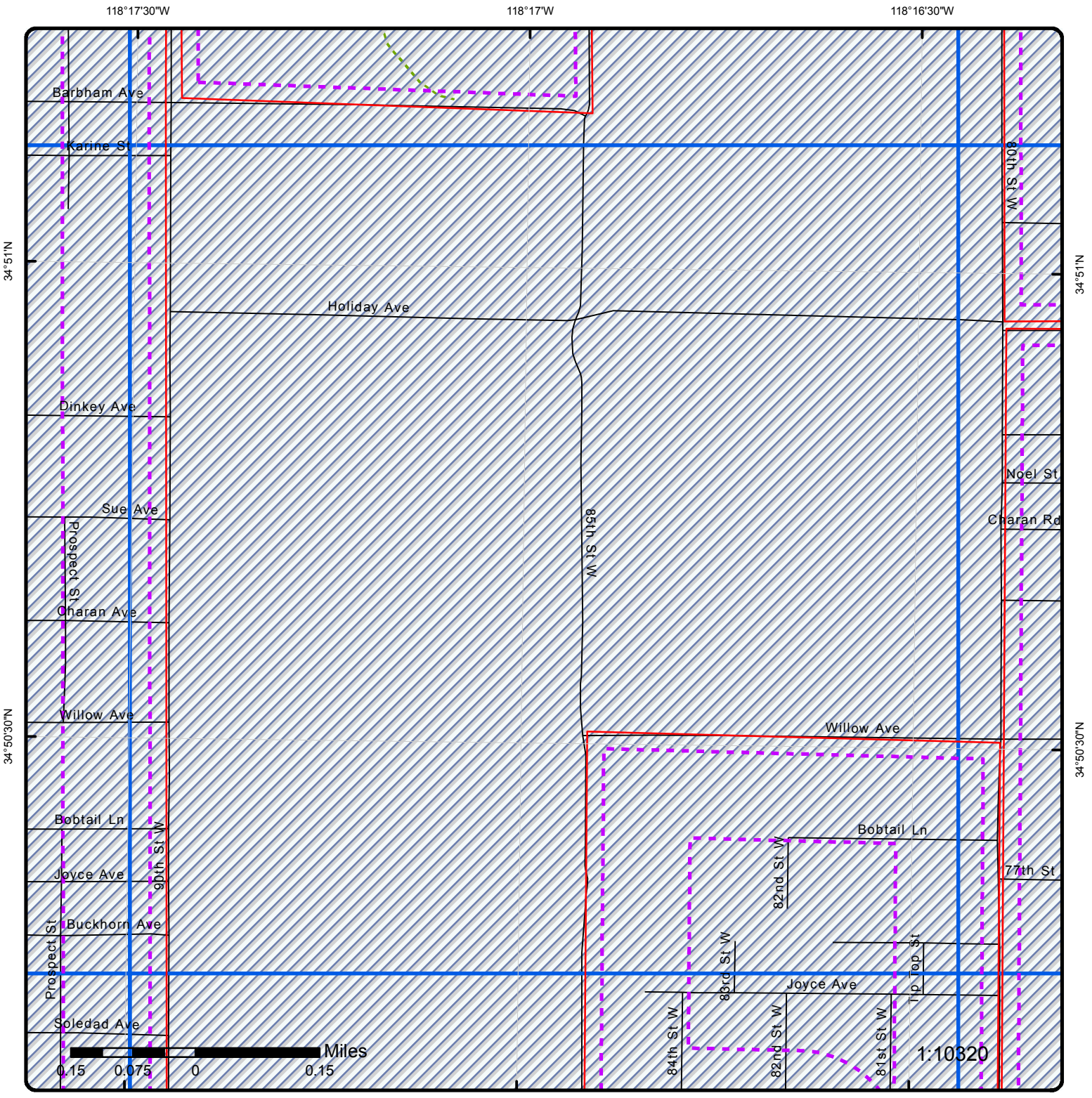

Grid 18

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ENVIRONMENTAL RISK INFORMATION SERVICES

- **Buffer Outline**
- Eris Sites with Higher Elevation
- Eris Sites with Same Elevation
- Eris Sites with Lower Elevation
- Eris Sites with Unknown Elevation
- County Boundary
- Rails
- Major Highways
- Major Highways Ramps
- Major Roads
- Major Roads Ramps
- Secondary Roads
- Secondary Roads Ramps
- Local Roads and Ramps
- State Boundary
- National Priority List Sites
- National Wetland
- Indian Reserve Land
- Historic Fill
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- State Brownfield Sites
- State Brownfield Areas
- State Superfund Areas:Dept. of Defense
- State Superfund Areas:NPL
- WQARF Areas
- Federal Lands: Dept. of Defense (owned/administered areas)

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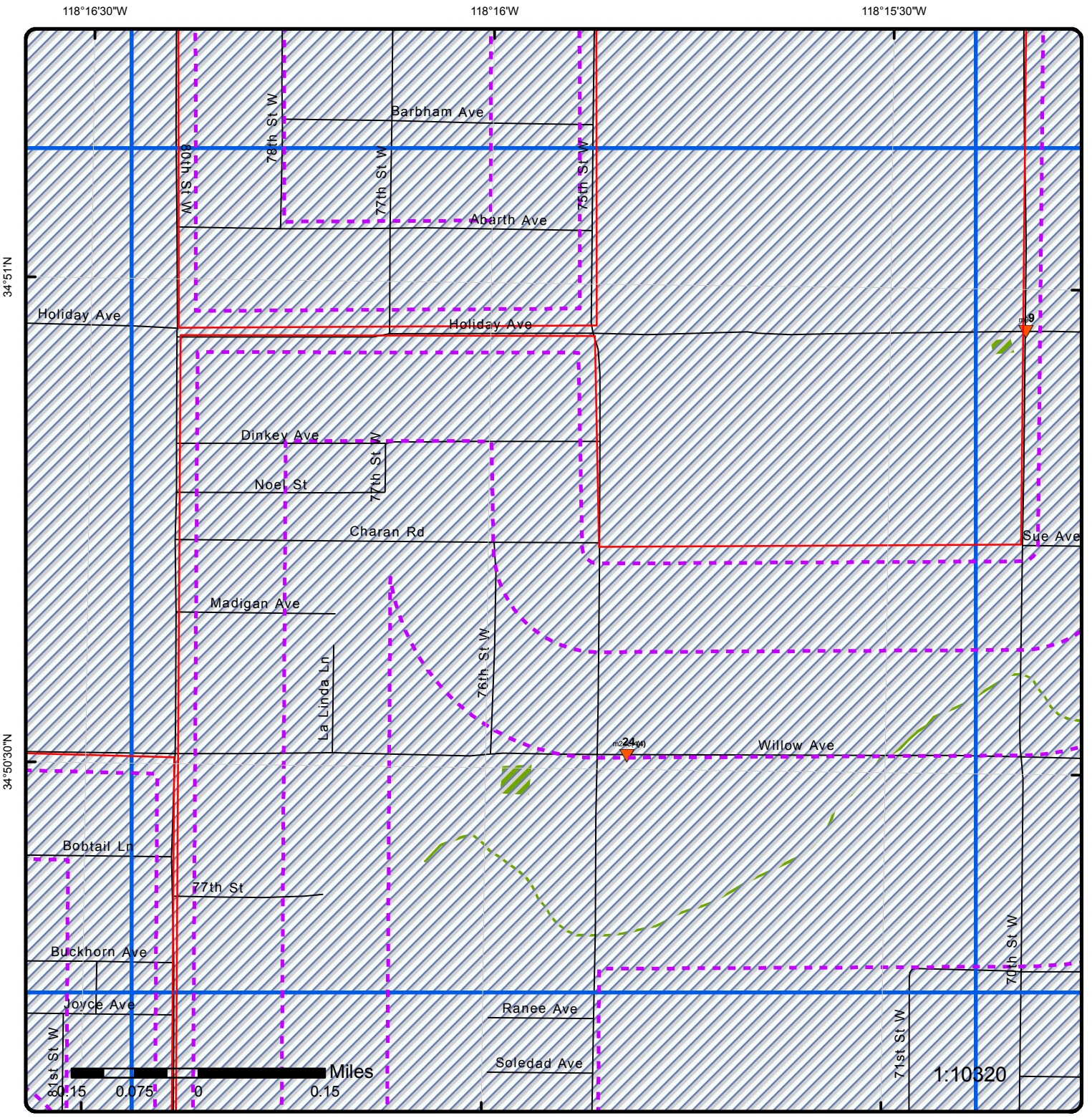

Grid 19

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ENVIRONMENTAL RISK INFORMATION SERVICES

Buffer Outline	Rails	State Boundary	FWS Special Designation Areas
Eris Sites with Higher Elevation	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Same Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Lower Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Unknown Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
County Boundary	Secondary Roads	100 Year Flood Zone	WQARF Areas
	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		

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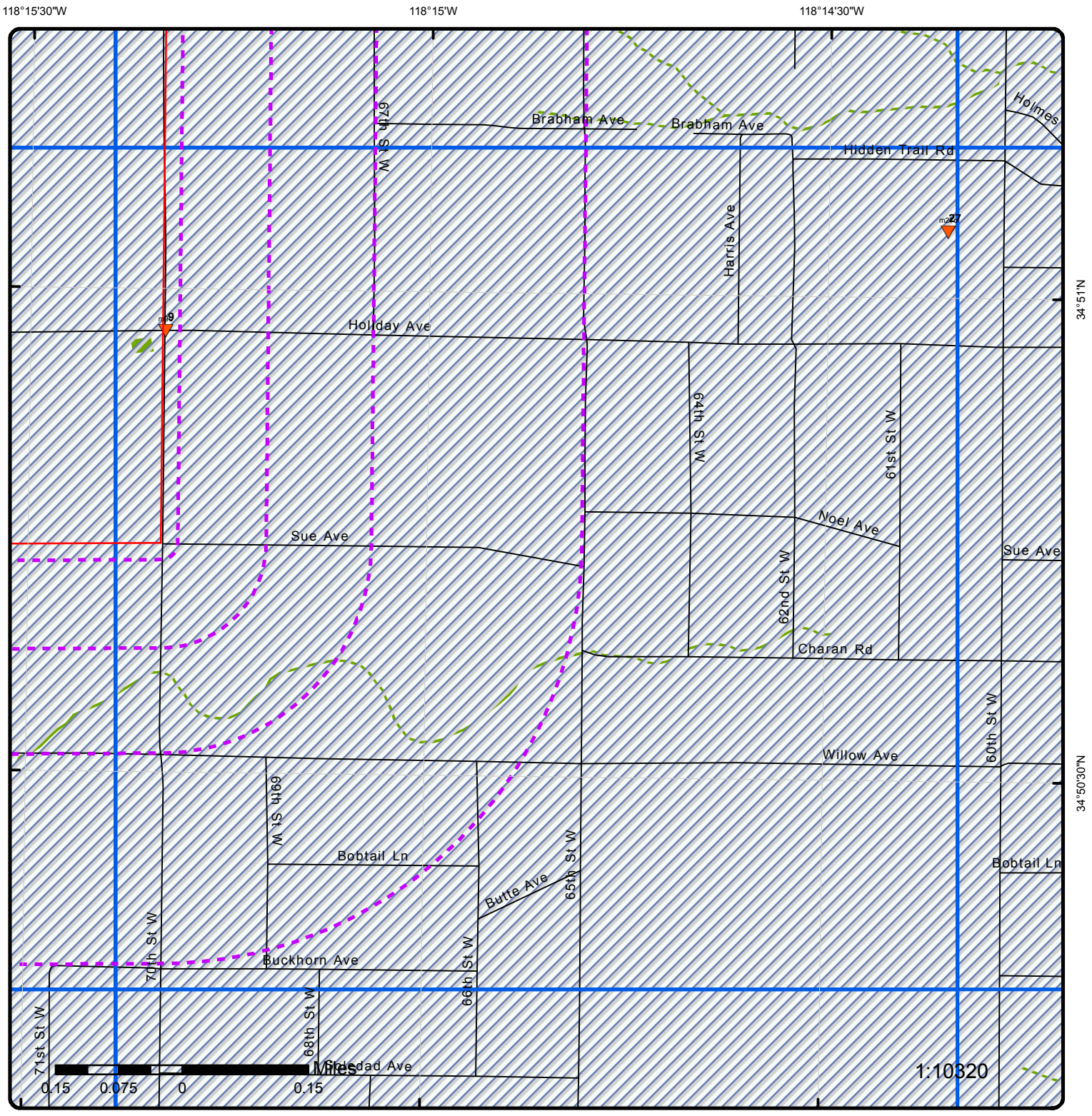

Grid 20

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ENVIRONMENTAL RISK INFORMATION SERVICES

Buffer Outline	Rails	State Boundary	FWS Special Designation Areas
Eris Sites with Higher Elevation	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Same Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Lower Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Unknown Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
County Boundary	Secondary Roads	100 Year Flood Zone	WQARF Areas
	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		

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Grid 21

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ENVIRONMENTAL RISK INFORMATION SERVICES

Buffer Outline	Rails	State Boundary	FWS Special Designation Areas
Eris Sites with Higher Elevation	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Same Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Lower Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Unknown Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
County Boundary	Secondary Roads	100 Year Flood Zone	WQARF Areas
	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		

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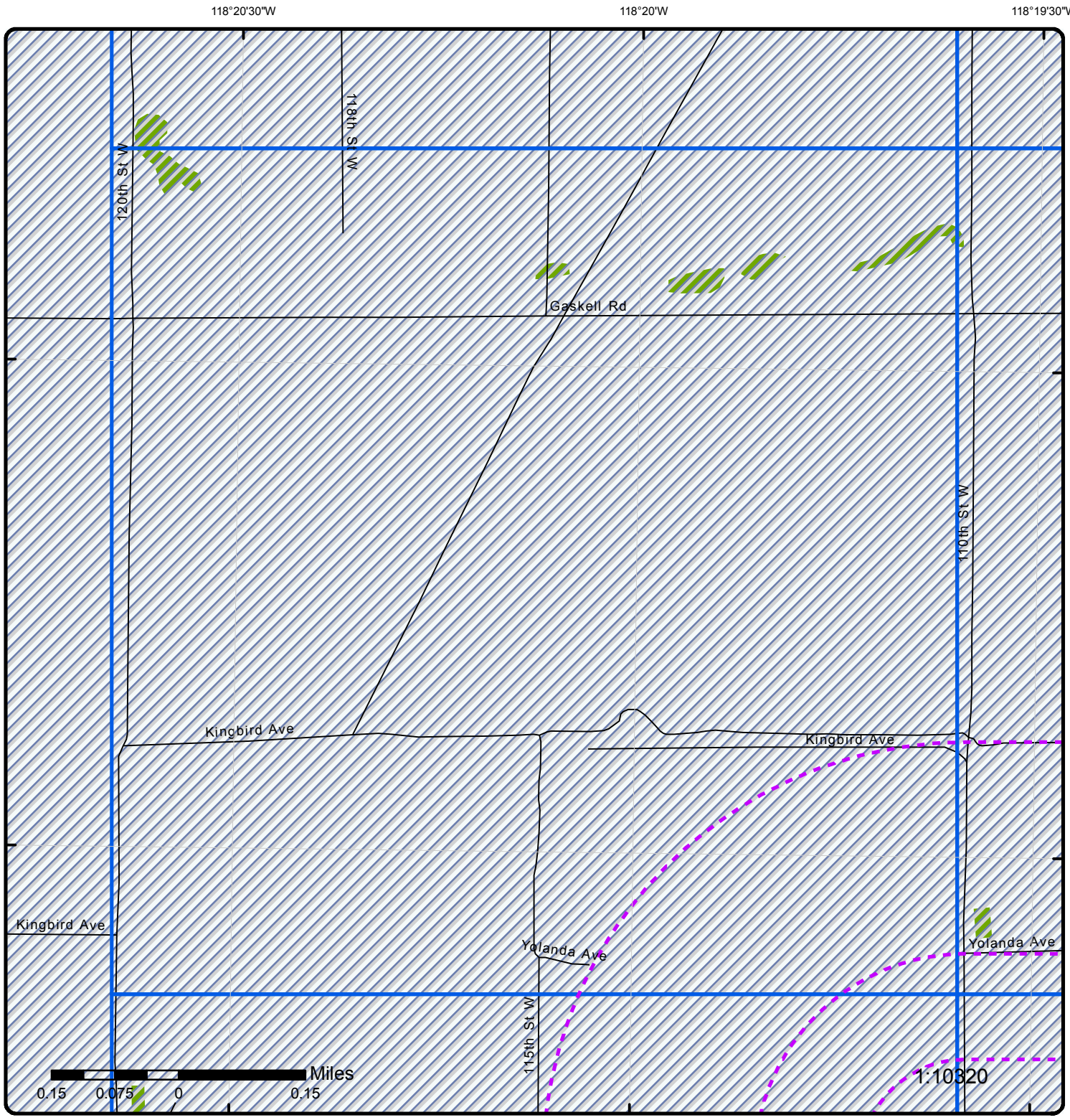

Grid 22

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ENVIRONMENTAL RISK INFORMATION SERVICES

Buffer Outline	Rails	State Boundary	FWS Special Designation Areas
Eris Sites with Higher Elevation	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Same Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Lower Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Unknown Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
County Boundary	Secondary Roads	100 Year Flood Zone	WQARF Areas
	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		

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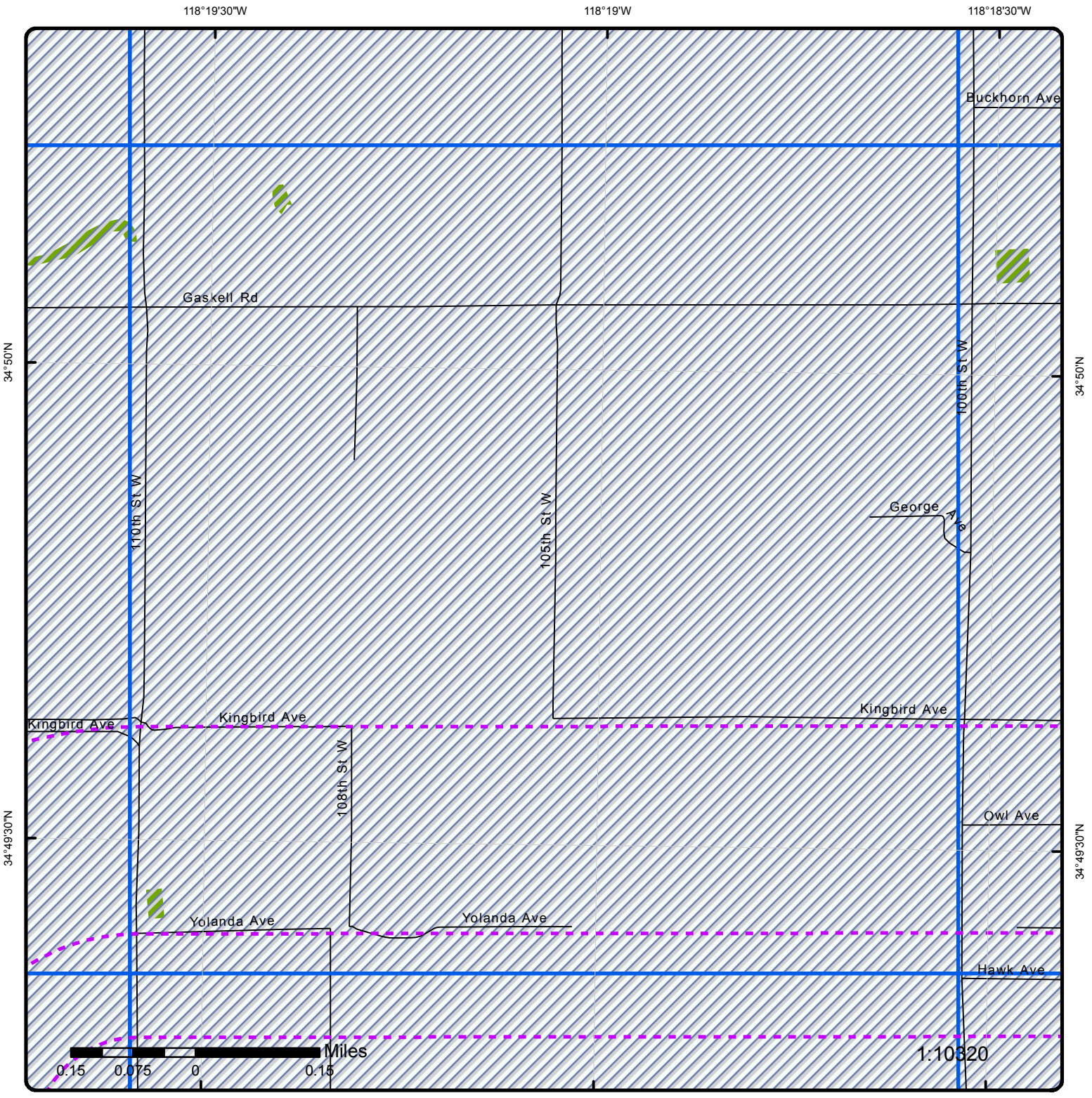

Grid 23

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ENVIRONMENTAL RISK INFORMATION SERVICES

Buffer Outline	Rails	State Boundary	FWS Special Designation Areas
Eris Sites with Higher Elevation	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Same Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Lower Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Unknown Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
County Boundary	Secondary Roads	100 Year Flood Zone	WQARF Areas
	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		

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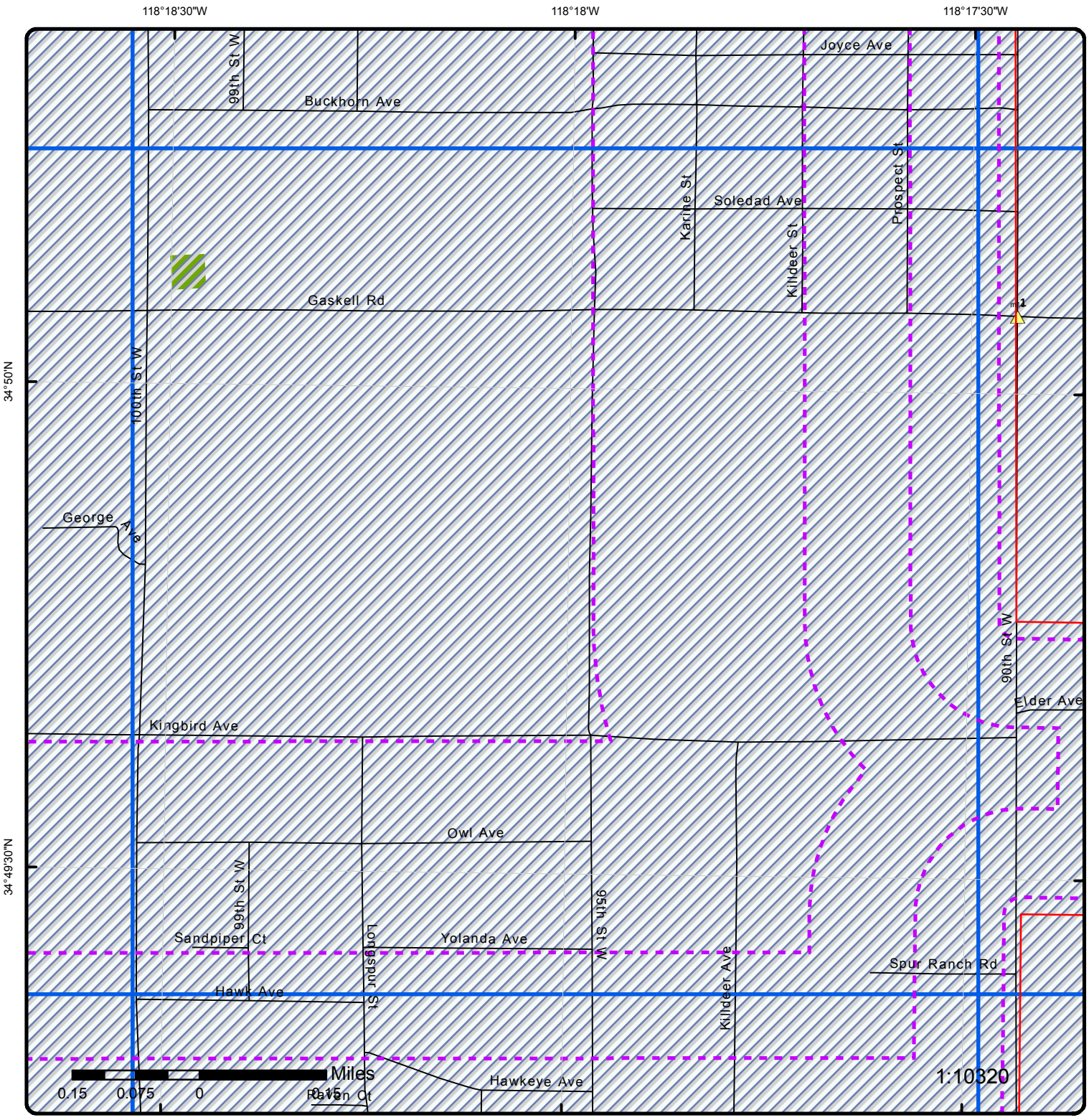

Grid 24

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ENVIRONMENTAL RISK INFORMATION SERVICES

Buffer Outline	Rails	State Boundary	FWS Special Designation Areas
Eris Sites with Higher Elevation	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Same Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Lower Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Unknown Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
County Boundary	Secondary Roads	100 Year Flood Zone	WQARF Areas
	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		

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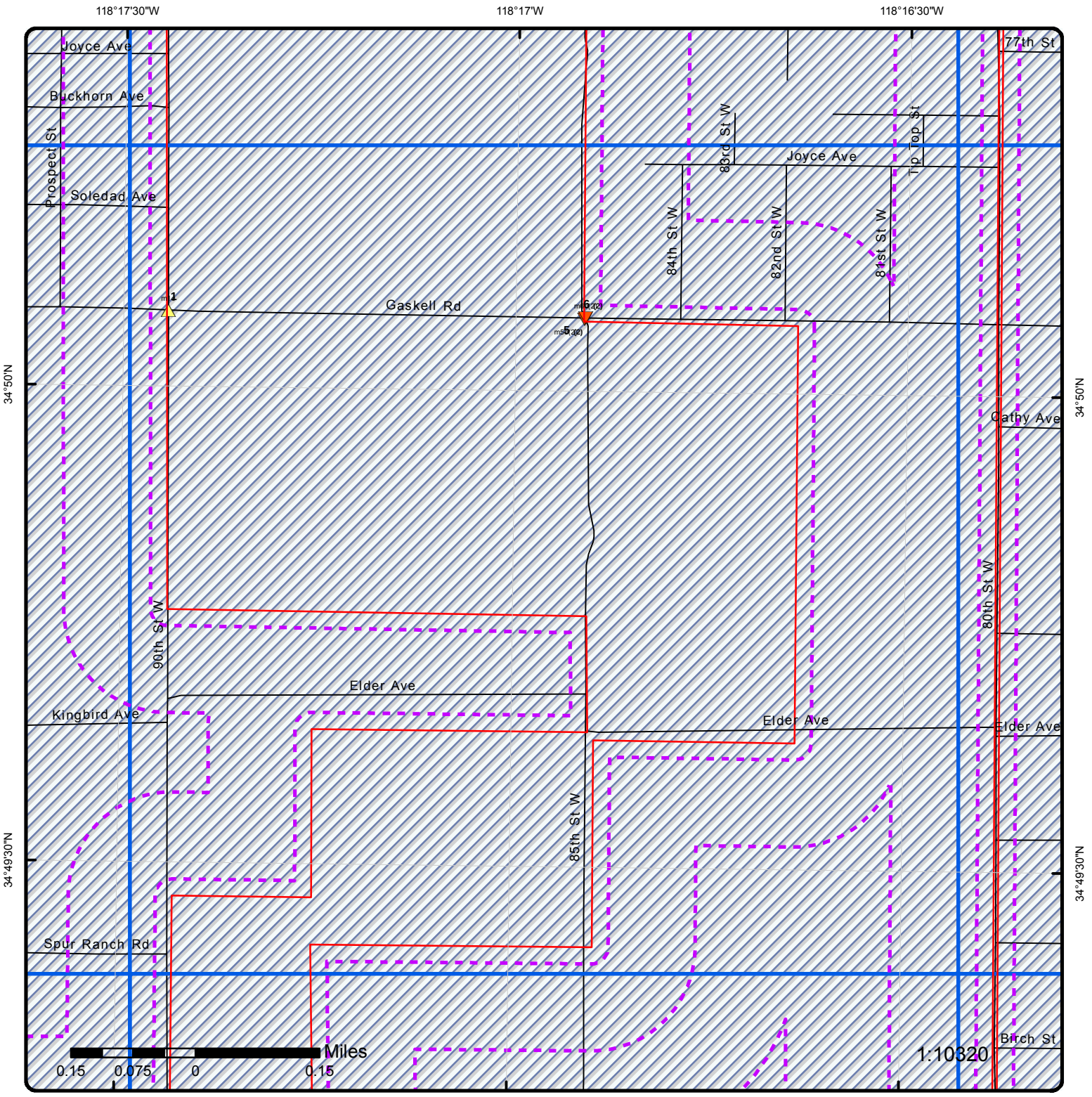

Grid 25

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ENVIRONMENTAL RISK INFORMATION SERVICES

Buffer Outline	Rails	State Boundary	FWS Special Designation Areas
Eris Sites with Higher Elevation	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Same Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Lower Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Unknown Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
County Boundary	Secondary Roads	100 Year Flood Zone	WQARF Areas
	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		

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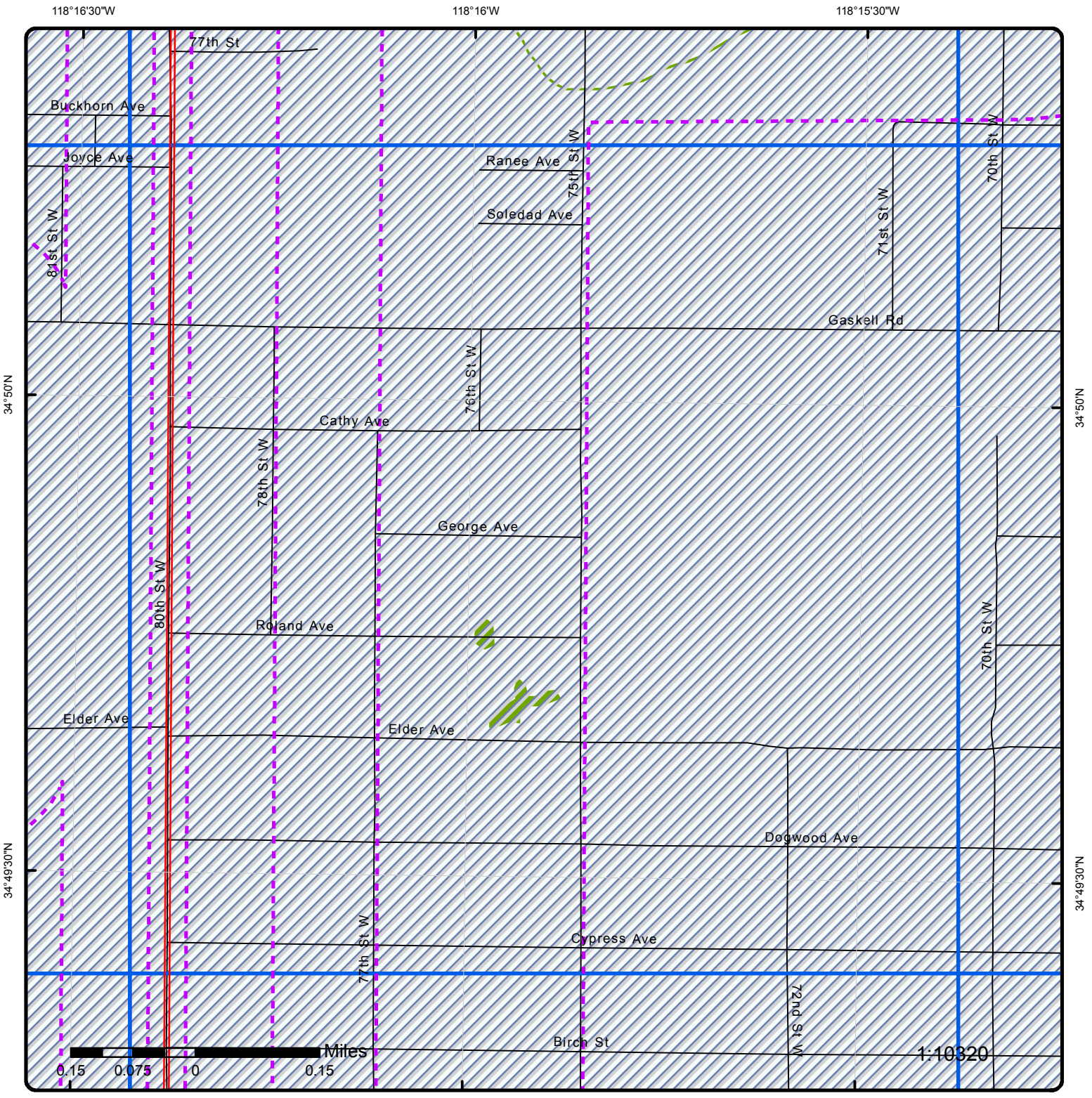

Grid 26

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ENVIRONMENTAL RISK INFORMATION SERVICES

- **Buffer Outline**
- Eris Sites with Higher Elevation
- Eris Sites with Same Elevation
- Eris Sites with Lower Elevation
- Eris Sites with Unknown Elevation
- County Boundary
- Rails
- Major Highways
- Major Highways Ramps
- Major Roads
- Major Roads Ramps
- Secondary Roads
- Secondary Roads Ramps
- Local Roads and Ramps
- State Boundary
- National Priority List Sites
- National Wetland
- Indian Reserve Land
- Historic Fill
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- State Brownfield Sites
- State Brownfield Areas
- State Superfund Areas:Dept. of Defense
- State Superfund Areas:NPL
- WQARF Areas
- Federal Lands: Dept. of Defense (owned/administered areas)

Source: © 2016 ESRI

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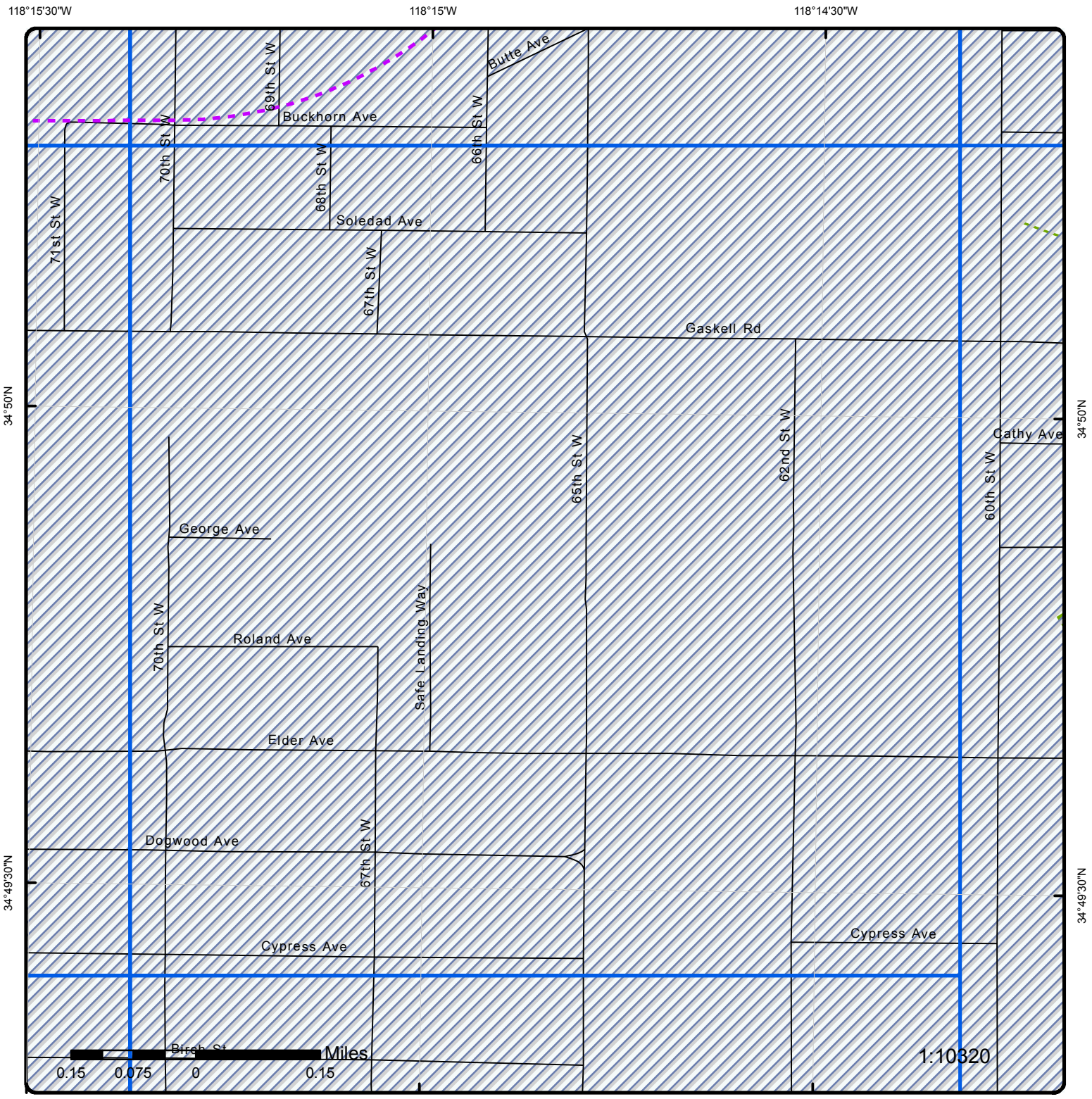

Grid 27

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ENVIRONMENTAL RISK INFORMATION SERVICES

Buffer Outline	Rails	State Boundary	FWS Special Designation Areas
Eris Sites with Higher Elevation	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Same Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Lower Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Unknown Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
County Boundary	Secondary Roads	100 Year Flood Zone	WQARF Areas
	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		

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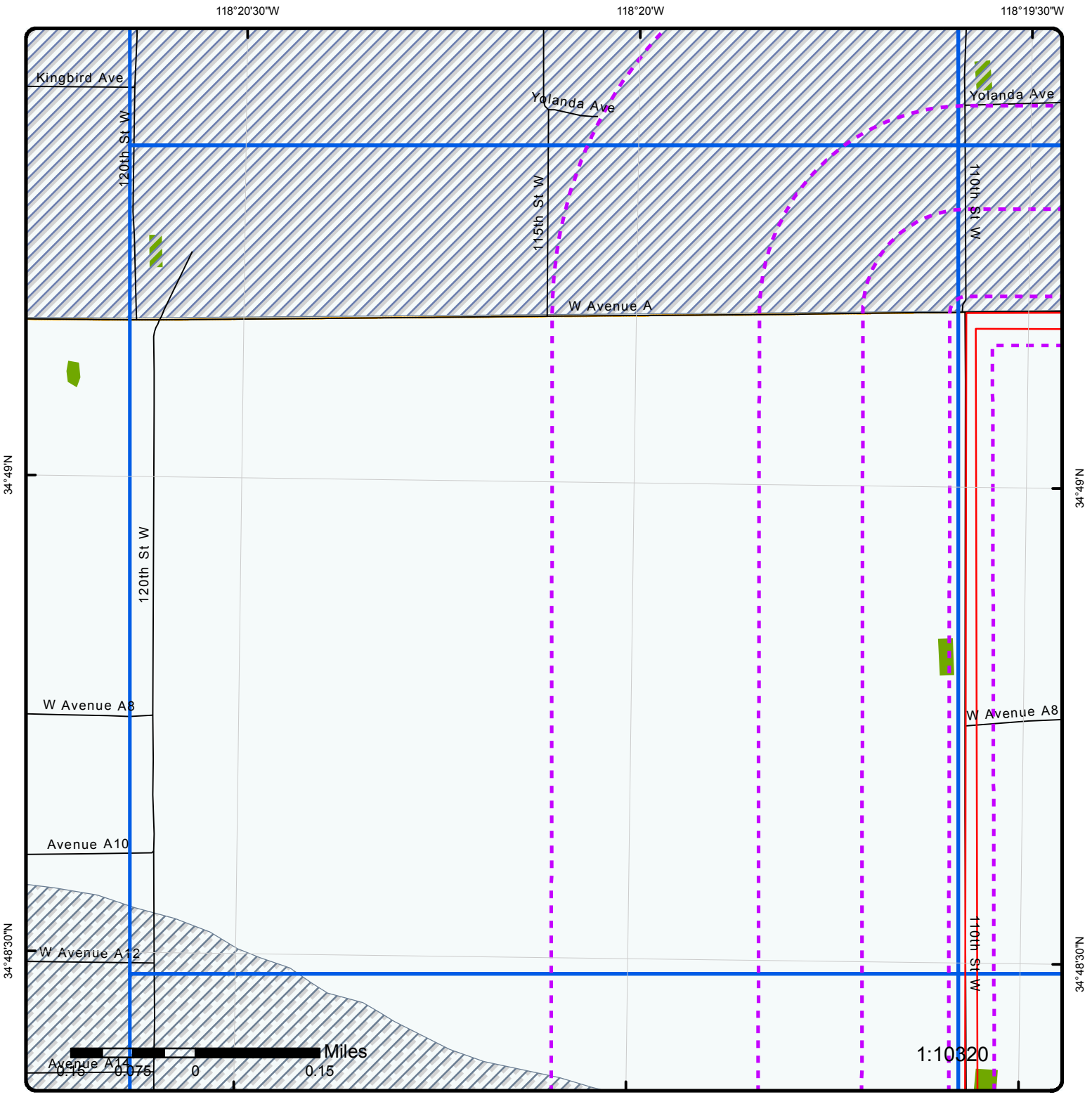

Grid 28

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ENVIRONMENTAL RISK INFORMATION SERVICES

- **Buffer Outline**
- Eris Sites with Higher Elevation
- Eris Sites with Same Elevation
- Eris Sites with Lower Elevation
- Eris Sites with Unknown Elevation
- County Boundary
- Rails
- Major Highways
- Major Highways Ramps
- Major Roads
- Major Roads Ramps
- Secondary Roads
- Secondary Roads Ramps
- Local Roads and Ramps
- State Boundary
- National Priority List Sites
- National Wetland
- Indian Reserve Land
- Historic Fill
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- State Brownfield Sites
- State Brownfield Areas
- State Superfund Areas:Dept. of Defense
- State Superfund Areas:NPL
- WQARF Areas
- Federal Lands: Dept. of Defense (owned/administered areas)

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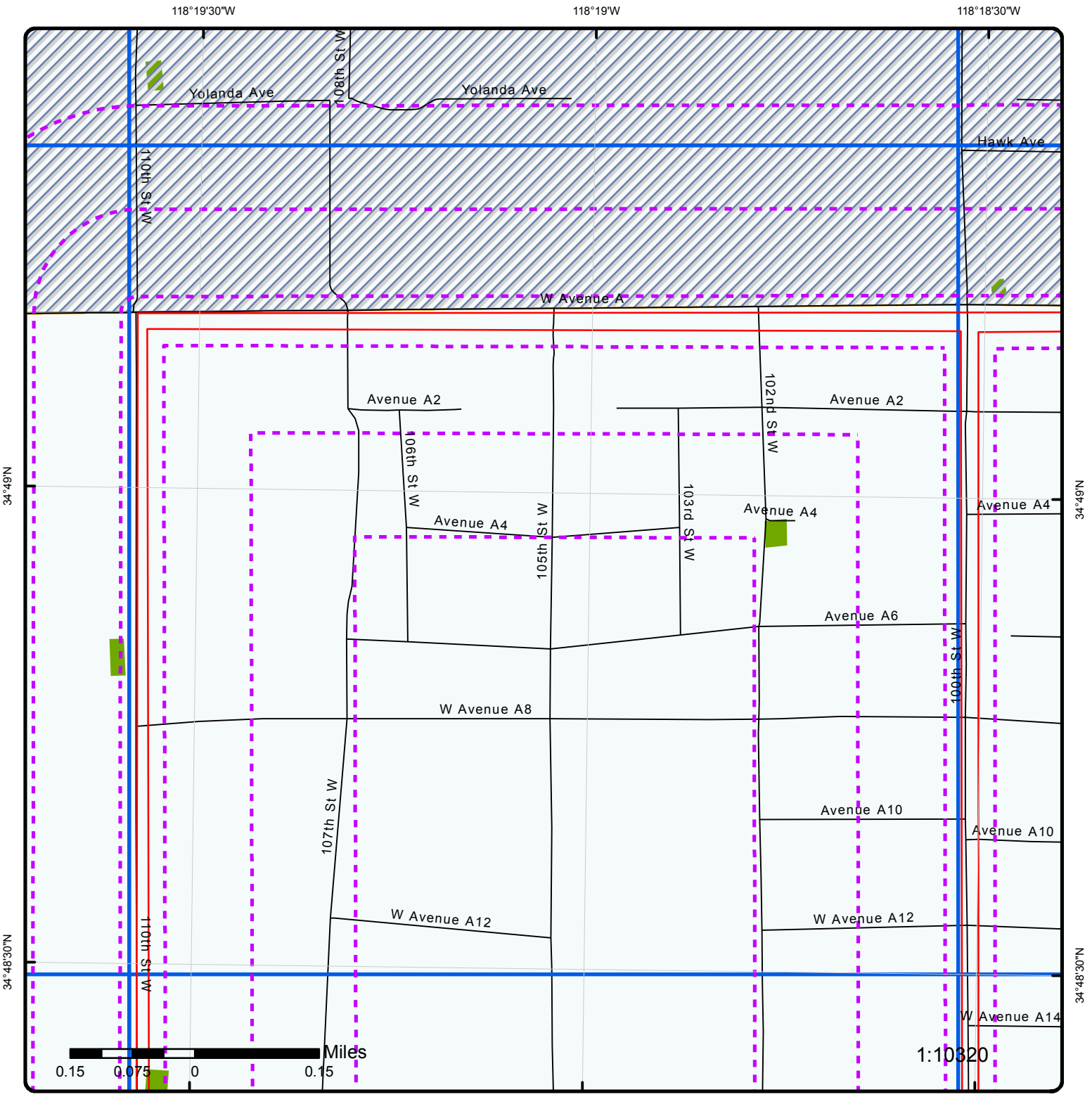

Grid 29

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ENVIRONMENTAL RISK INFORMATION SERVICES

Buffer Outline	Rails	State Boundary	FWS Special Designation Areas
Eris Sites with Higher Elevation	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Same Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Lower Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Unknown Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
County Boundary	Secondary Roads	100 Year Flood Zone	WQARF Areas
	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		

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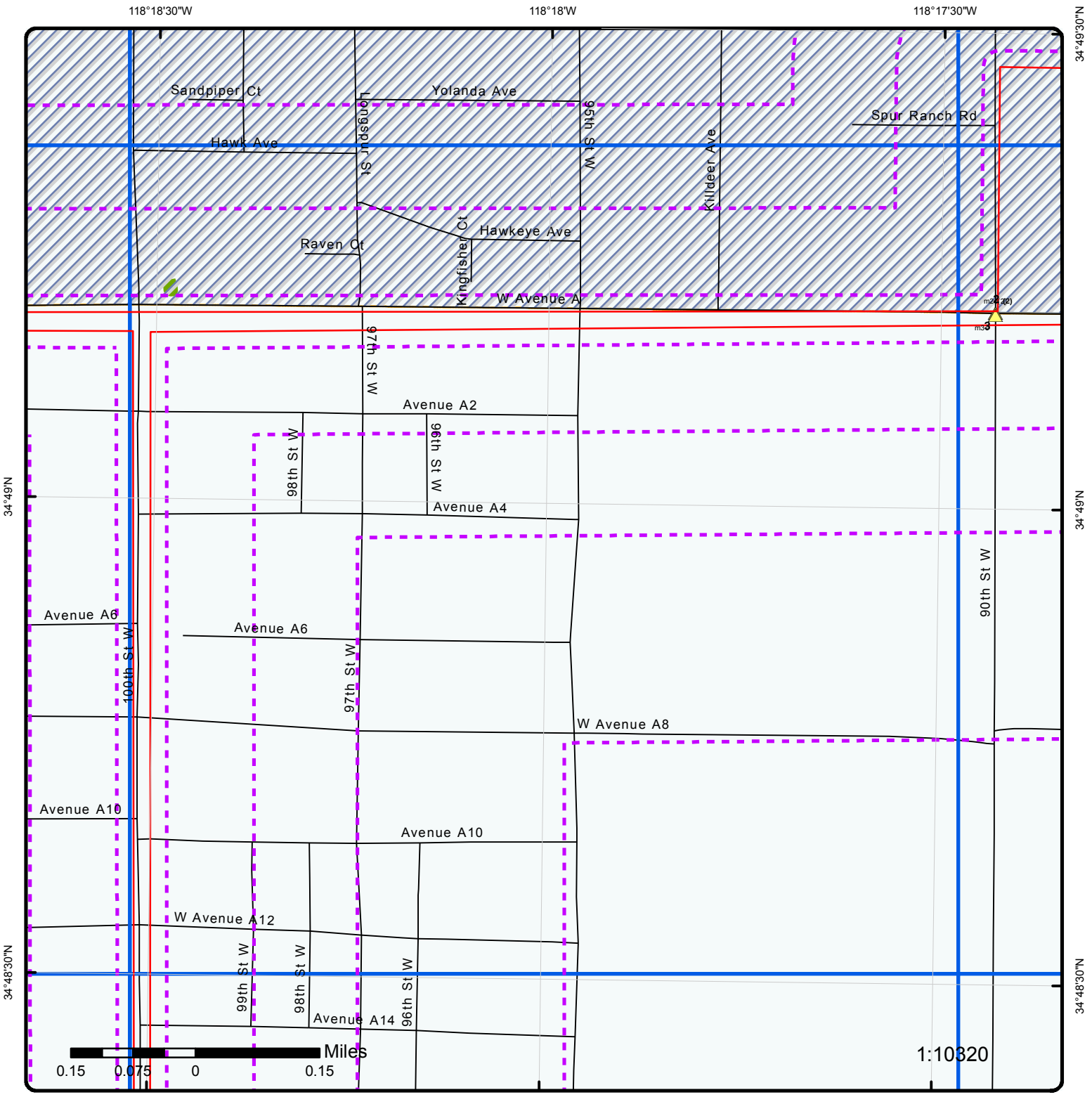

Grid 30

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ENVIRONMENTAL RISK INFORMATION SERVICES

Buffer Outline	Rails	State Boundary	FWS Special Designation Areas
Eris Sites with Higher Elevation	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Same Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Lower Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Unknown Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
County Boundary	Secondary Roads	100 Year Flood Zone	WQARF Areas
	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		

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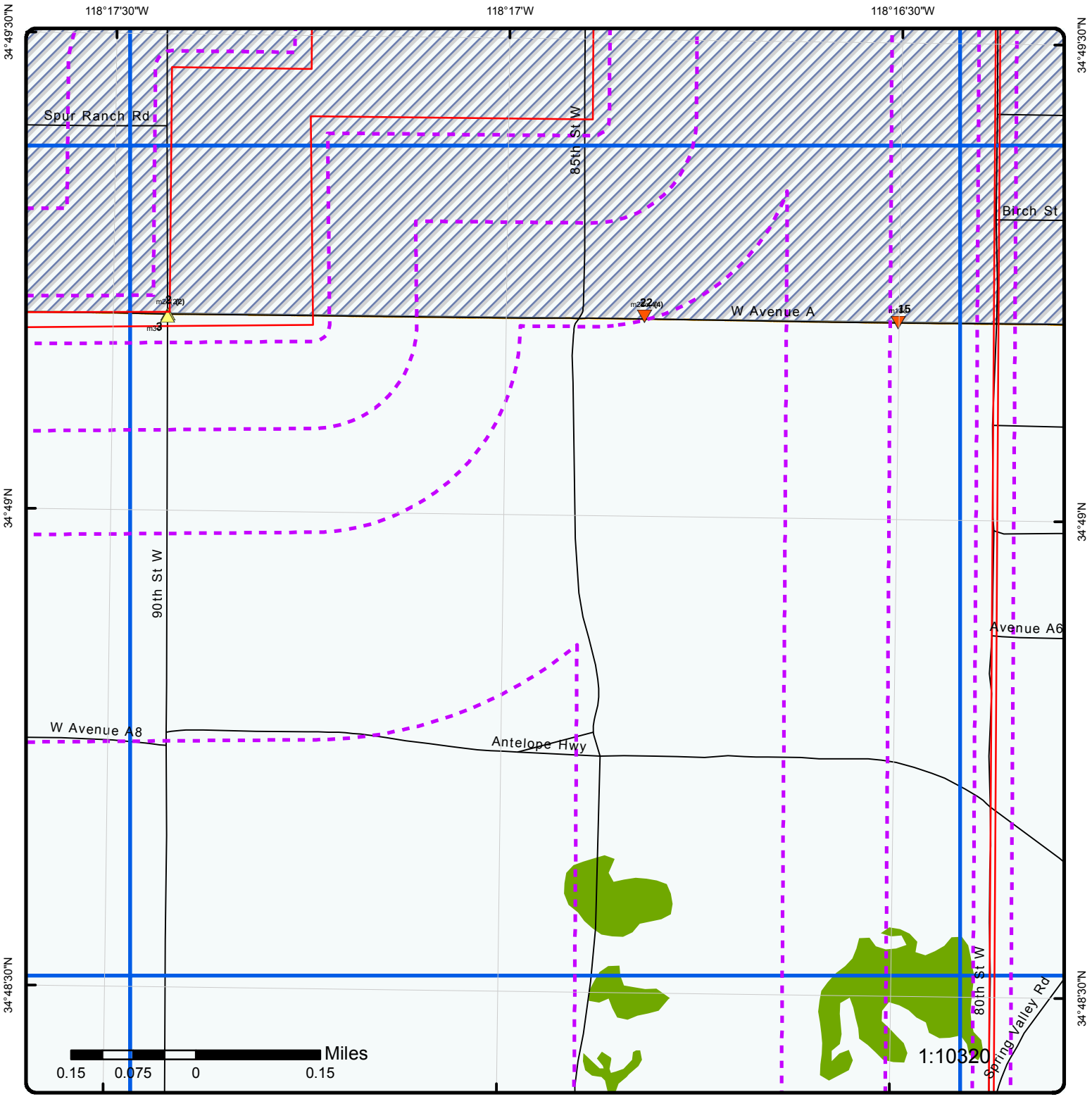

Grid 31

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ENVIRONMENTAL RISK INFORMATION SERVICES

Buffer Outline	Rails	State Boundary	FWS Special Designation Areas
Eris Sites with Higher Elevation	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Same Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Lower Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Unknown Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
County Boundary	Secondary Roads	100 Year Flood Zone	WQARF Areas
	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		

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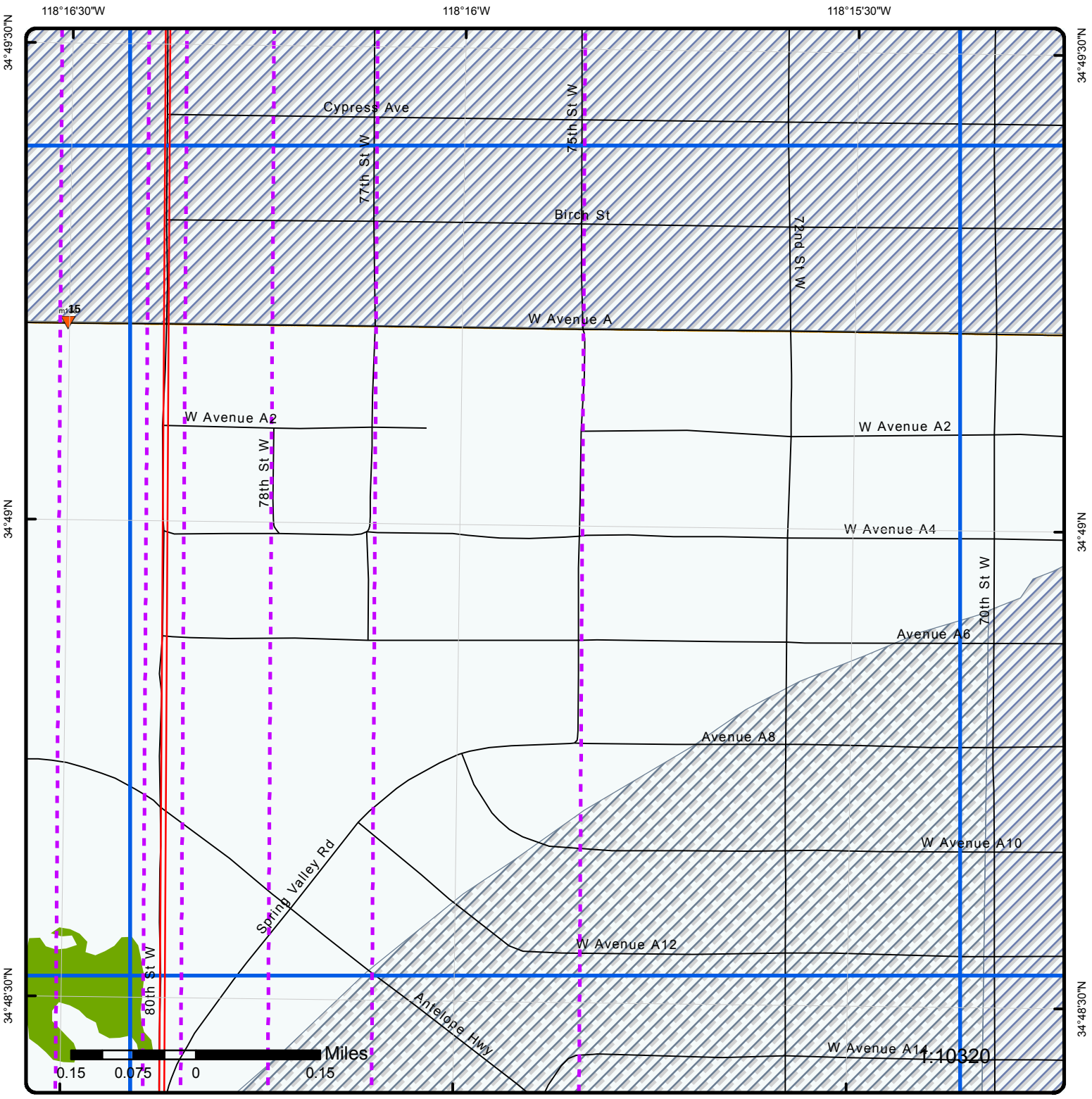

Grid 32

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

Buffer Outline	Rails	State Boundary	FWS Special Designation Areas
Eris Sites with Higher Elevation	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Same Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Lower Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Unknown Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
County Boundary	Secondary Roads	100 Year Flood Zone	WQARF Areas
	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		

Source: © 2016 ESRI

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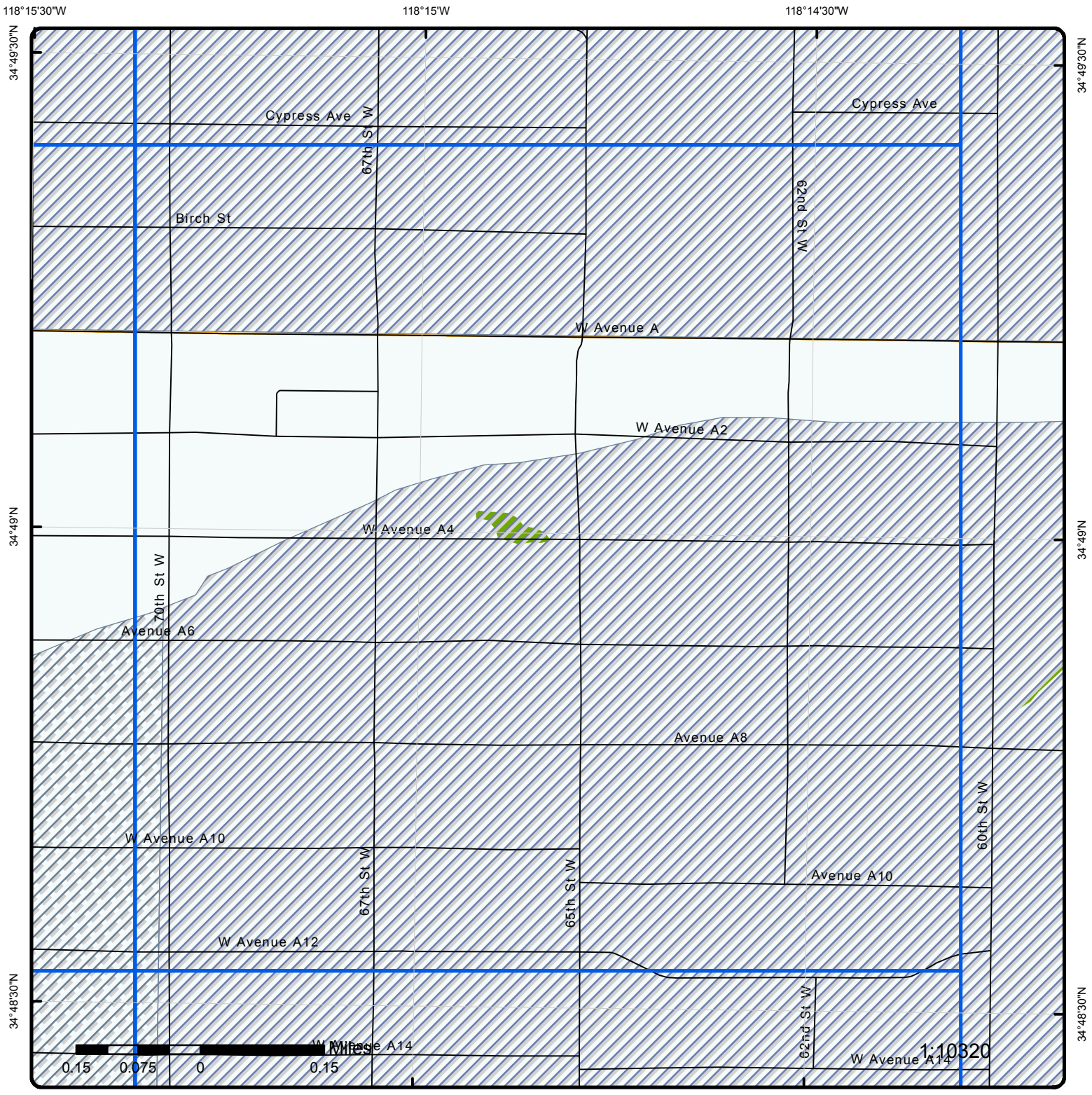

Grid 33

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ENVIRONMENTAL RISK INFORMATION SERVICES

Buffer Outline	Rails	State Boundary	FWS Special Designation Areas
Eris Sites with Higher Elevation	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Same Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Lower Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Unknown Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
County Boundary	Secondary Roads	100 Year Flood Zone	WQARF Areas
	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		

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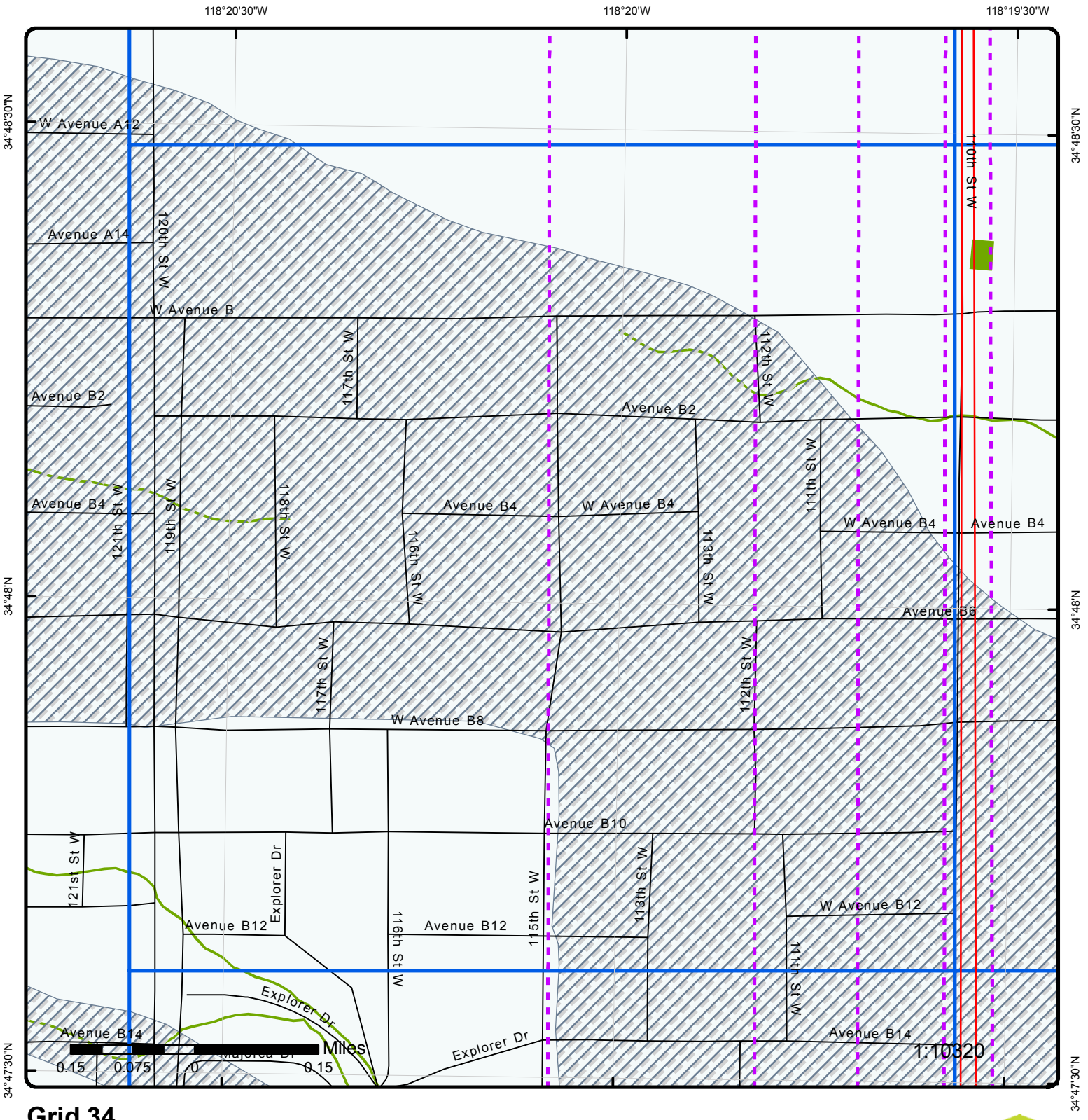

Grid 34

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ENVIRONMENTAL RISK INFORMATION SERVICES

Buffer Outline	Rails	State Boundary	FWS Special Designation Areas
Eris Sites with Higher Elevation	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Same Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Lower Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Unknown Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
County Boundary	Secondary Roads	100 Year Flood Zone	WQARF Areas
	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		

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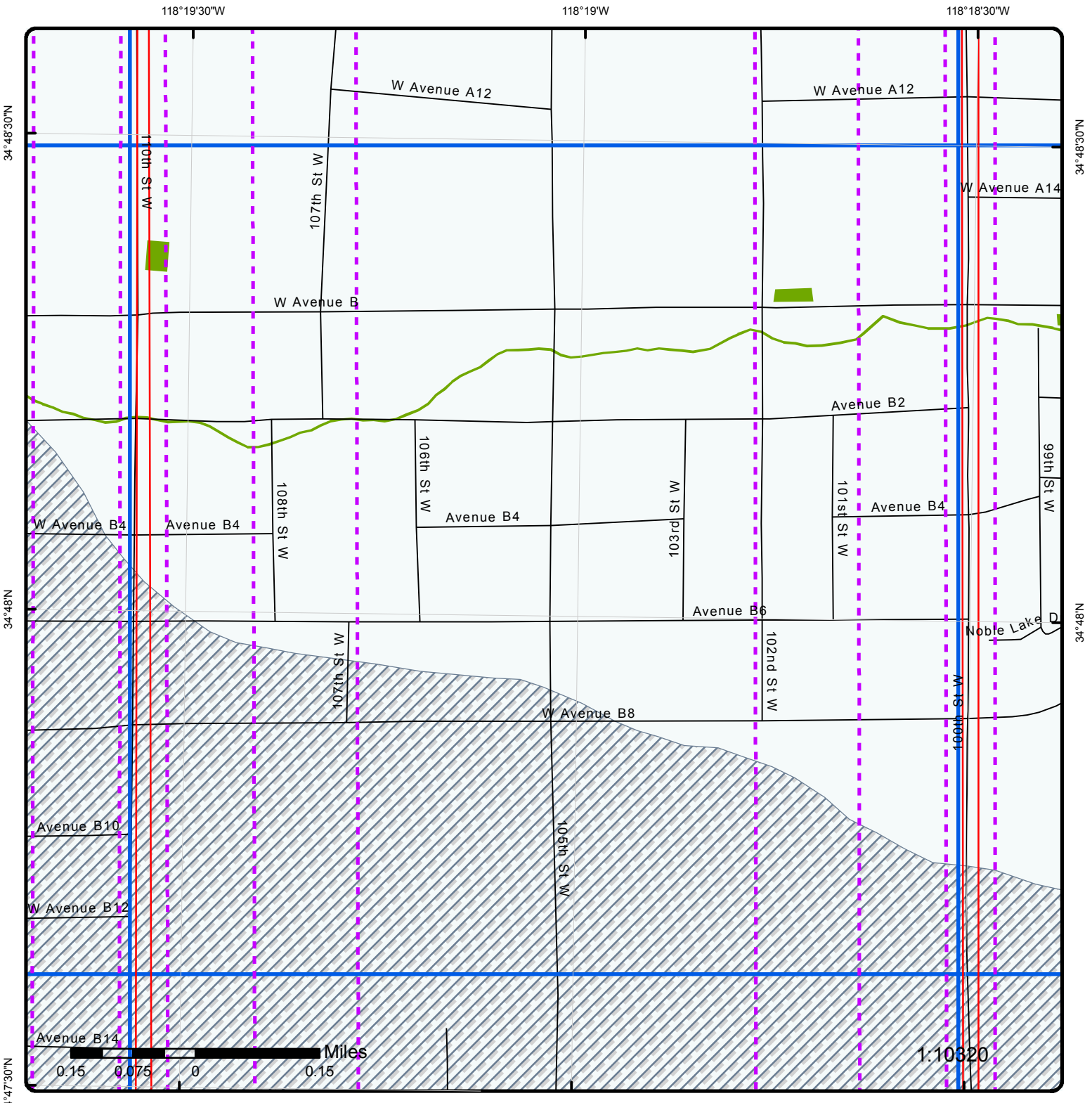

Grid 35

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ENVIRONMENTAL RISK INFORMATION SERVICES

Buffer Outline	Rails	State Boundary	FWS Special Designation Areas
Eris Sites with Higher Elevation	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Same Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Lower Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Unknown Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
County Boundary	Secondary Roads	100 Year Flood Zone	WQARF Areas
	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		

Source: © 2016 ESRI

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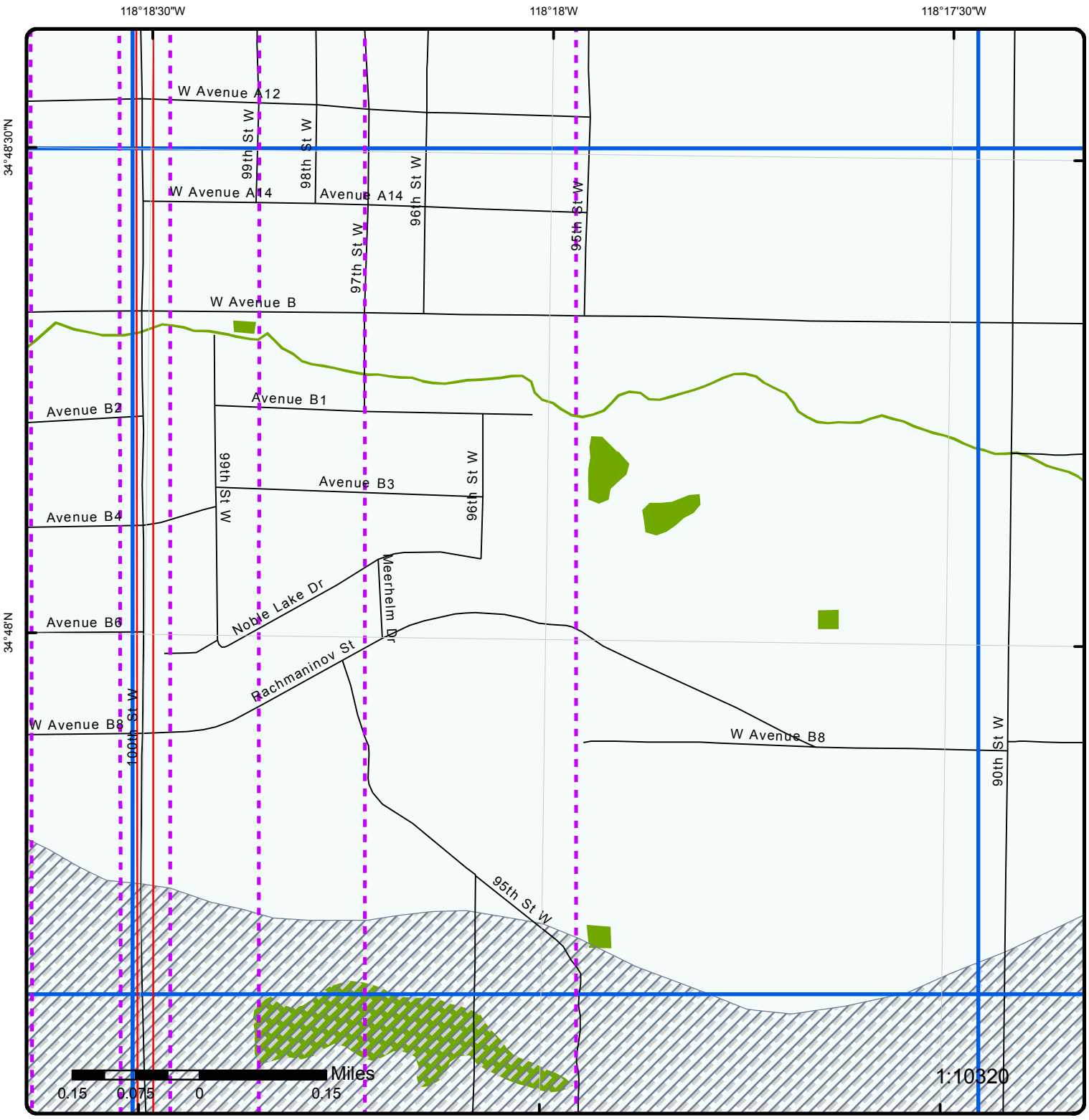

Grid 36

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

Buffer Outline	Rails	State Boundary	FWS Special Designation Areas
Eris Sites with Higher Elevation	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Same Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Lower Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Unknown Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
County Boundary	Secondary Roads	100 Year Flood Zone	WQARF Areas
	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		

Source: © 2016 ESRI

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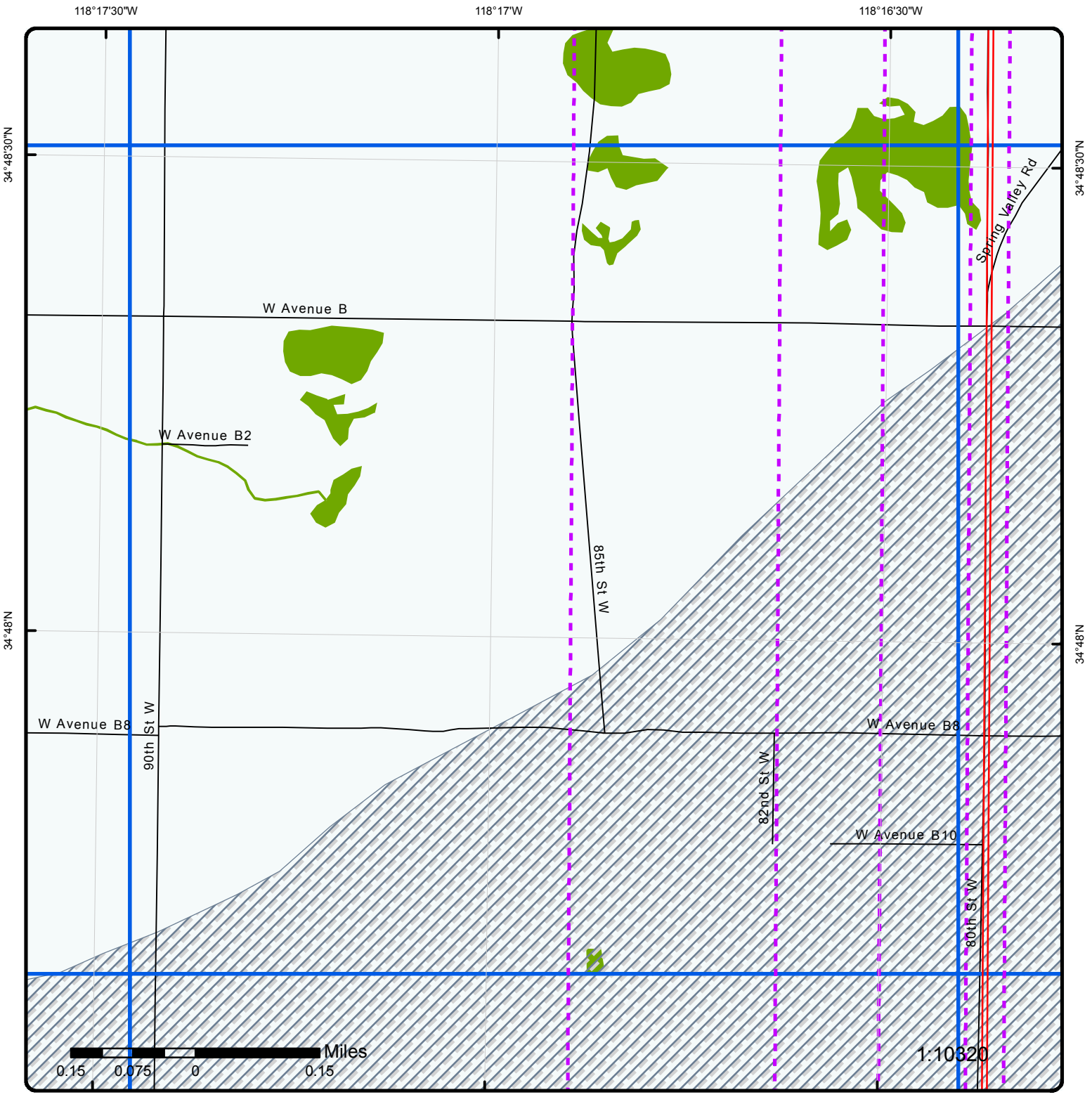

Grid 37

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ENVIRONMENTAL RISK INFORMATION SERVICES

- **Buffer Outline**
- Eris Sites with Higher Elevation
- Eris Sites with Same Elevation
- Eris Sites with Lower Elevation
- Eris Sites with Unknown Elevation
- County Boundary
- Rails
- Major Highways
- Major Highways Ramps
- Major Roads
- Major Roads Ramps
- Secondary Roads
- Secondary Roads Ramps
- Local Roads and Ramps
- State Boundary
- National Priority List Sites
- National Wetland
- Indian Reserve Land
- Historic Fill
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- State Brownfield Sites
- State Brownfield Areas
- State Superfund Areas:Dept. of Defense
- State Superfund Areas:NPL
- WQARF Areas
- Federal Lands: Dept. of Defense (owned/administered areas)

Source: © 2016 ESRI

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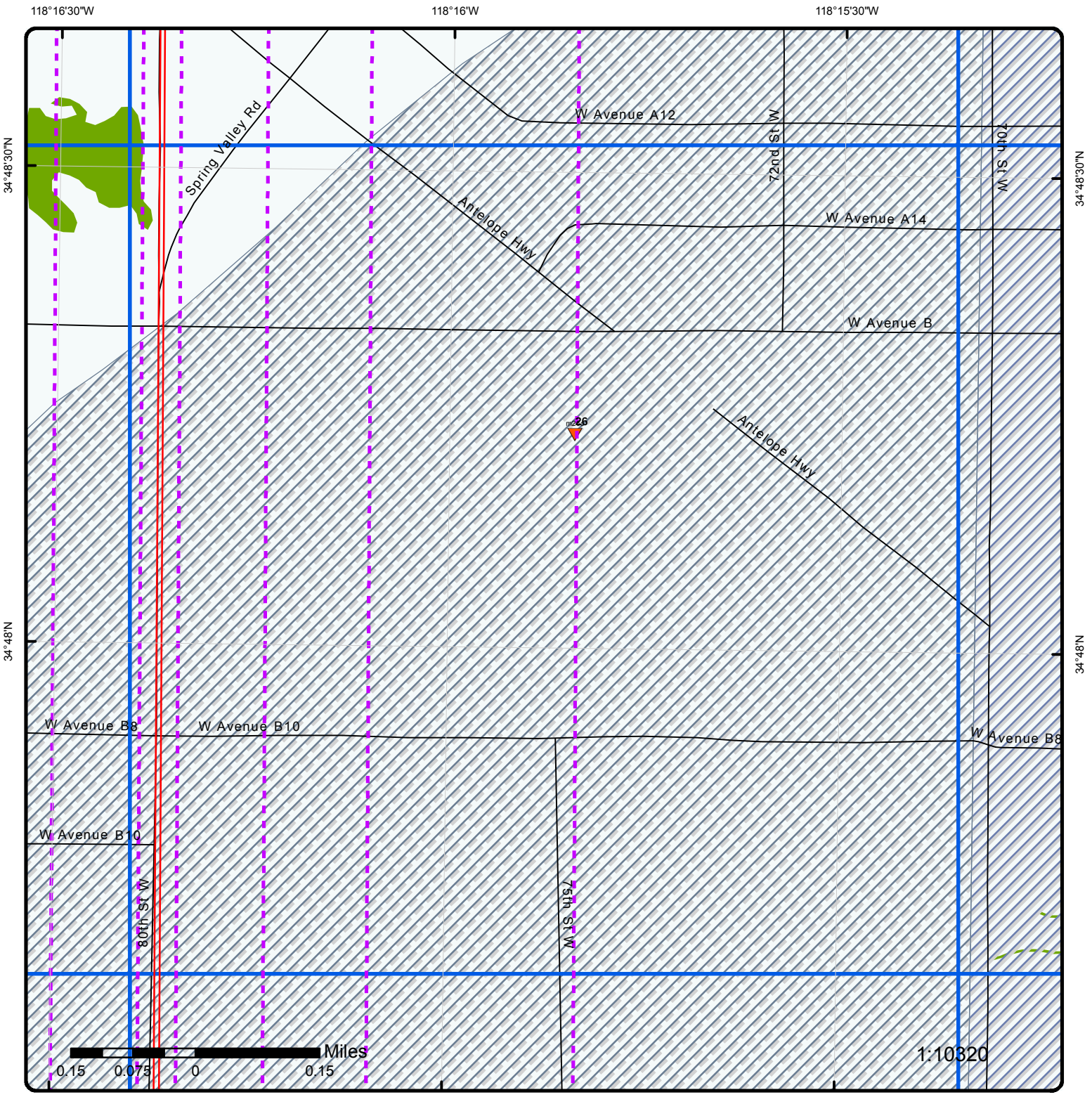

Grid 38

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

Buffer Outline	Rails	State Boundary	FWS Special Designation Areas
Eris Sites with Higher Elevation	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Same Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Lower Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Unknown Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
County Boundary	Secondary Roads	100 Year Flood Zone	WQARF Areas
	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		

Source: © 2016 ESRI

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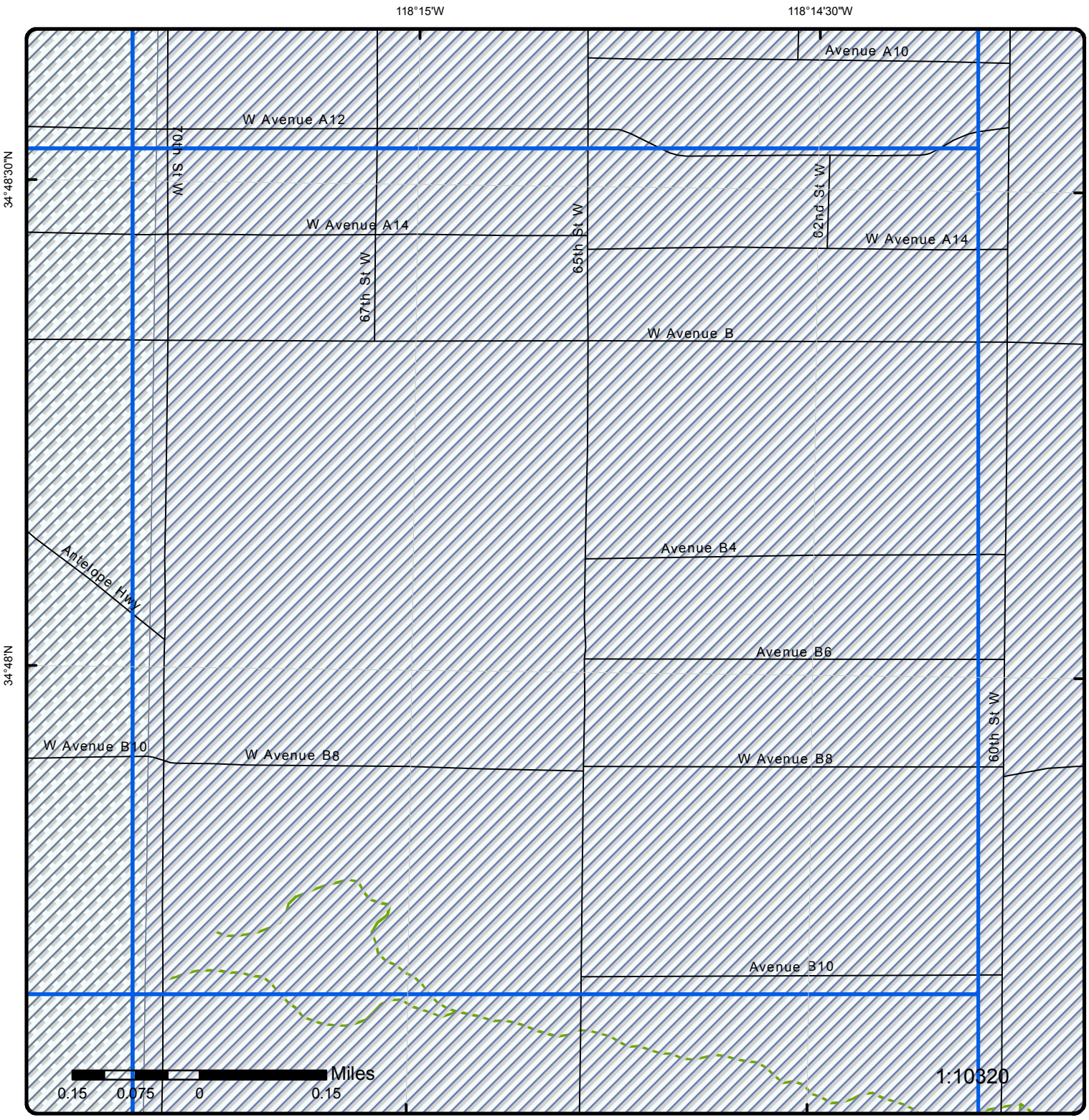

Grid 39

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ENVIRONMENTAL RISK INFORMATION SERVICES

Buffer Outline	Rails	State Boundary	FWS Special Designation Areas
Eris Sites with Higher Elevation	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Same Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Lower Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Unknown Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
County Boundary	Secondary Roads	100 Year Flood Zone	WQARF Areas
	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		

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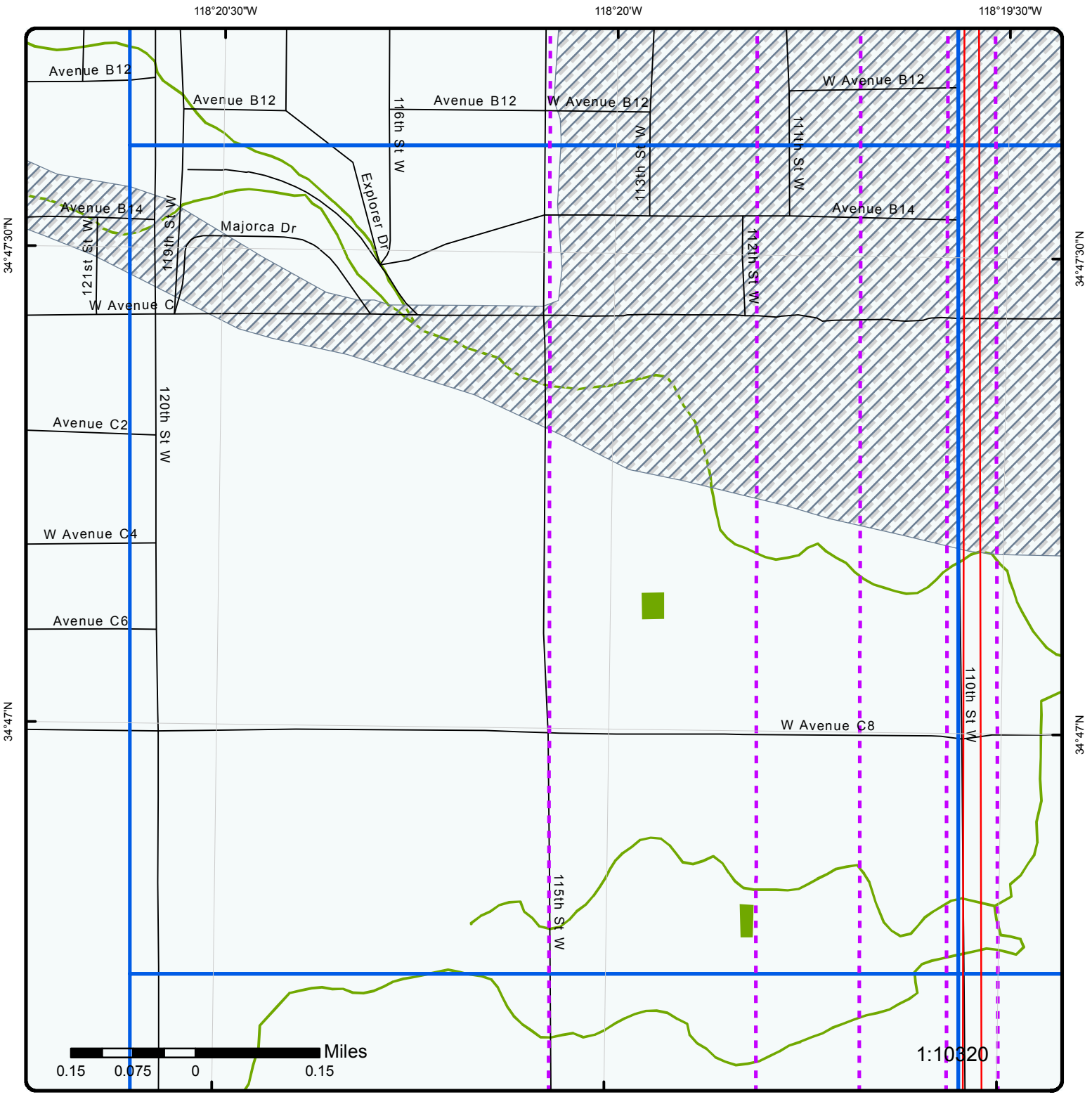

Grid 40

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ENVIRONMENTAL RISK INFORMATION SERVICES

- **Buffer Outline**
- Eris Sites with Higher Elevation
- Eris Sites with Same Elevation
- Eris Sites with Lower Elevation
- Eris Sites with Unknown Elevation
- County Boundary
- Rails
- Major Highways
- Major Highways Ramps
- Major Roads
- Major Roads Ramps
- Secondary Roads
- Secondary Roads Ramps
- Local Roads and Ramps
- State Boundary
- National Priority List Sites
- National Wetland
- Indian Reserve Land
- Historic Fill
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- State Brownfield Sites
- State Brownfield Areas
- State Superfund Areas:Dept. of Defense
- State Superfund Areas:NPL
- WQARF Areas
- Federal Lands: Dept. of Defense (owned/administered areas)

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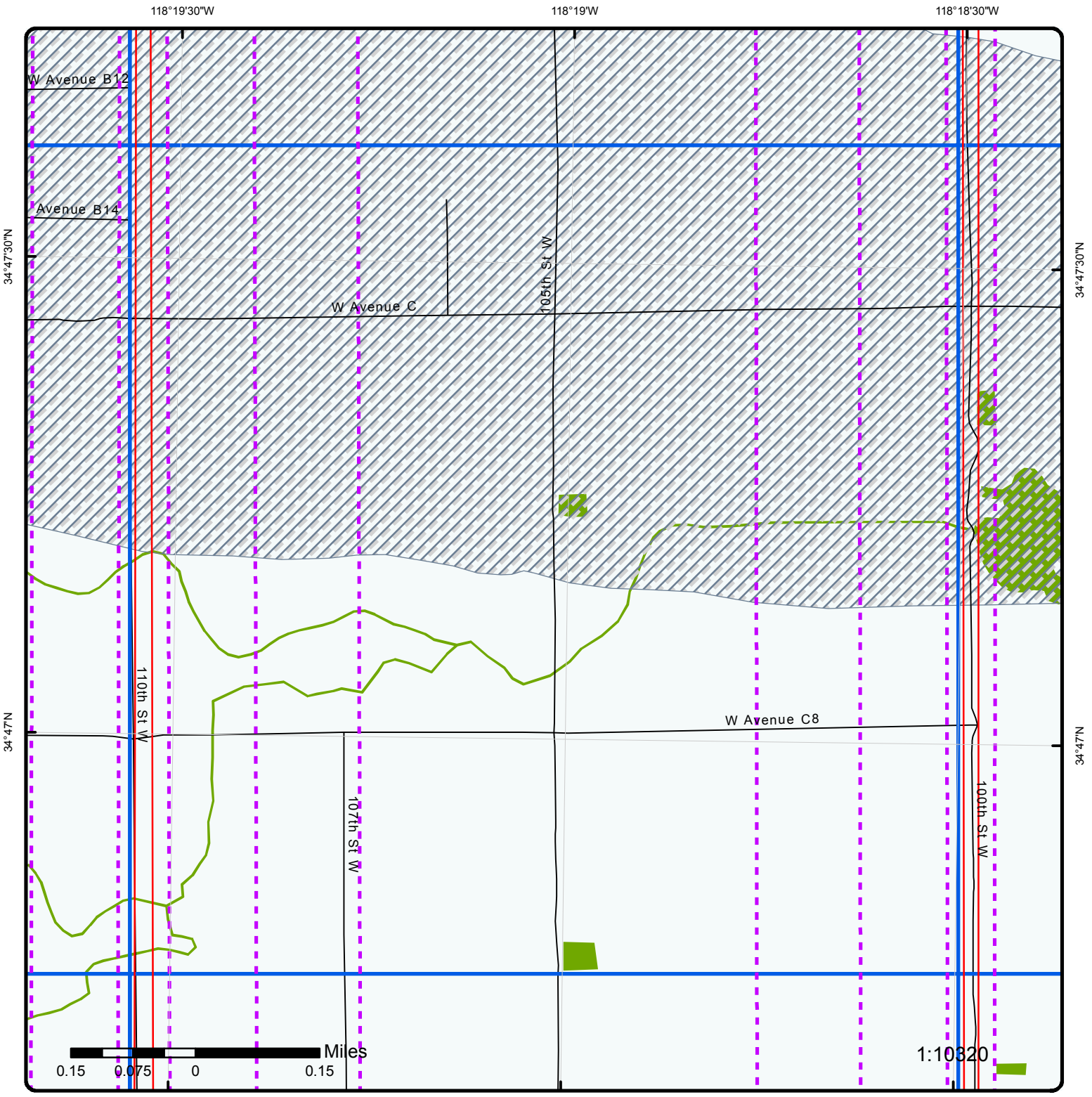

Grid 41

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

- **Buffer Outline**
- Eris Sites with Higher Elevation
- Eris Sites with Same Elevation
- Eris Sites with Lower Elevation
- Eris Sites with Unknown Elevation
- County Boundary
- Rails
- Major Highways
- Major Highways Ramps
- Major Roads
- Major Roads Ramps
- Secondary Roads
- Secondary Roads Ramps
- Local Roads and Ramps
- State Boundary
- National Priority List Sites
- National Wetland
- Indian Reserve Land
- Historic Fill
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- State Brownfield Sites
- State Brownfield Areas
- State Superfund Areas:Dept. of Defense
- State Superfund Areas:NPL
- WQARF Areas
- Federal Lands: Dept. of Defense (owned/administered areas)

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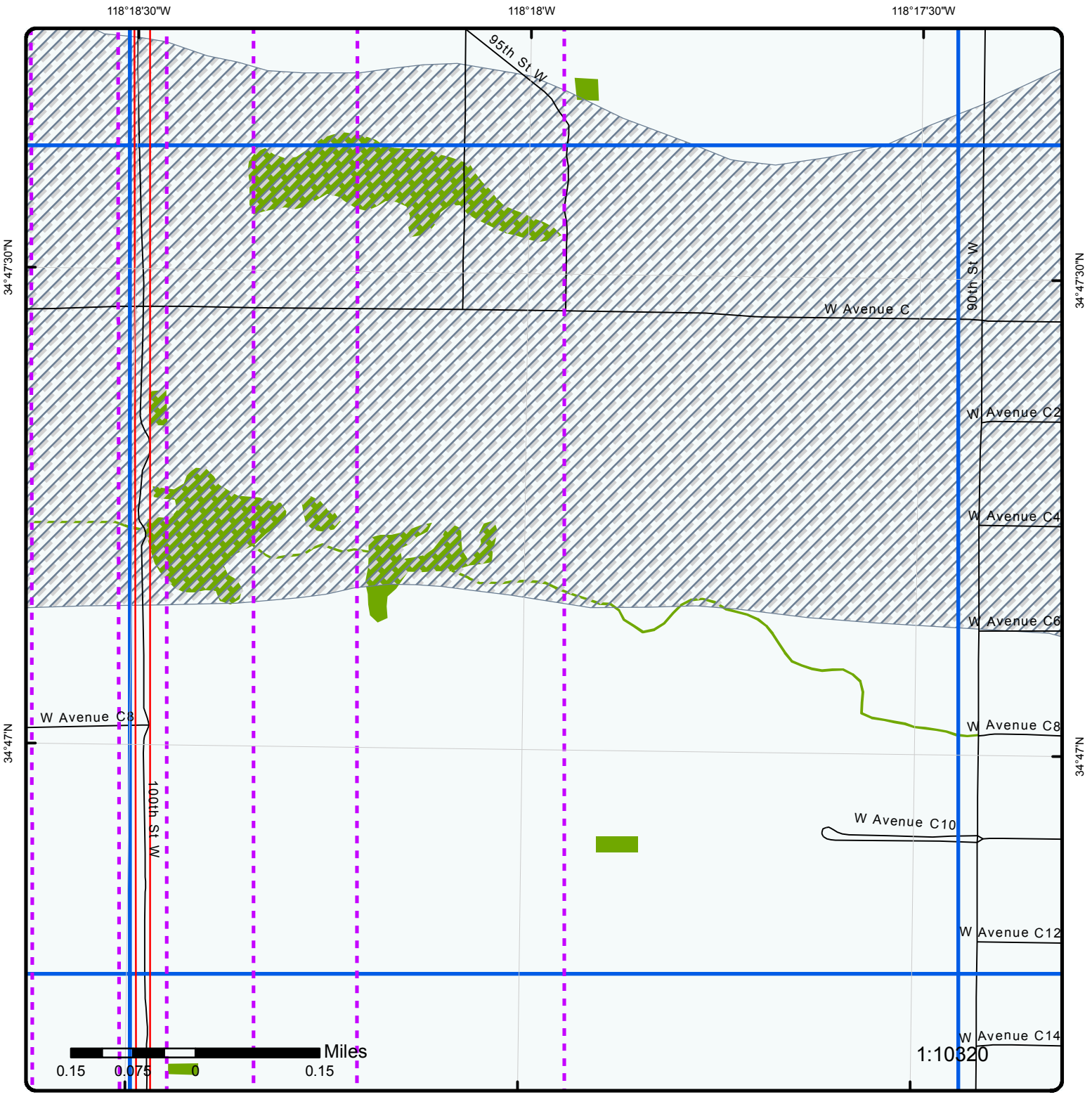

Grid 42

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ENVIRONMENTAL RISK INFORMATION SERVICES

Buffer Outline	Rails	State Boundary	FWS Special Designation Areas
Eris Sites with Higher Elevation	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Same Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Lower Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Unknown Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
County Boundary	Secondary Roads	100 Year Flood Zone	WQARF Areas
	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		

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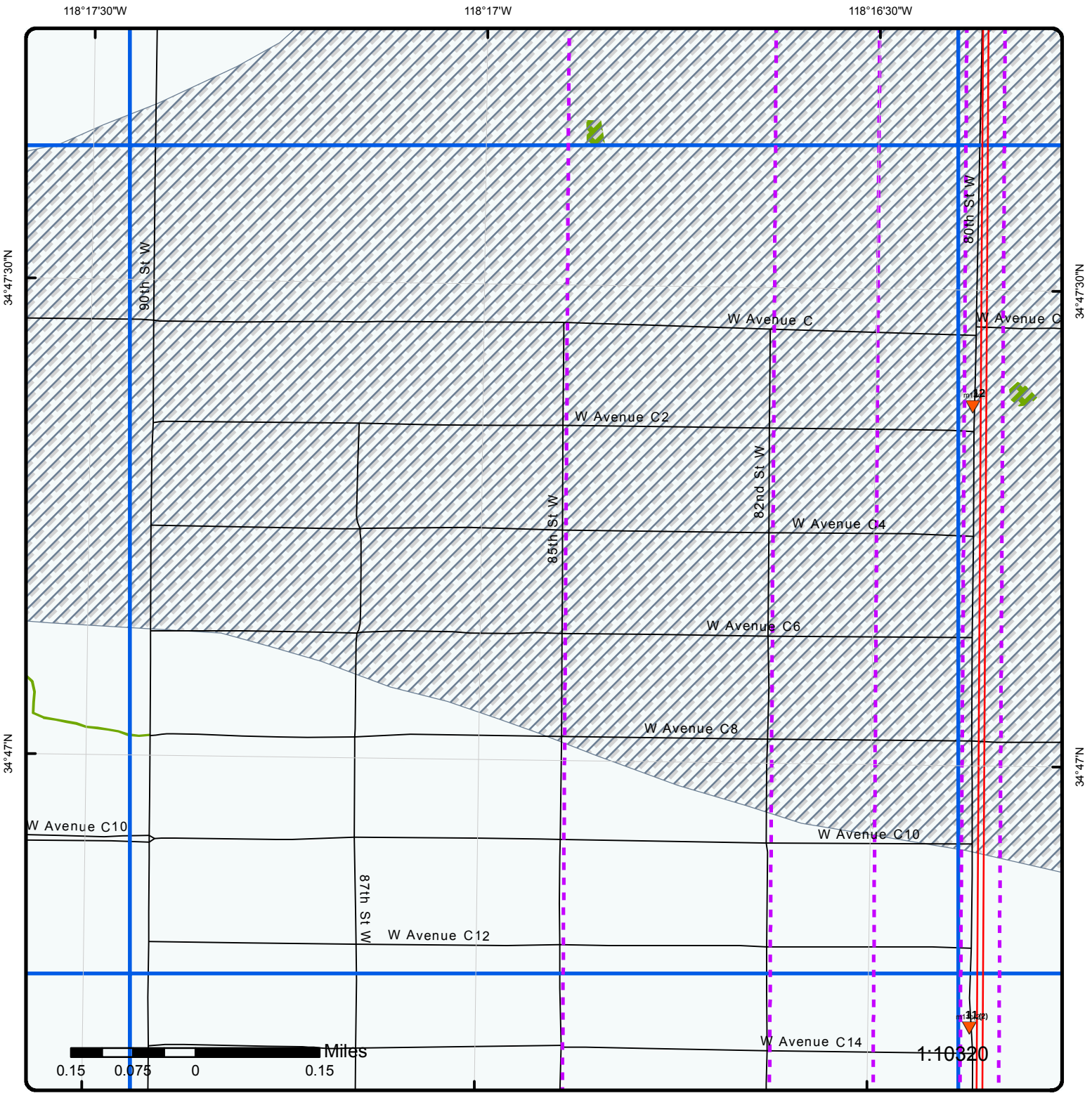

Grid 43

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

Buffer Outline	Rails	State Boundary	FWS Special Designation Areas
Eris Sites with Higher Elevation	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Same Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Lower Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Unknown Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
County Boundary	Secondary Roads	100 Year Flood Zone	WQARF Areas
	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		

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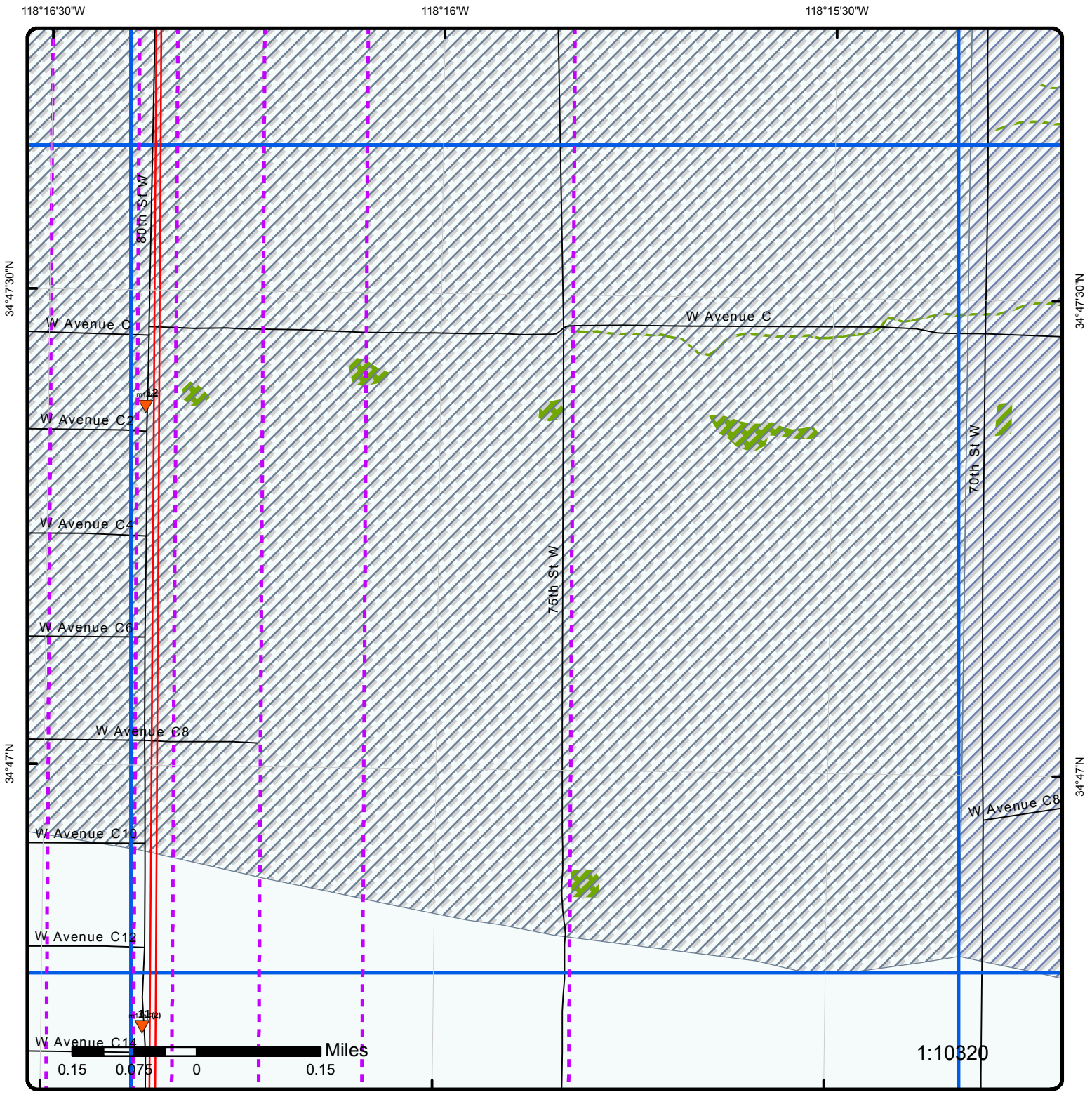

Grid 44

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ENVIRONMENTAL RISK INFORMATION SERVICES

- **Buffer Outline**
- Eris Sites with Higher Elevation
- Eris Sites with Same Elevation
- Eris Sites with Lower Elevation
- Eris Sites with Unknown Elevation
- County Boundary
- Rails
- Major Highways
- Major Highways Ramps
- Major Roads
- Major Roads Ramps
- Secondary Roads
- Secondary Roads Ramps
- Local Roads and Ramps
- State Boundary
- National Priority List Sites
- National Wetland
- Indian Reserve Land
- Historic Fill
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- State Brownfield Sites
- State Brownfield Areas
- State Superfund Areas:Dept. of Defense
- State Superfund Areas:NPL
- WQARF Areas
- Federal Lands: Dept. of Defense (owned/administered areas)

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Grid 45

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

Buffer Outline	Rails	State Boundary	FWS Special Designation Areas
Eris Sites with Higher Elevation	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Same Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Lower Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Unknown Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
County Boundary	Secondary Roads	100 Year Flood Zone	WQARF Areas
	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		

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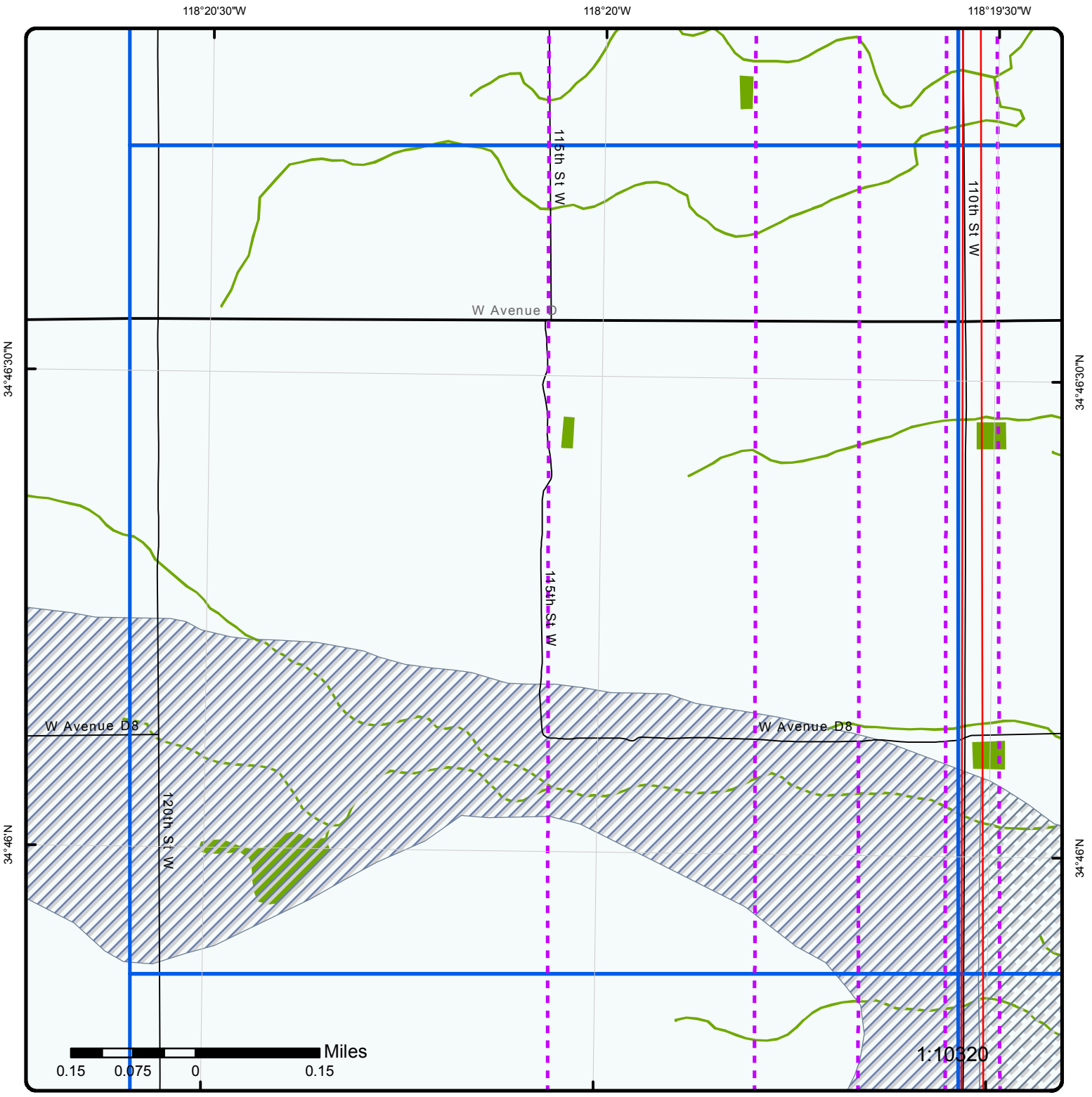

Grid 46

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ENVIRONMENTAL RISK INFORMATION SERVICES

- **Buffer Outline**
- Eris Sites with Higher Elevation
- Eris Sites with Same Elevation
- Eris Sites with Lower Elevation
- Eris Sites with Unknown Elevation
- County Boundary
- Rails
- Major Highways
- Major Highways Ramps
- Major Roads
- Major Roads Ramps
- Secondary Roads
- Secondary Roads Ramps
- Local Roads and Ramps
- State Boundary
- National Priority List Sites
- National Wetland
- Indian Reserve Land
- Historic Fill
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- State Brownfield Sites
- State Brownfield Areas
- State Superfund Areas:Dept. of Defense
- State Superfund Areas:NPL
- WQARF Areas
- Federal Lands: Dept. of Defense (owned/administered areas)

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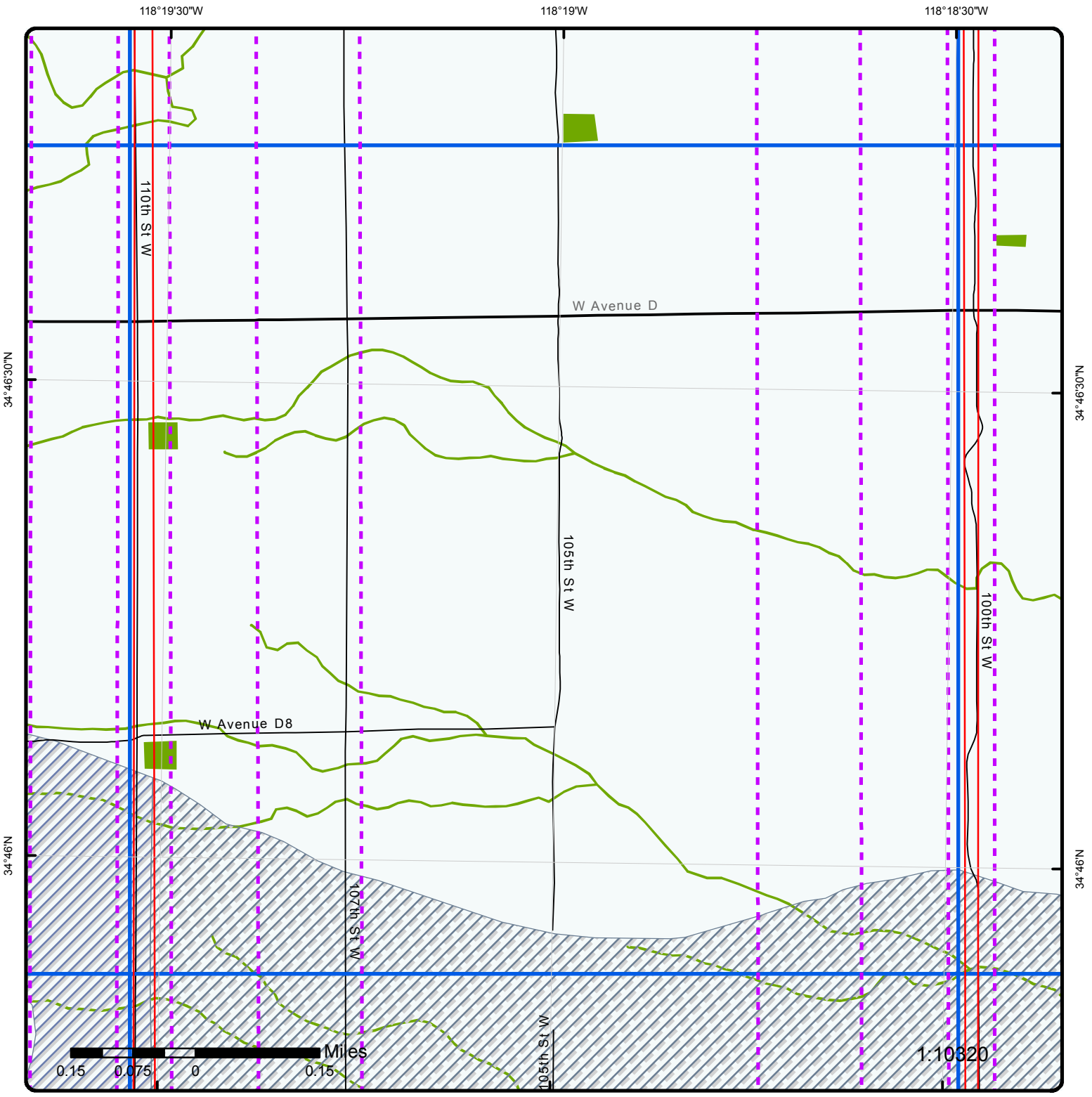

Grid 47

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

Buffer Outline	Rails	State Boundary	FWS Special Designation Areas
Eris Sites with Higher Elevation	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Same Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Lower Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Unknown Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
County Boundary	Secondary Roads	100 Year Flood Zone	WQARF Areas
	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		

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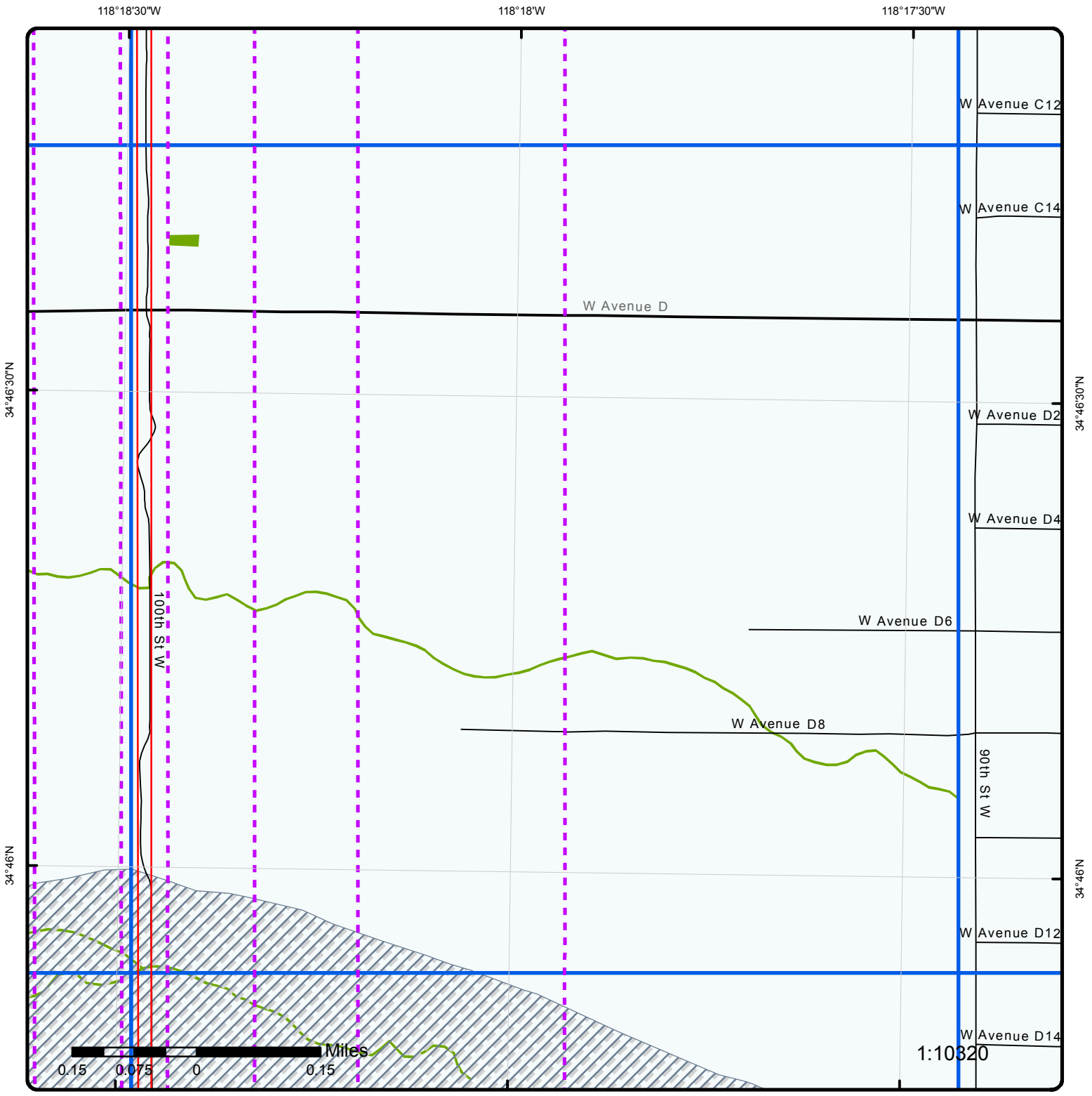

Grid 48

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ENVIRONMENTAL RISK INFORMATION SERVICES

Buffer Outline	Rails	State Boundary	FWS Special Designation Areas
Eris Sites with Higher Elevation	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Same Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Lower Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Unknown Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
County Boundary	Secondary Roads	100 Year Flood Zone	WQARF Areas
	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		

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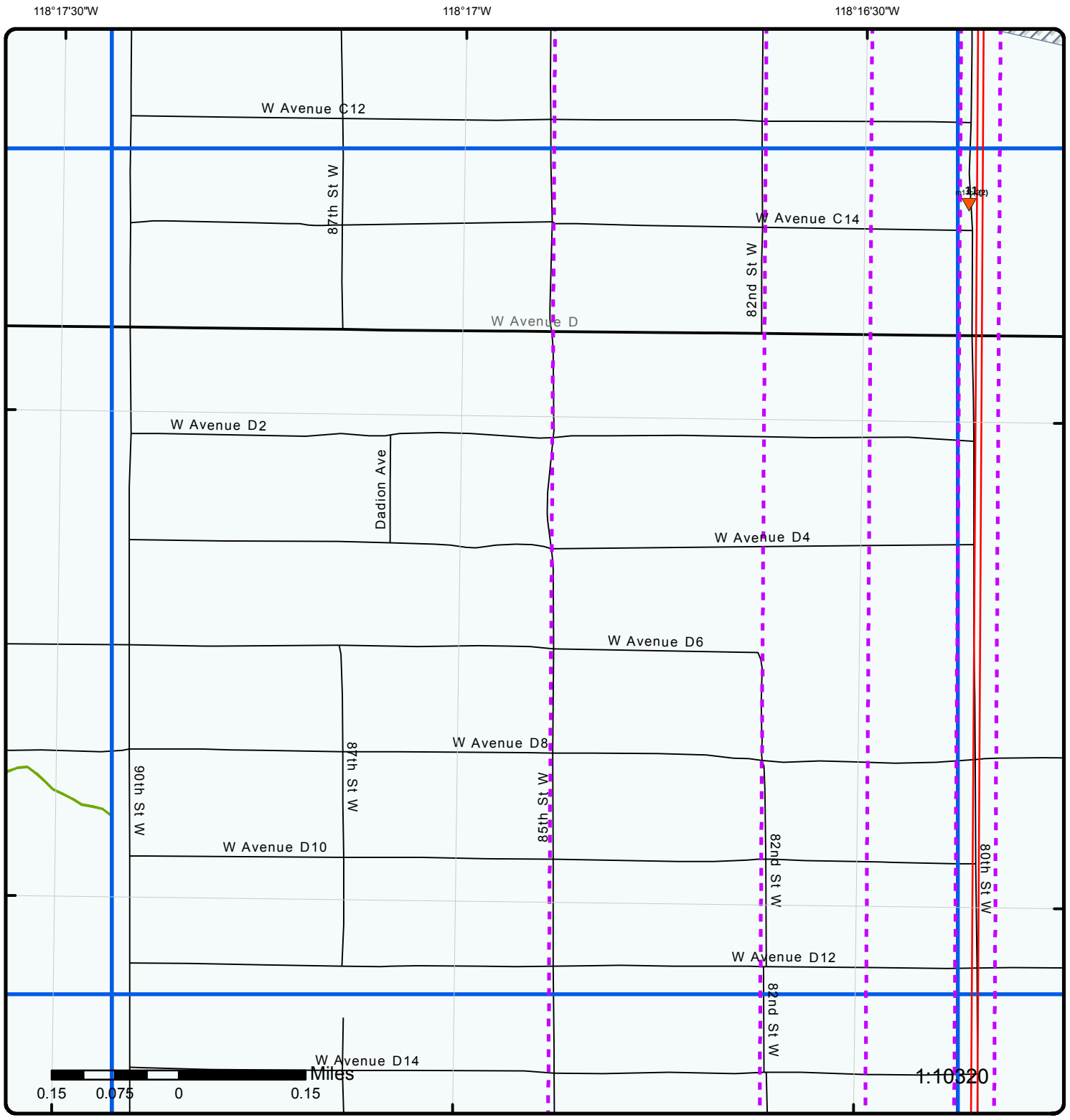

Grid 49

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ENVIRONMENTAL RISK INFORMATION SERVICES

Buffer Outline	Rails	State Boundary	FWS Special Designation Areas
Eris Sites with Higher Elevation	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Same Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Lower Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Unknown Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
County Boundary	Secondary Roads	100 Year Flood Zone	WQARF Areas
	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		

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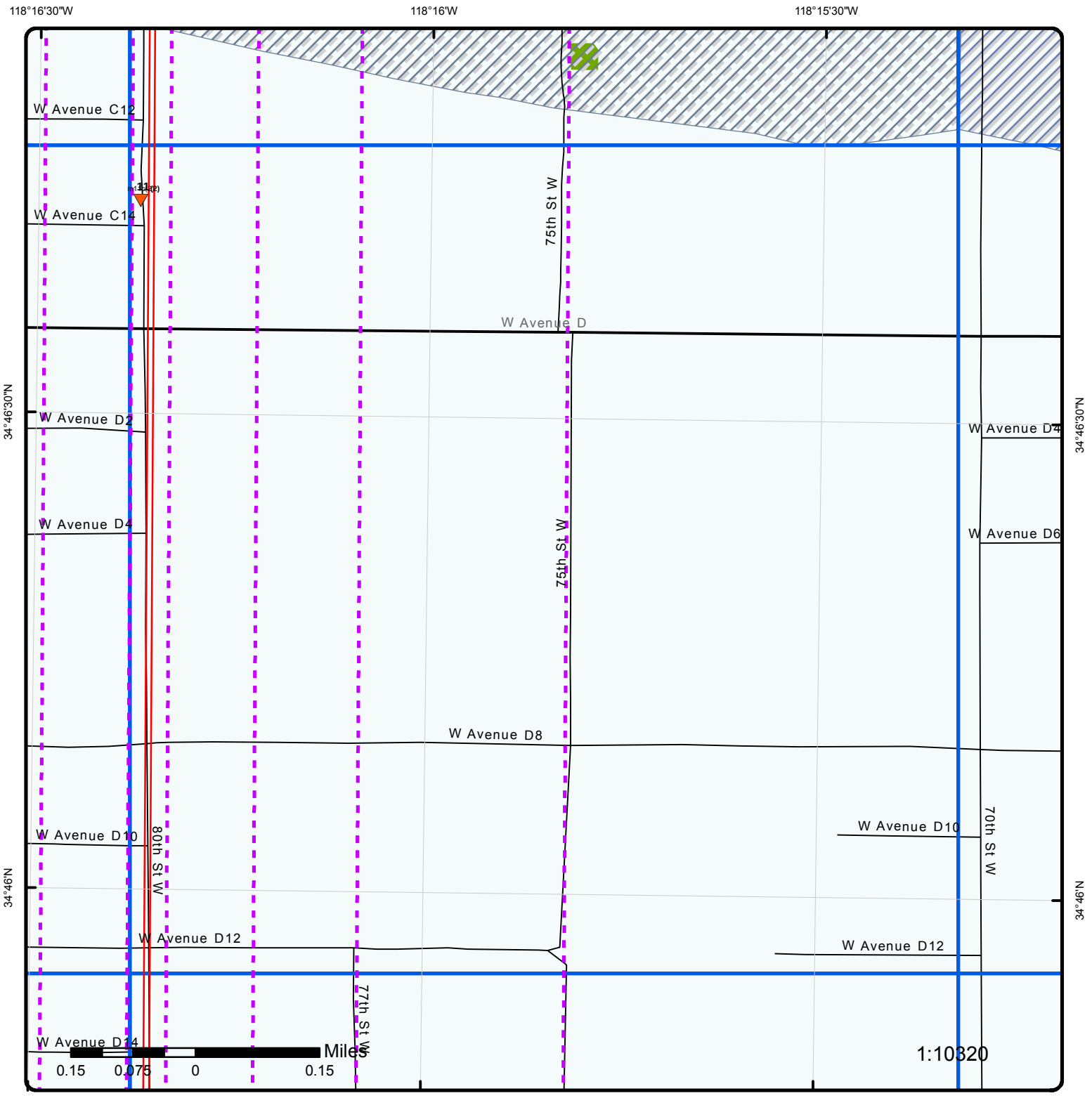

Grid 50

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ENVIRONMENTAL RISK INFORMATION SERVICES

Buffer Outline	Rails	State Boundary	FWS Special Designation Areas
Eris Sites with Higher Elevation	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Same Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Lower Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Unknown Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
County Boundary	Secondary Roads	100 Year Flood Zone	WQARF Areas
	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		

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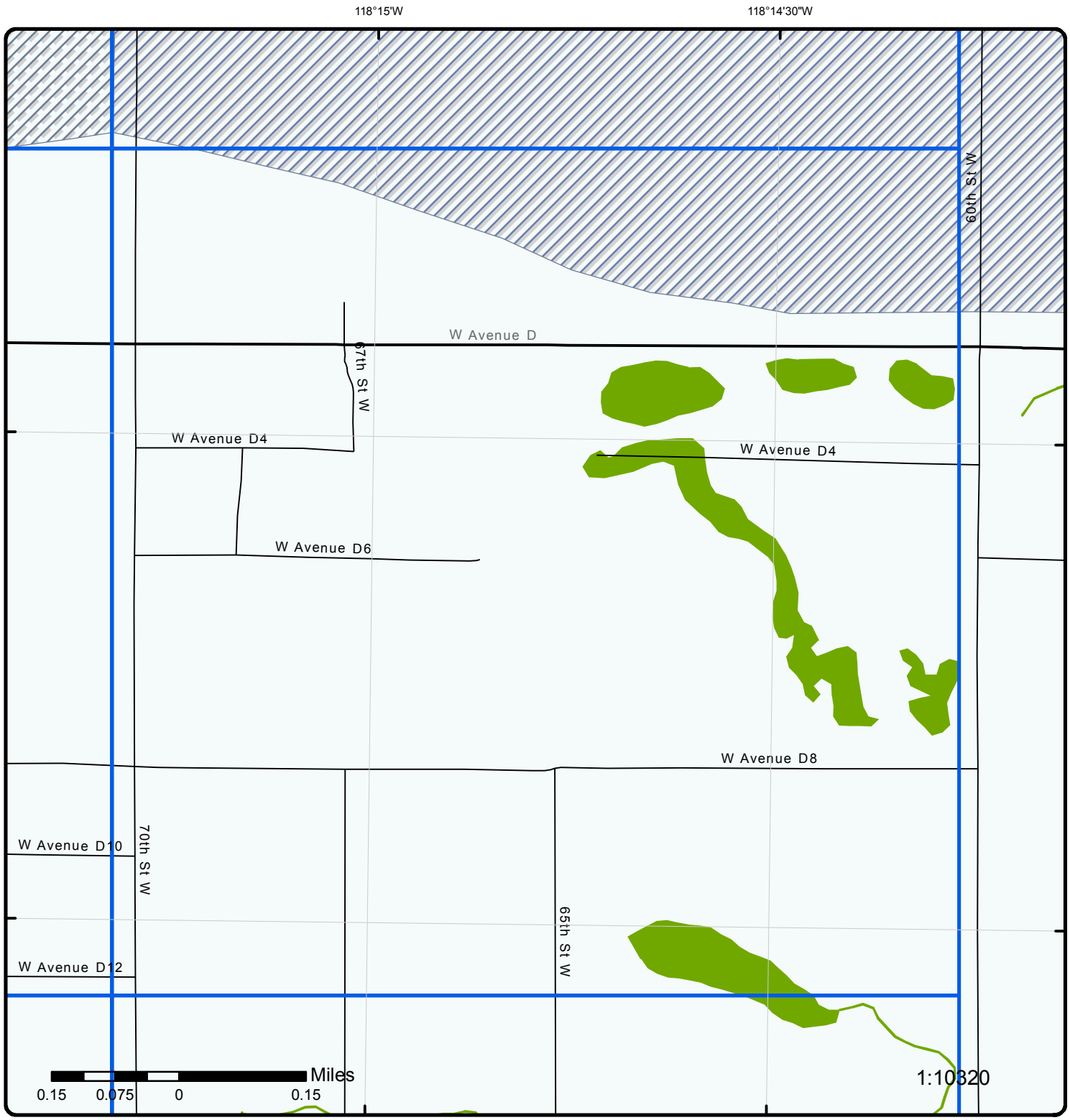

Grid 51

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ENVIRONMENTAL RISK INFORMATION SERVICES

- **Buffer Outline**
- Eris Sites with Higher Elevation
- Eris Sites with Same Elevation
- Eris Sites with Lower Elevation
- Eris Sites with Unknown Elevation
- County Boundary
- Rails
- Major Highways
- Major Highways Ramps
- Major Roads
- Major Roads Ramps
- Secondary Roads
- Secondary Roads Ramps
- Local Roads and Ramps
- State Boundary
- National Priority List Sites
- National Wetland
- Indian Reserve Land
- Historic Fill
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- State Brownfield Sites
- State Brownfield Areas
- State Superfund Areas:Dept. of Defense
- State Superfund Areas:NPL
- WQARF Areas
- Federal Lands: Dept. of Defense (owned/administered areas)

Source: © 2016 ESRI

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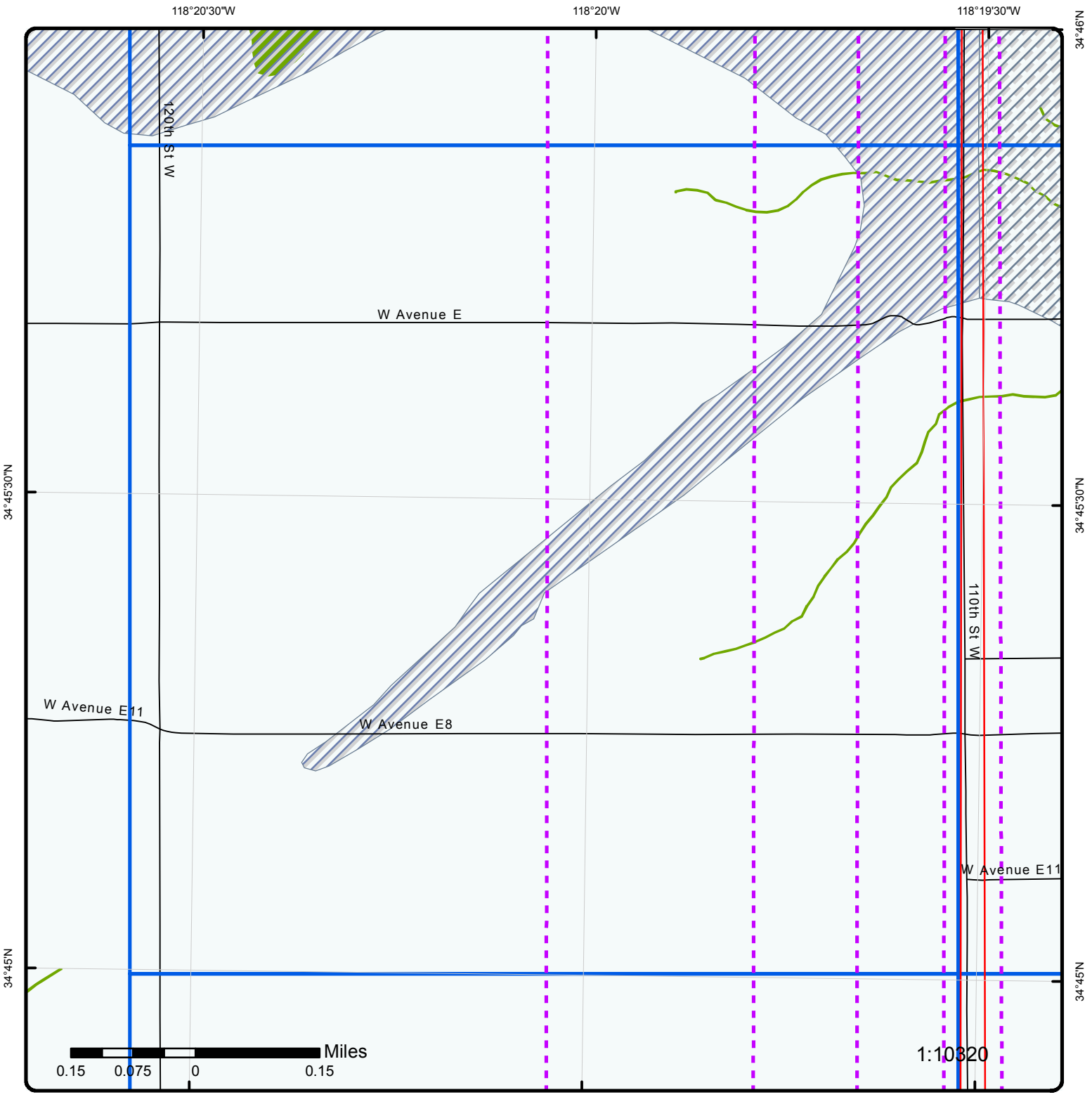

Grid 52

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ENVIRONMENTAL RISK INFORMATION SERVICES

- Buffer Outline
- Eris Sites with Higher Elevation
- Eris Sites with Same Elevation
- Eris Sites with Lower Elevation
- Eris Sites with Unknown Elevation
- County Boundary
- Rails
- Major Highways
- Major Highways Ramps
- Major Roads
- Major Roads Ramps
- Secondary Roads
- Secondary Roads Ramps
- Local Roads and Ramps
- State Boundary
- National Priority List Sites
- National Wetland
- Indian Reserve Land
- Historic Fill
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- State Brownfield Sites
- State Brownfield Areas
- State Superfund Areas:Dept. of Defense
- State Superfund Areas:NPL
- WQARF Areas
- Federal Lands: Dept. of Defense (owned/administered areas)

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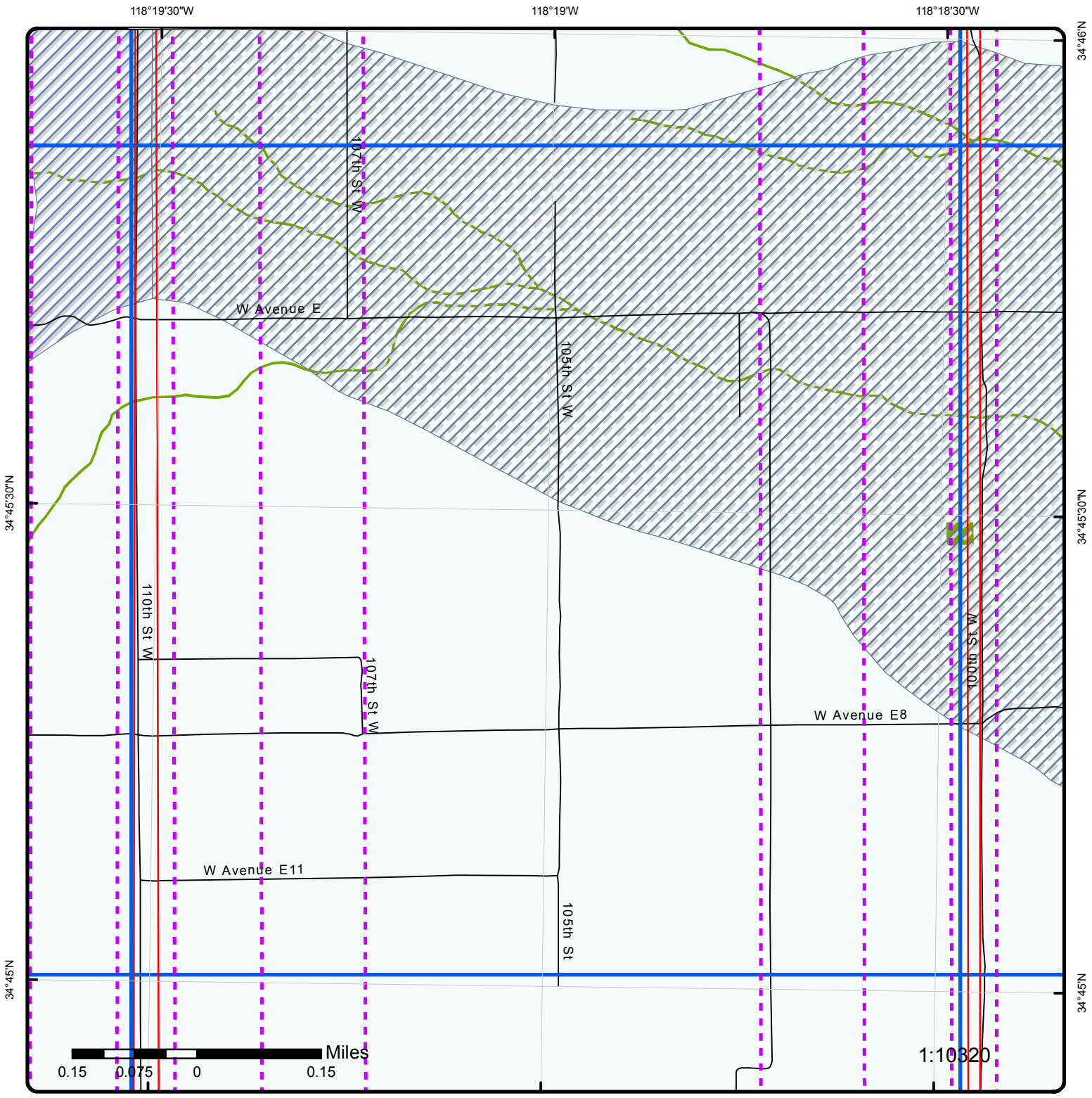

Grid 53

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

- **Buffer Outline**
- Eris Sites with Higher Elevation
- Eris Sites with Same Elevation
- Eris Sites with Lower Elevation
- Eris Sites with Unknown Elevation
- County Boundary
- Rails
- Major Highways
- Major Highways Ramps
- Major Roads
- Major Roads Ramps
- Secondary Roads
- Secondary Roads Ramps
- Local Roads and Ramps
- State Boundary
- National Priority List Sites
- National Wetland
- Indian Reserve Land
- Historic Fill
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- State Brownfield Sites
- State Brownfield Areas
- State Superfund Areas:Dept. of Defense
- State Superfund Areas:NPL
- WQARF Areas
- Federal Lands: Dept. of Defense (owned/administered areas)

Source: © 2016 ESRI

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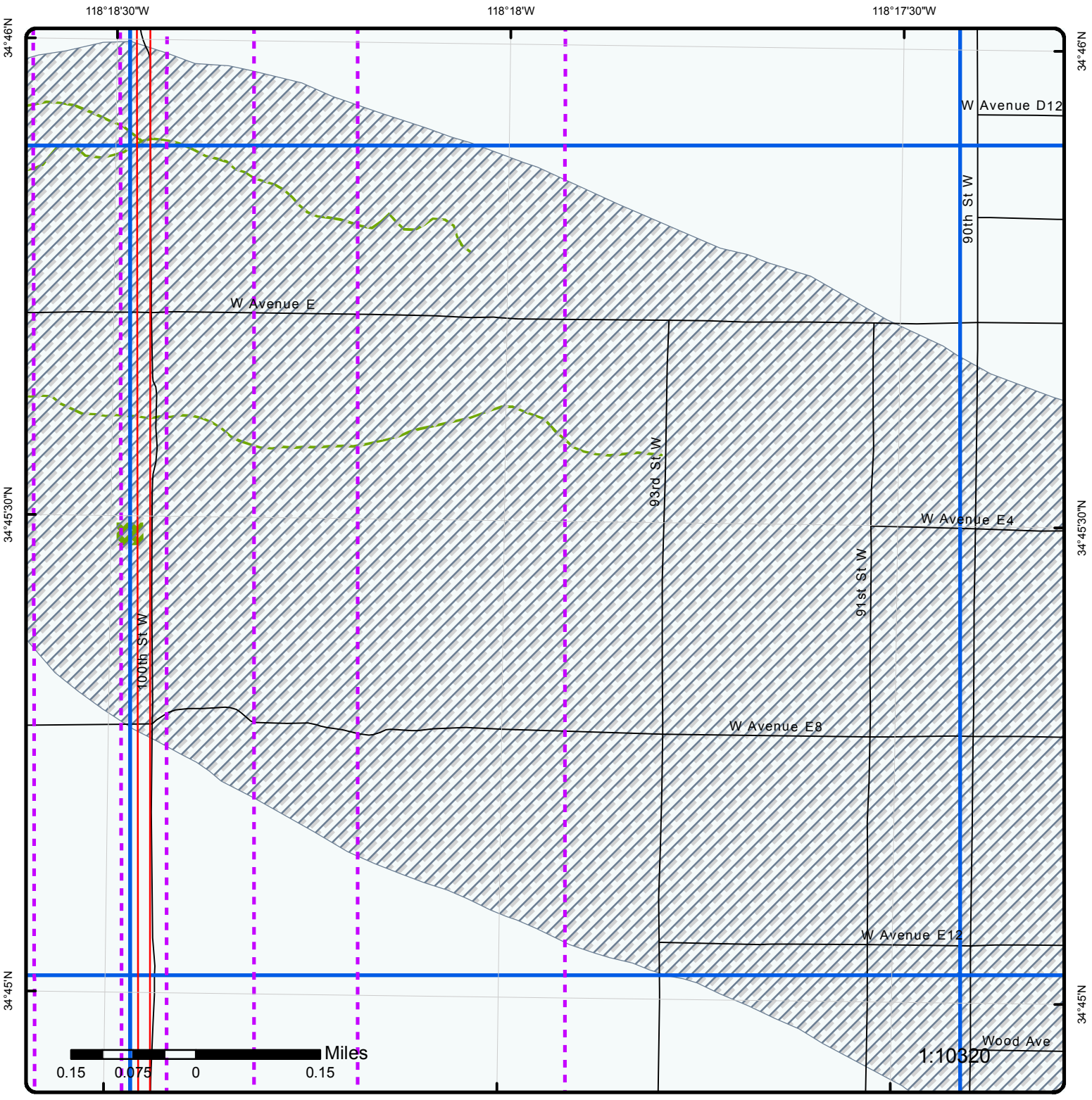

Grid 54

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ENVIRONMENTAL RISK INFORMATION SERVICES

Buffer Outline	Rails	State Boundary	FWS Special Designation Areas
Eris Sites with Higher Elevation	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Same Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Lower Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Unknown Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
County Boundary	Secondary Roads	100 Year Flood Zone	WQARF Areas
	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		

Source: © 2016 ESRI

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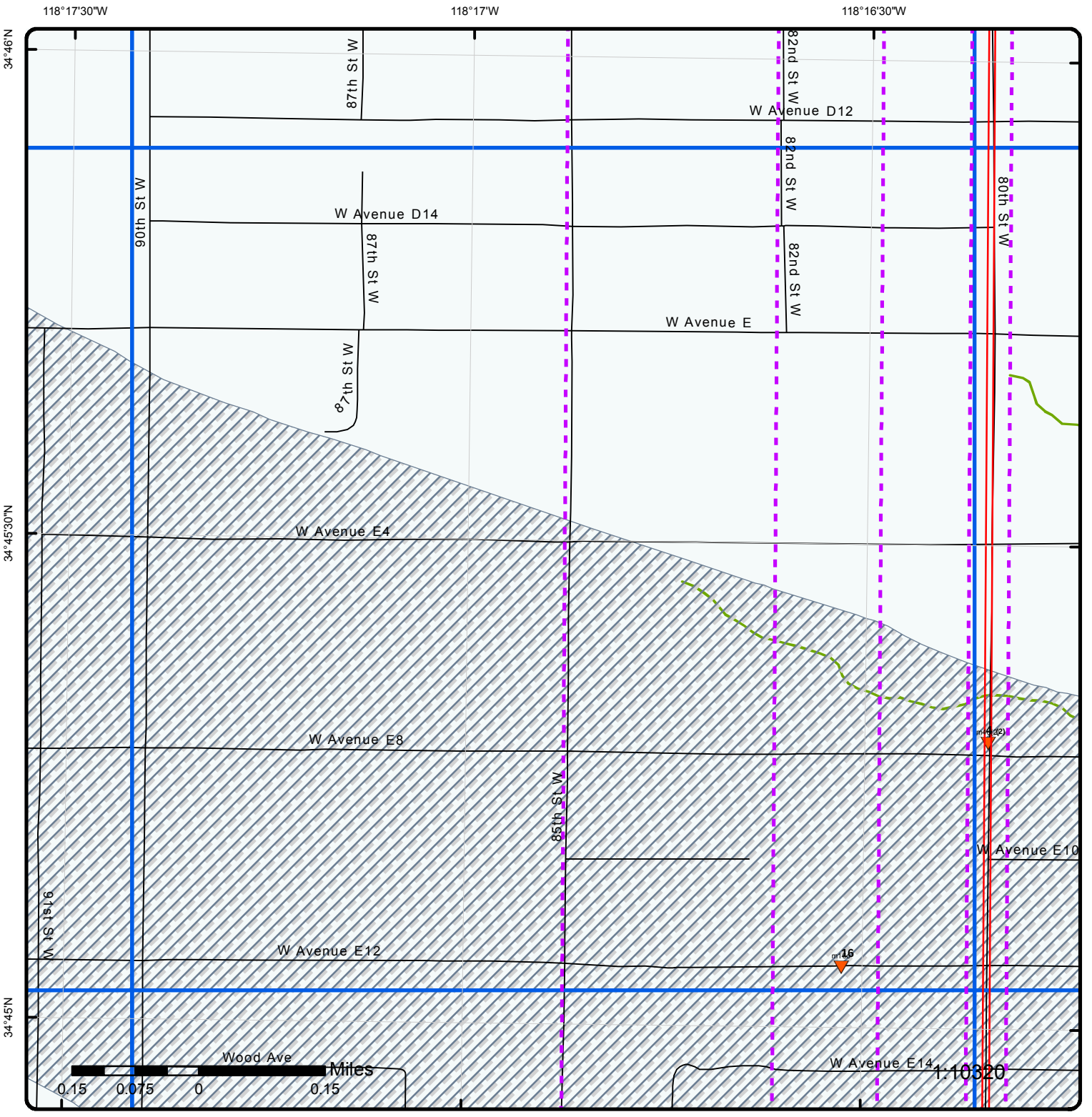

Grid 55

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ENVIRONMENTAL RISK INFORMATION SERVICES

- **Buffer Outline**
- Eris Sites with Higher Elevation
- Eris Sites with Same Elevation
- Eris Sites with Lower Elevation
- Eris Sites with Unknown Elevation
- County Boundary
- Rails
- Major Highways
- Major Highways Ramps
- Major Roads
- Major Roads Ramps
- Secondary Roads
- Secondary Roads Ramps
- Local Roads and Ramps
- State Boundary
- National Priority List Sites
- National Wetland
- Indian Reserve Land
- Historic Fill
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- State Brownfield Sites
- State Brownfield Areas
- State Superfund Areas:Dept. of Defense
- State Superfund Areas:NPL
- WQARF Areas
- Federal Lands: Dept. of Defense (owned/administered areas)

Source: © 2016 ESRI

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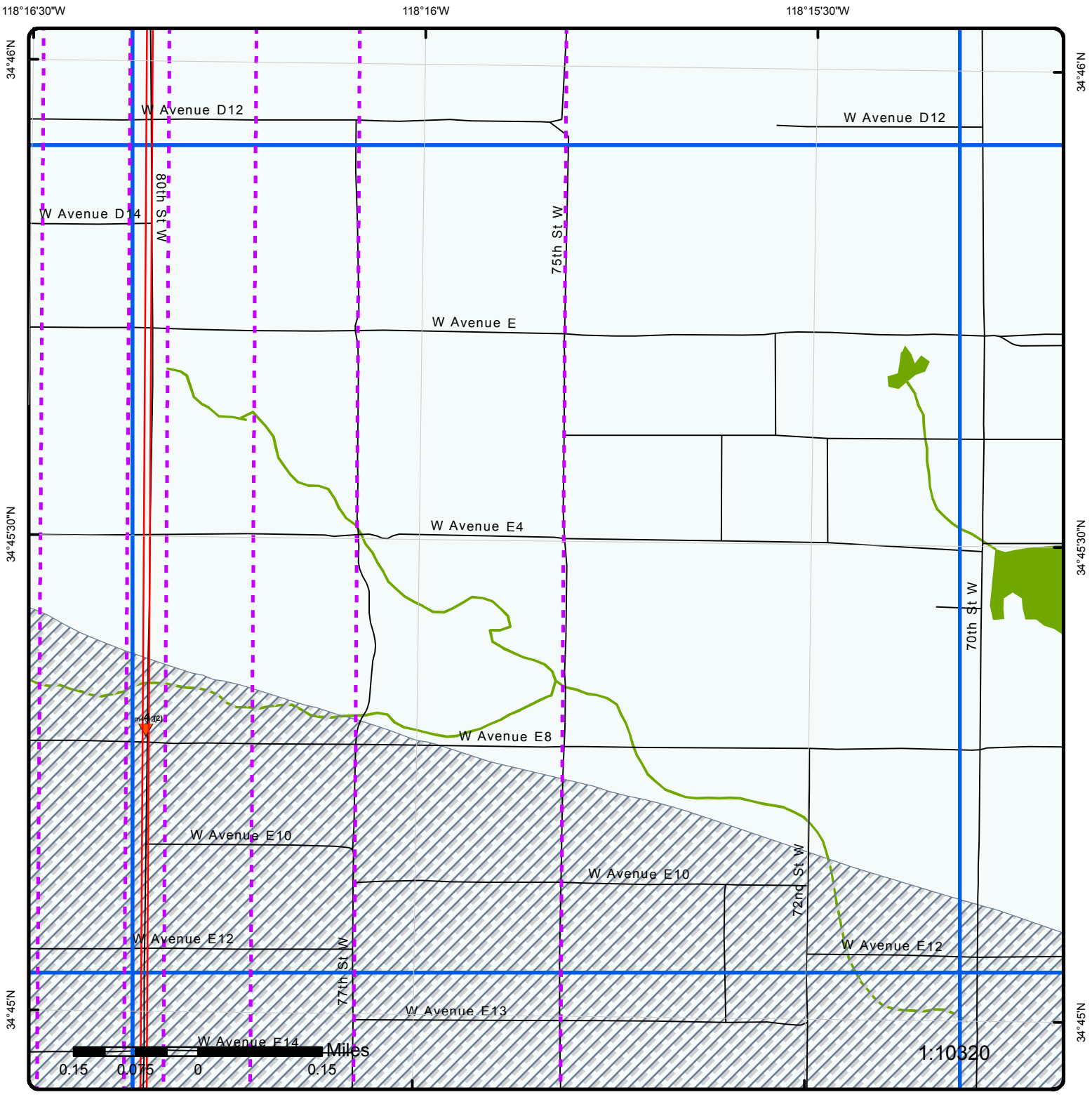

Grid 56

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

Buffer Outline	Rails	State Boundary	FWS Special Designation Areas
Eris Sites with Higher Elevation	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Same Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Lower Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Unknown Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
County Boundary	Secondary Roads	100 Year Flood Zone	WQARF Areas
	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		

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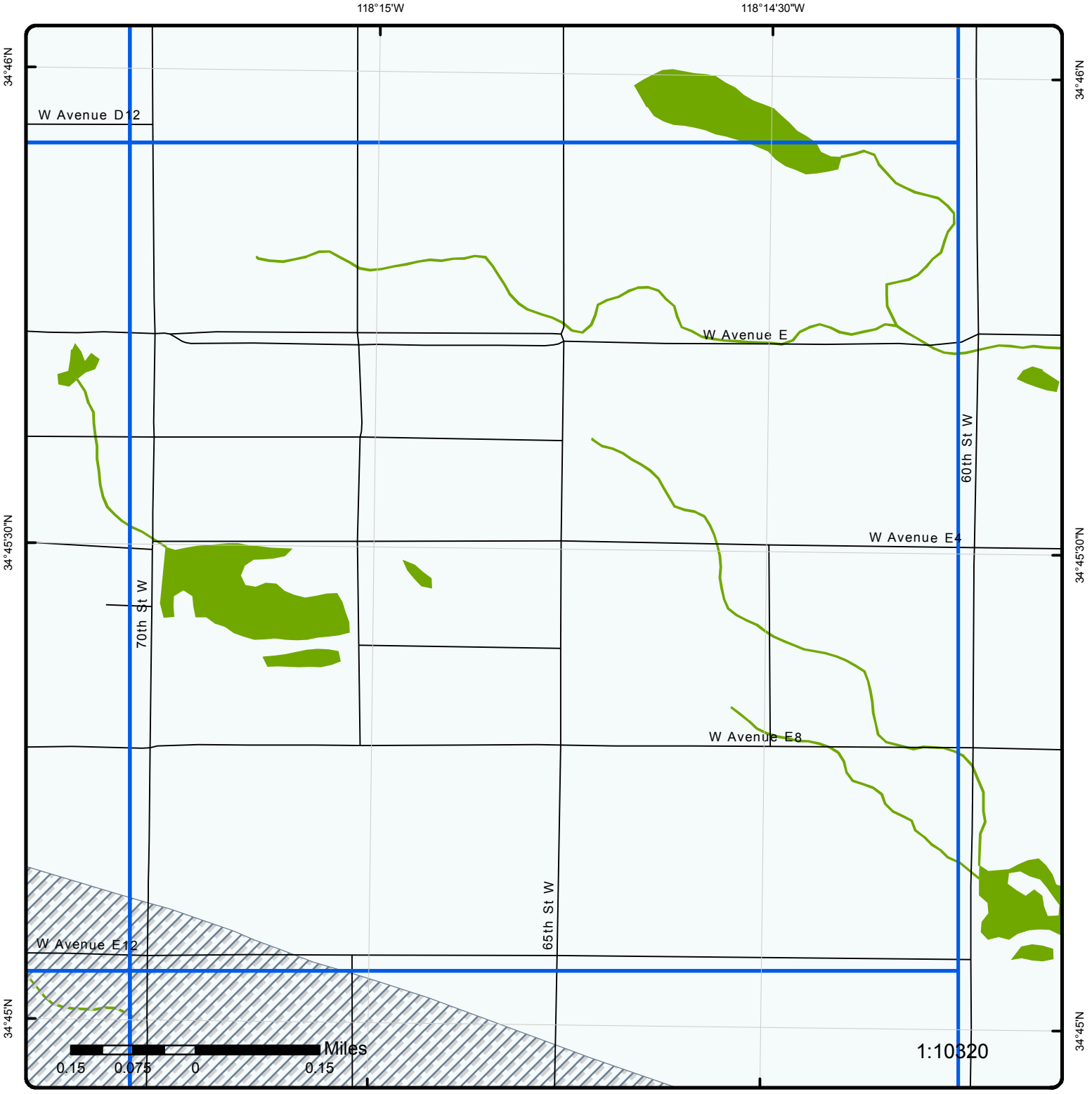

Grid 57

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

Buffer Outline	Rails	State Boundary	FWS Special Designation Areas
Eris Sites with Higher Elevation	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Same Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Lower Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Unknown Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
County Boundary	Secondary Roads	100 Year Flood Zone	WQARF Areas
	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		

Source: © 2016 ESRI

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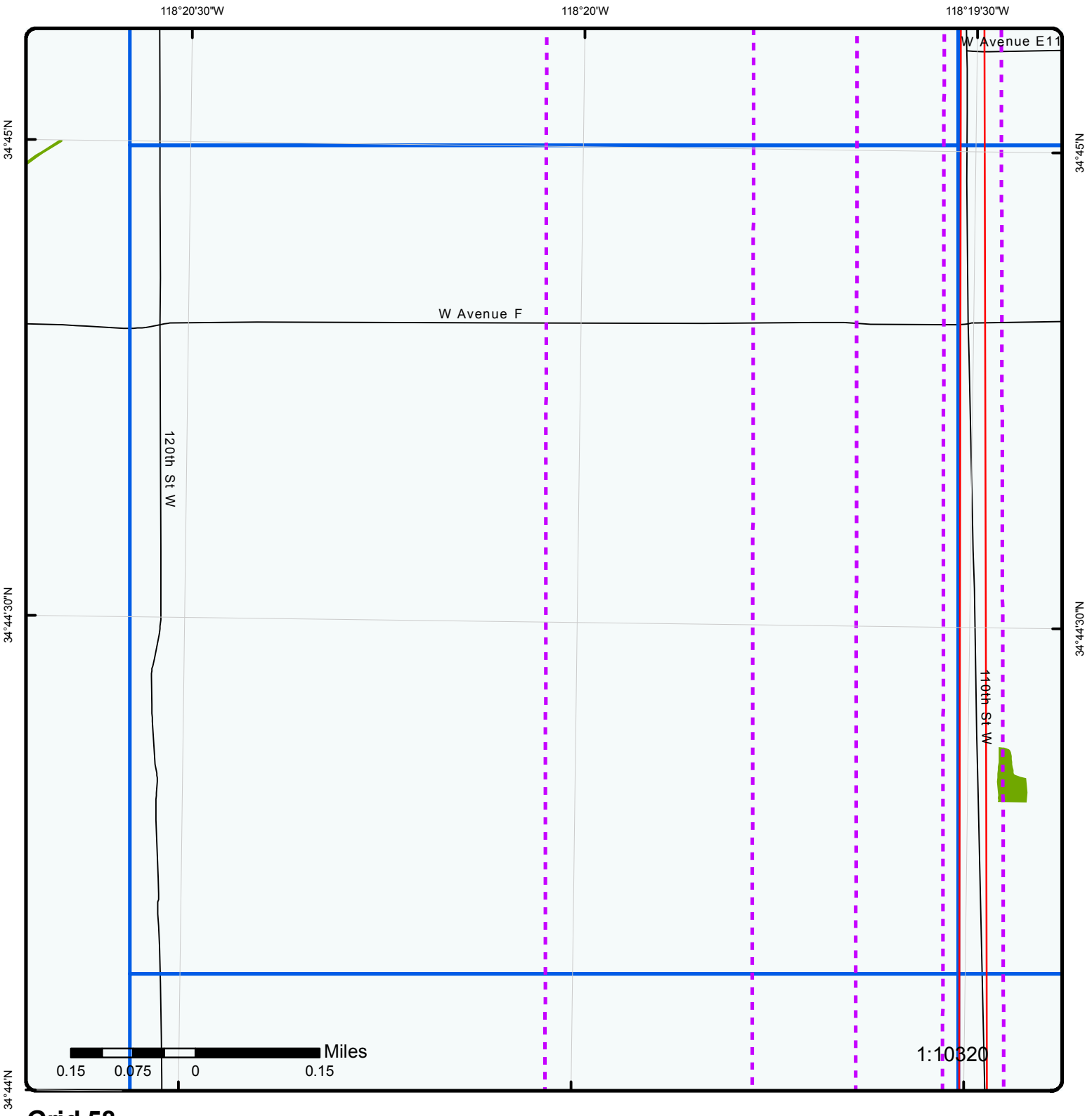

Grid 58

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ENVIRONMENTAL RISK INFORMATION SERVICES

- **Buffer Outline**
- Eris Sites with Higher Elevation
- Eris Sites with Same Elevation
- Eris Sites with Lower Elevation
- Eris Sites with Unknown Elevation
- County Boundary
- Rails
- Major Highways
- Major Highways Ramps
- Major Roads
- Major Roads Ramps
- Secondary Roads
- Secondary Roads Ramps
- Local Roads and Ramps
- State Boundary
- National Priority List Sites
- National Wetland
- Indian Reserve Land
- Historic Fill
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- State Brownfield Sites
- State Brownfield Areas
- State Superfund Areas:Dept. of Defense
- State Superfund Areas:NPL
- WQARF Areas
- Federal Lands: Dept. of Defense (owned/administered areas)

Source: © 2016 ESRI

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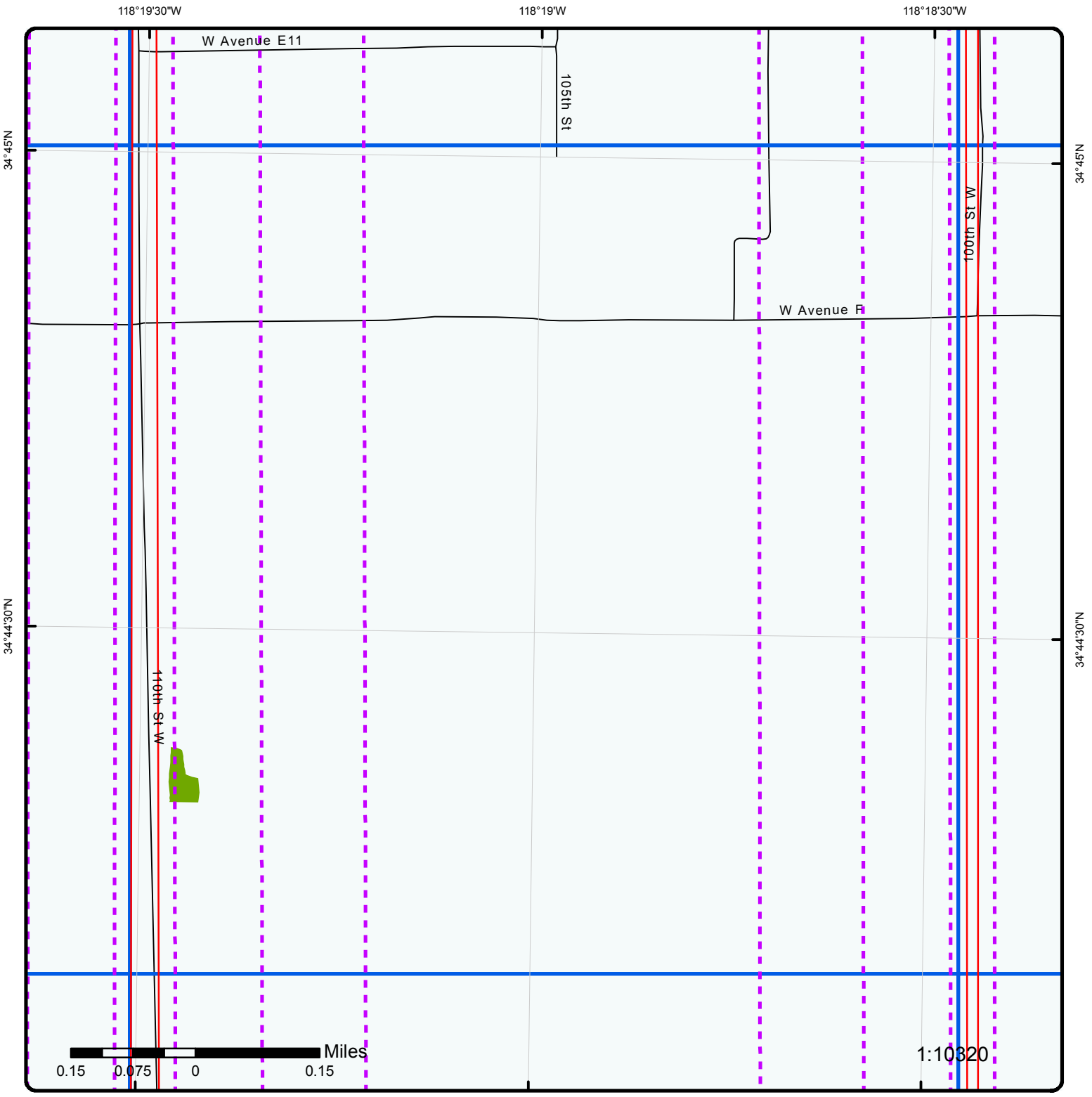

Grid 59

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ENVIRONMENTAL RISK INFORMATION SERVICES

- Buffer Outline
- Eris Sites with Higher Elevation
- Eris Sites with Same Elevation
- Eris Sites with Lower Elevation
- Eris Sites with Unknown Elevation
- County Boundary
- Rails
- Major Highways
- Major Highways Ramps
- Major Roads
- Major Roads Ramps
- Secondary Roads
- Secondary Roads Ramps
- Local Roads and Ramps
- State Boundary
- National Priority List Sites
- National Wetland
- Indian Reserve Land
- Historic Fill
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- State Brownfield Sites
- State Brownfield Areas
- State Superfund Areas:Dept. of Defense
- State Superfund Areas:NPL
- WQARF Areas
- Federal Lands: Dept. of Defense (owned/administered areas)

Source: © 2016 ESRI

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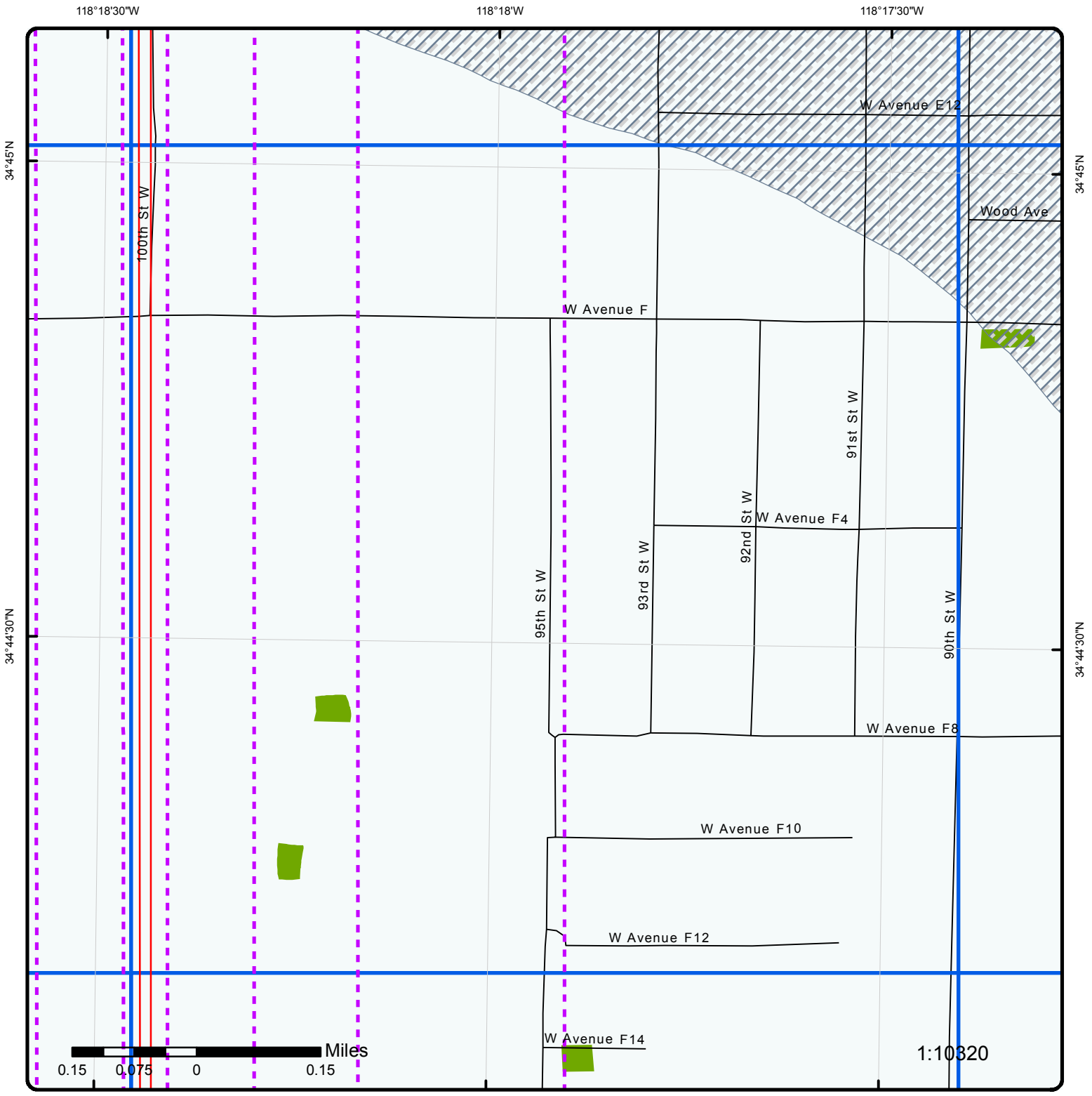

Grid 60

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ENVIRONMENTAL RISK INFORMATION SERVICES

Buffer Outline	Rails	State Boundary	FWS Special Designation Areas
Eris Sites with Higher Elevation	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Same Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Lower Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Unknown Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
County Boundary	Secondary Roads	100 Year Flood Zone	WQARF Areas
	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		

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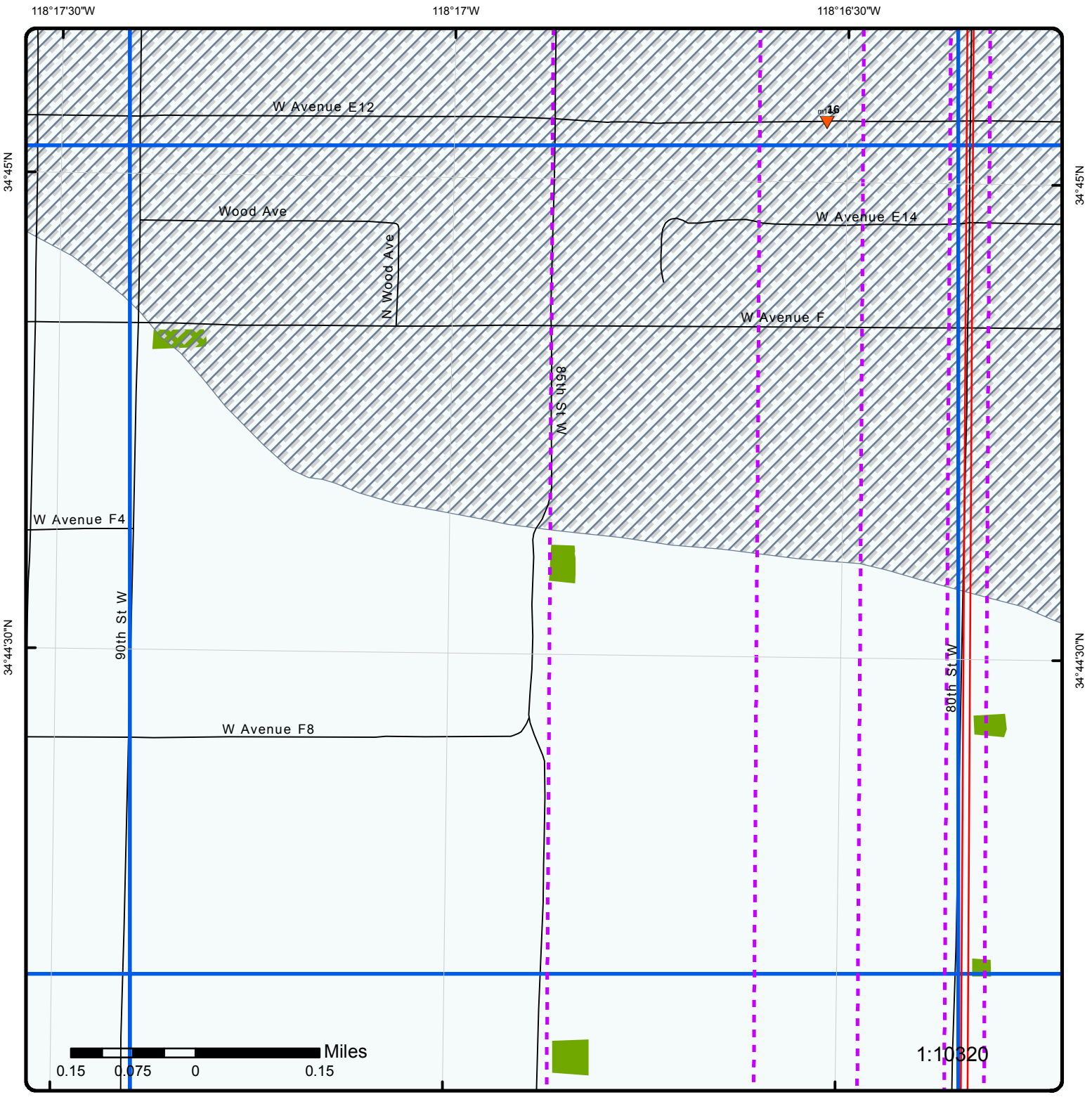

Grid 61

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ENVIRONMENTAL RISK INFORMATION SERVICES

- **Buffer Outline**
- Eris Sites with Higher Elevation
- Eris Sites with Same Elevation
- Eris Sites with Lower Elevation
- Eris Sites with Unknown Elevation
- County Boundary
- Rails
- Major Highways
- Major Highways Ramps
- Major Roads
- Major Roads Ramps
- Secondary Roads
- Secondary Roads Ramps
- Local Roads and Ramps
- State Boundary
- National Priority List Sites
- National Wetland
- Indian Reserve Land
- Historic Fill
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- State Brownfield Sites
- State Brownfield Areas
- State Superfund Areas:Dept. of Defense
- State Superfund Areas:NPL
- WQARF Areas
- Federal Lands: Dept. of Defense (owned/administered areas)

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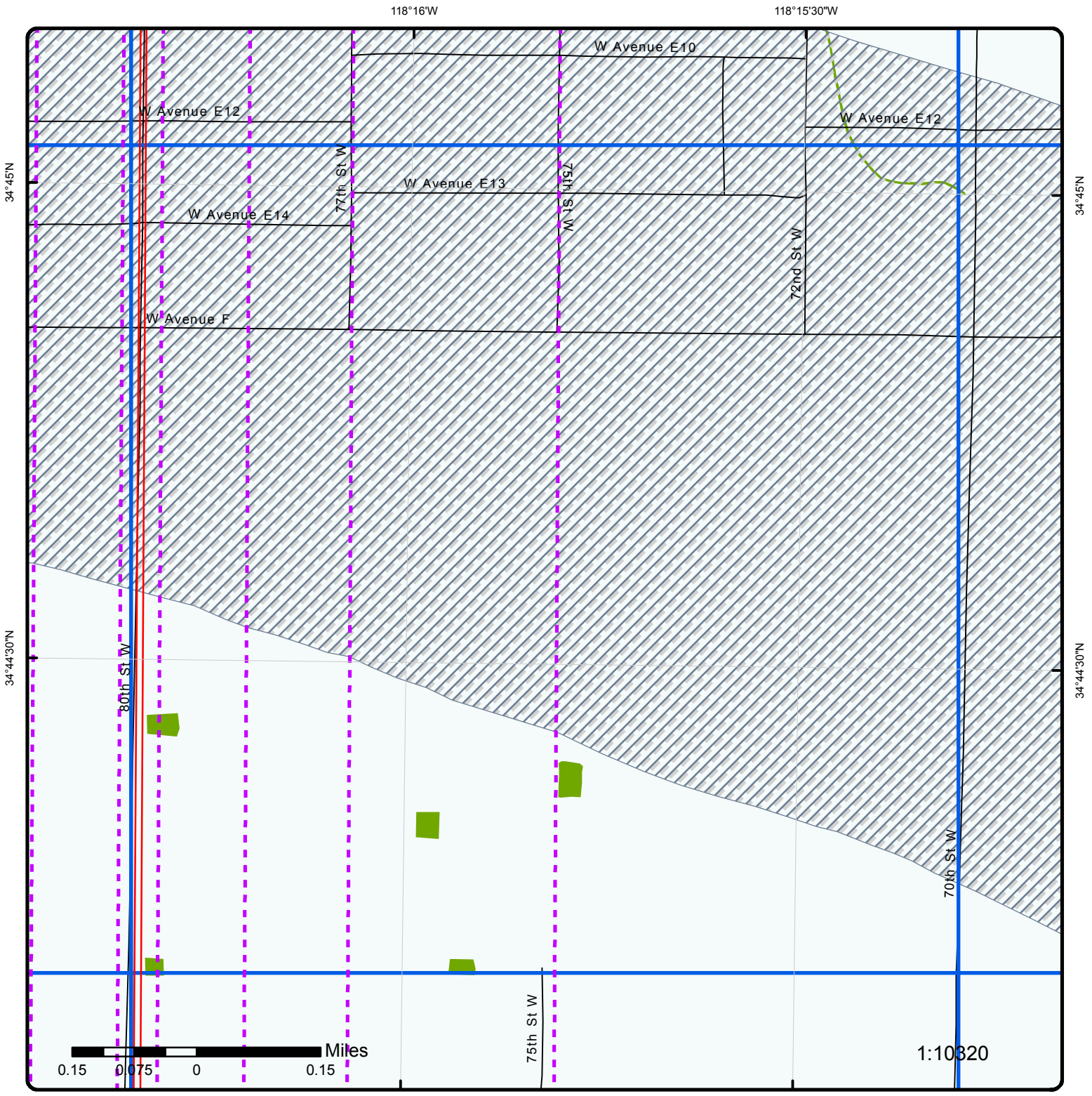

Grid 62

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ENVIRONMENTAL RISK INFORMATION SERVICES

- **Buffer Outline**
- Eris Sites with Higher Elevation
- Eris Sites with Same Elevation
- Eris Sites with Lower Elevation
- Eris Sites with Unknown Elevation
- County Boundary
- Rails
- Major Highways
- Major Highways Ramps
- Major Roads
- Major Roads Ramps
- Secondary Roads
- Secondary Roads Ramps
- Local Roads and Ramps
- State Boundary
- National Priority List Sites
- National Wetland
- Indian Reserve Land
- Historic Fill
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- State Brownfield Sites
- State Brownfield Areas
- State Superfund Areas:Dept. of Defense
- State Superfund Areas:NPL
- WQARF Areas
- Federal Lands: Dept. of Defense (owned/administered areas)

Source: © 2016 ESRI

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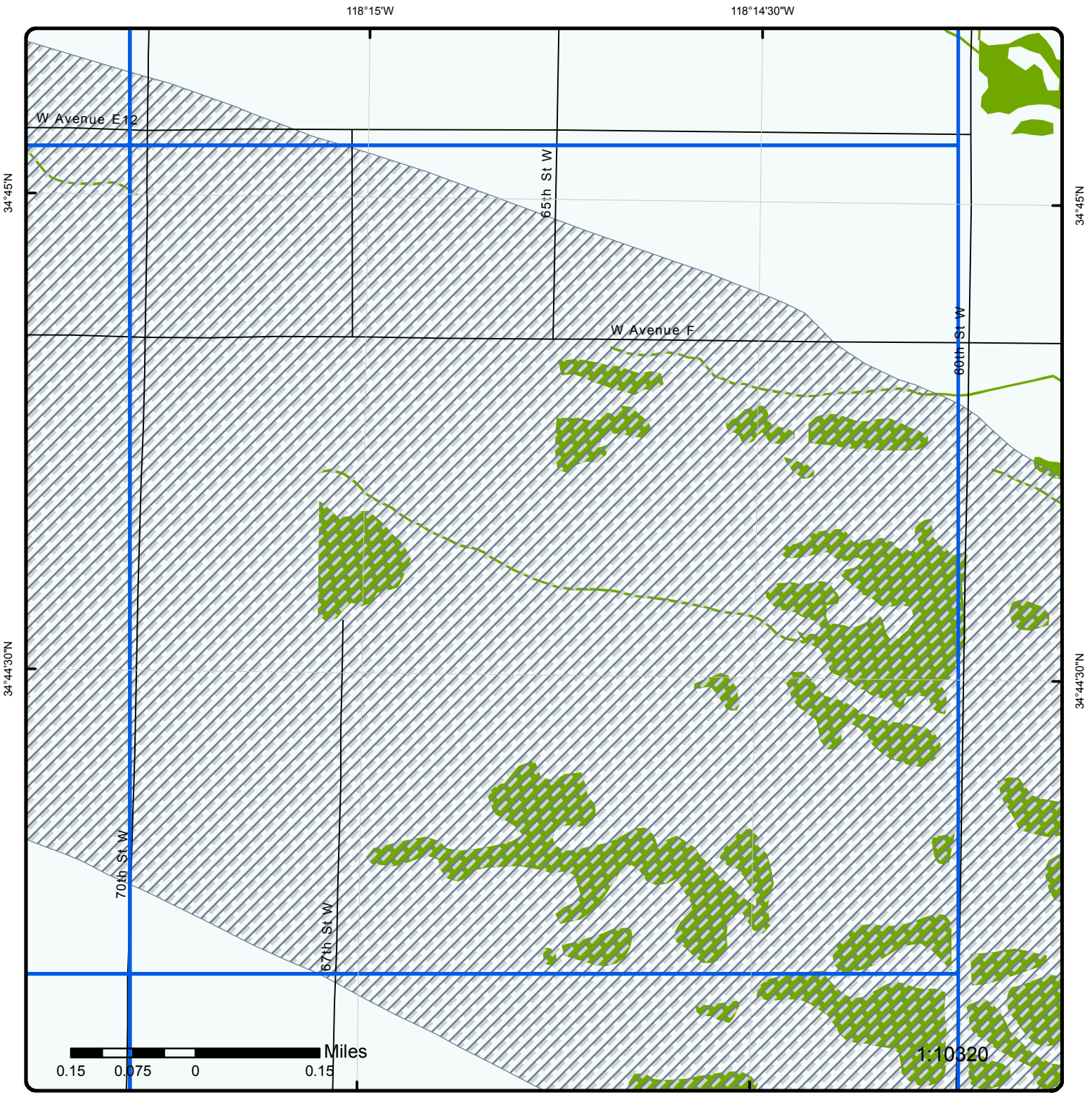

Grid 63

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ENVIRONMENTAL RISK INFORMATION SERVICES

- **Buffer Outline**
- Eris Sites with Higher Elevation
- Eris Sites with Same Elevation
- Eris Sites with Lower Elevation
- Eris Sites with Unknown Elevation
- County Boundary
- Rails
- Major Highways
- Major Highways Ramps
- Major Roads
- Major Roads Ramps
- Secondary Roads
- Secondary Roads Ramps
- Local Roads and Ramps
- State Boundary
- National Priority List Sites
- National Wetland
- Indian Reserve Land
- Historic Fill
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- State Brownfield Sites
- State Brownfield Areas
- State Superfund Areas:Dept. of Defense
- State Superfund Areas:NPL
- WQARF Areas
- Federal Lands: Dept. of Defense (owned/administered areas)

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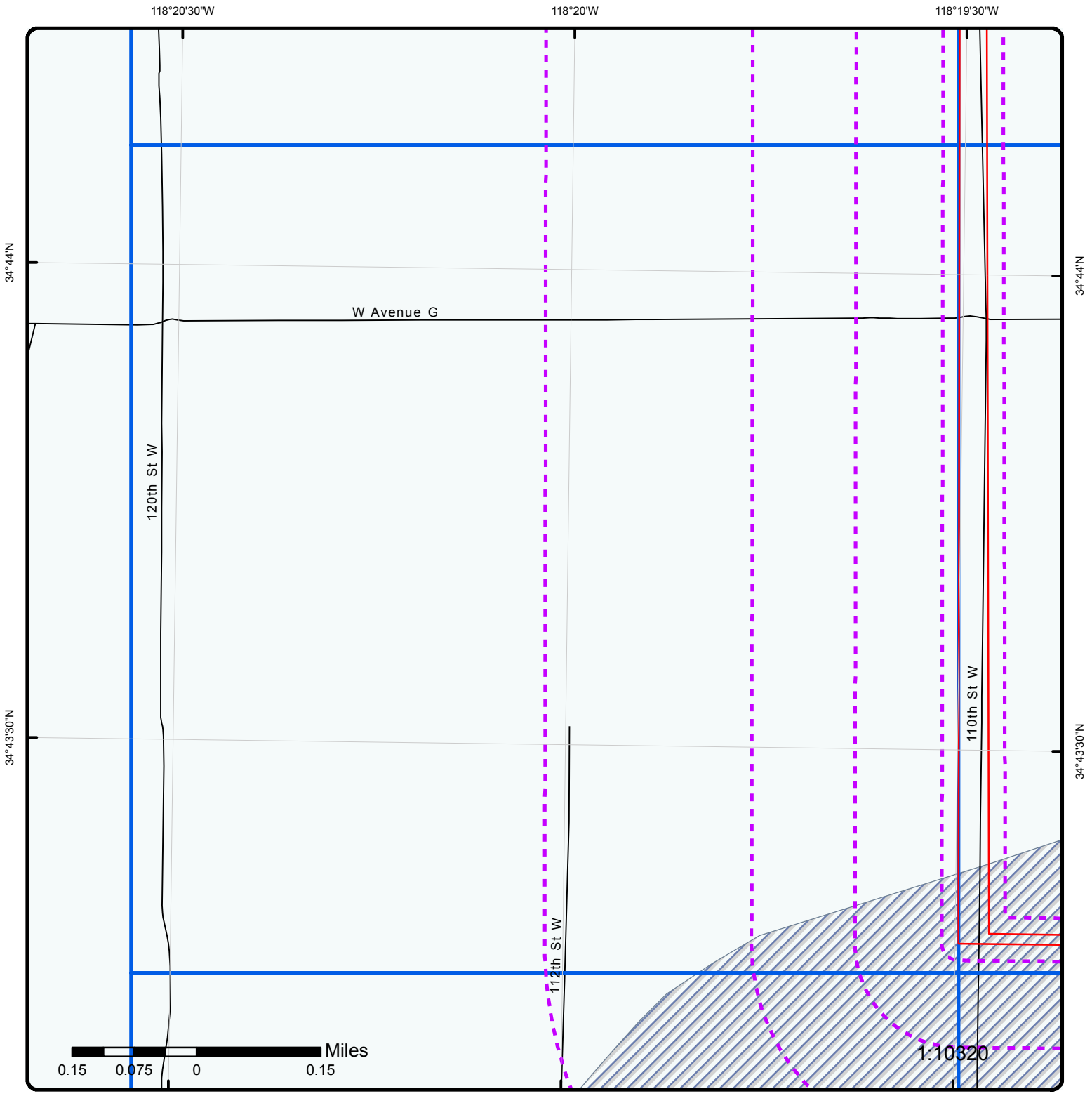

Grid 64

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ENVIRONMENTAL RISK INFORMATION SERVICES

- **Buffer Outline**
- Eris Sites with Higher Elevation
- Eris Sites with Same Elevation
- Eris Sites with Lower Elevation
- Eris Sites with Unknown Elevation
- County Boundary
- Rails
- Major Highways
- Major Highways Ramps
- Major Roads
- Major Roads Ramps
- Secondary Roads
- Secondary Roads Ramps
- Local Roads and Ramps
- State Boundary
- National Priority List Sites
- National Wetland
- Indian Reserve Land
- Historic Fill
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- State Brownfield Sites
- State Brownfield Areas
- State Superfund Areas:Dept. of Defense
- State Superfund Areas:NPL
- WQARF Areas
- Federal Lands: Dept. of Defense (owned/administered areas)

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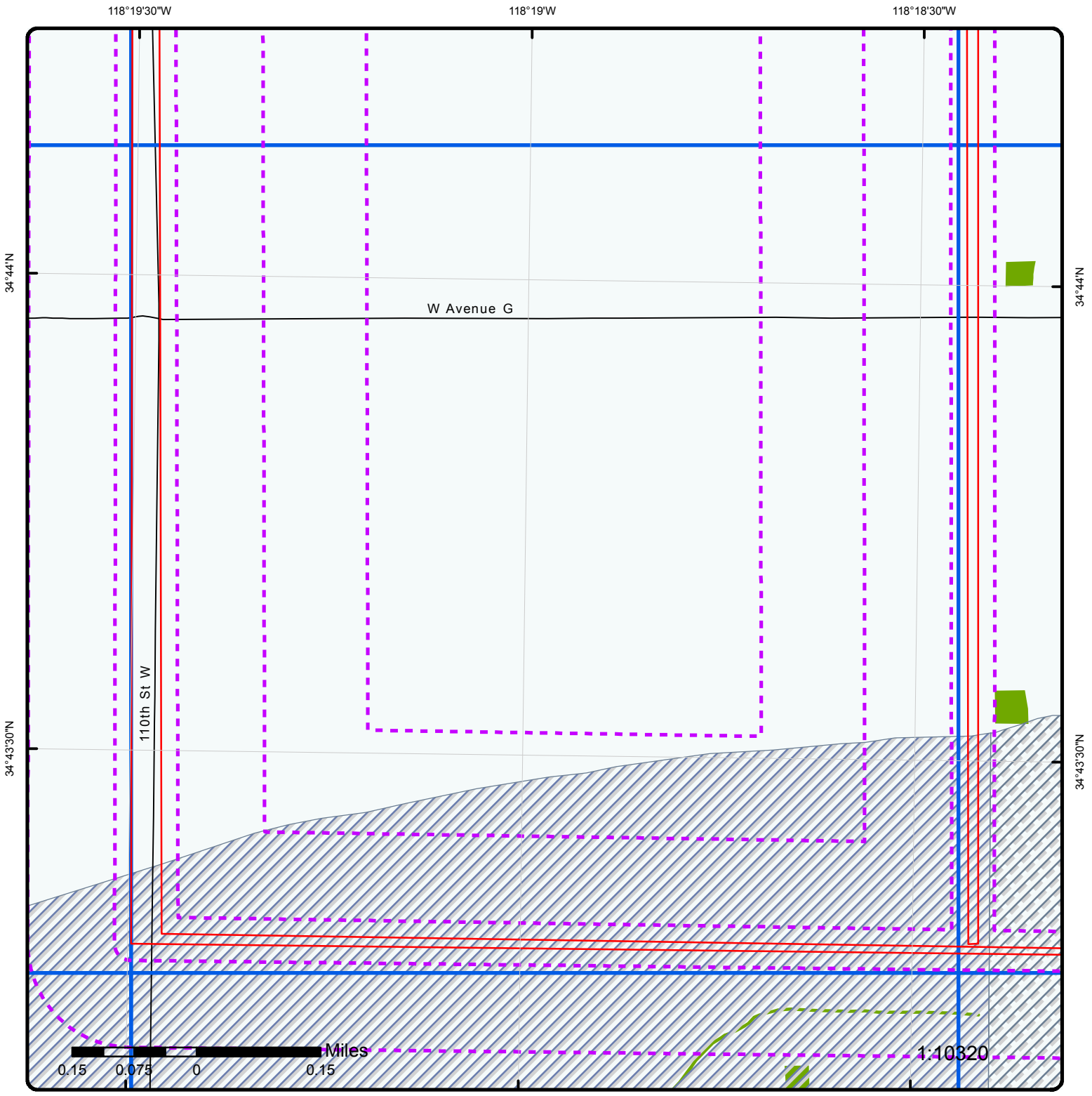

Grid 65

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ENVIRONMENTAL RISK INFORMATION SERVICES

- **Buffer Outline**
- Eris Sites with Higher Elevation
- Eris Sites with Same Elevation
- Eris Sites with Lower Elevation
- Eris Sites with Unknown Elevation
- County Boundary
- Rails
- Major Highways
- Major Highways Ramps
- Major Roads
- Major Roads Ramps
- Secondary Roads
- Secondary Roads Ramps
- Local Roads and Ramps
- State Boundary
- National Priority List Sites
- National Wetland
- Indian Reserve Land
- Historic Fill
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- State Brownfield Sites
- State Brownfield Areas
- State Superfund Areas:Dept. of Defense
- State Superfund Areas:NPL
- WQARF Areas
- Federal Lands: Dept. of Defense (owned/administered areas)

Source: © 2016 ESRI

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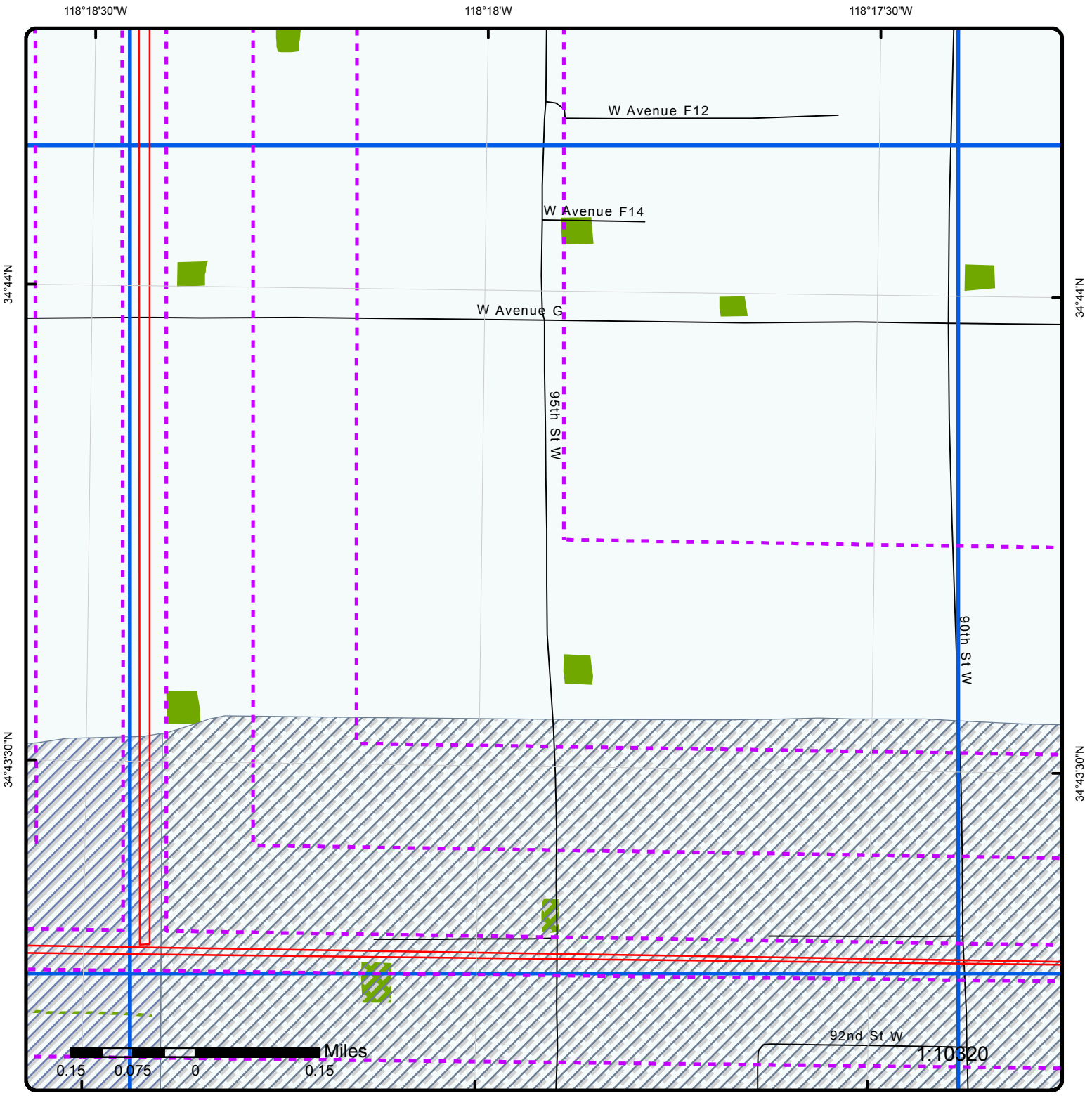

Grid 66

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ENVIRONMENTAL RISK INFORMATION SERVICES

- Buffer Outline
- Eris Sites with Higher Elevation
- Eris Sites with Same Elevation
- Eris Sites with Lower Elevation
- Eris Sites with Unknown Elevation
- County Boundary
- Rails
- Major Highways
- Major Highways Ramps
- Major Roads
- Major Roads Ramps
- Secondary Roads
- Secondary Roads Ramps
- Local Roads and Ramps
- State Boundary
- National Priority List Sites
- National Wetland
- Indian Reserve Land
- Historic Fill
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- State Brownfield Sites
- State Brownfield Areas
- State Superfund Areas:Dept. of Defense
- State Superfund Areas:NPL
- WQARF Areas
- Federal Lands: Dept. of Defense (owned/administered areas)

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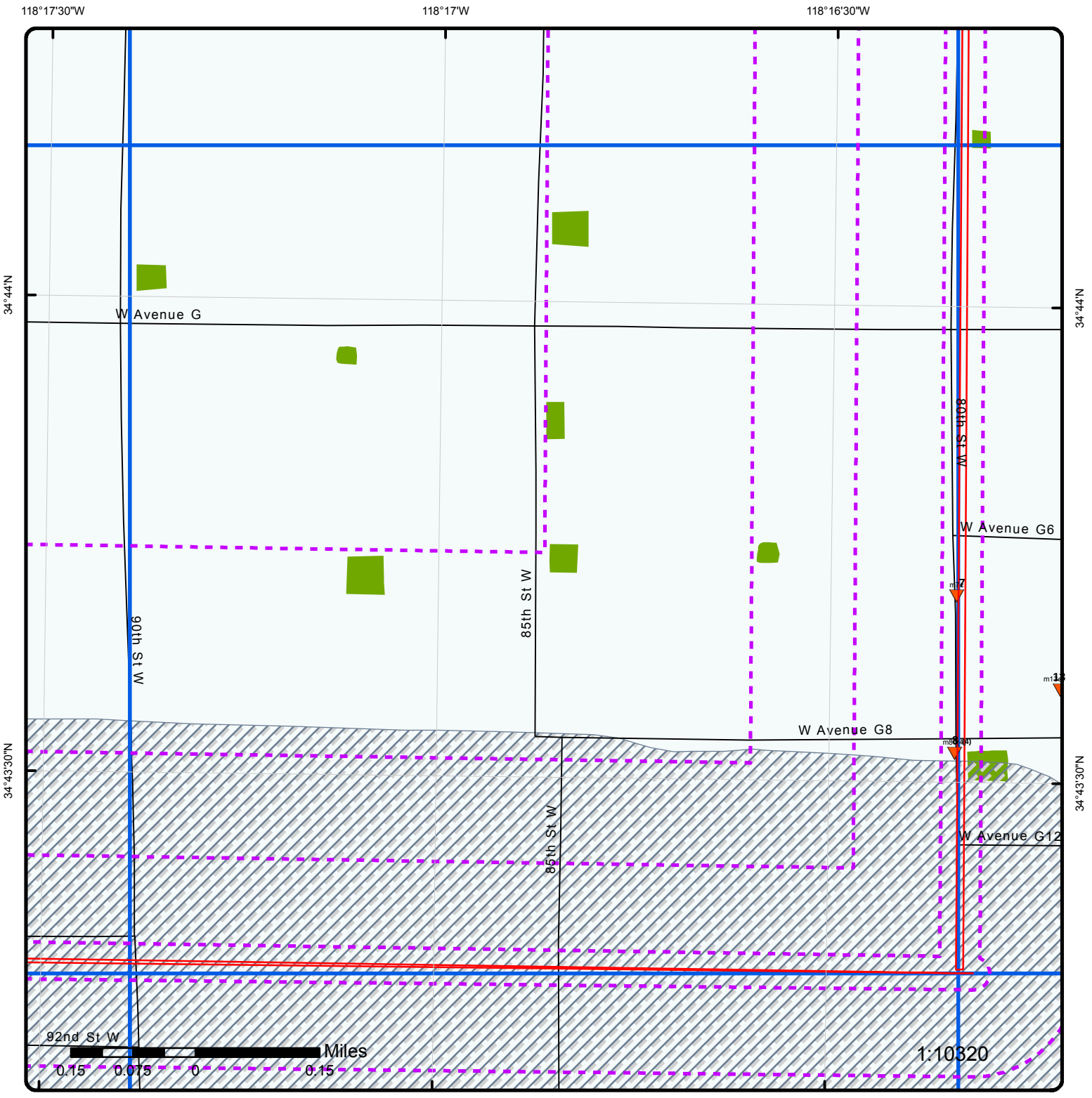

Grid 67

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ENVIRONMENTAL RISK INFORMATION SERVICES

- **Buffer Outline**
- Eris Sites with Higher Elevation
- Eris Sites with Same Elevation
- Eris Sites with Lower Elevation
- Eris Sites with Unknown Elevation
- County Boundary
- Rails
- Major Highways
- Major Highways Ramps
- Major Roads
- Major Roads Ramps
- Secondary Roads
- Secondary Roads Ramps
- Local Roads and Ramps
- State Boundary
- National Priority List Sites
- National Wetland
- Indian Reserve Land
- Historic Fill
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- State Brownfield Sites
- State Brownfield Areas
- State Superfund Areas:Dept. of Defense
- State Superfund Areas:NPL
- WQARF Areas
- Federal Lands: Dept. of Defense (owned/administered areas)

Source: © 2016 ESRI

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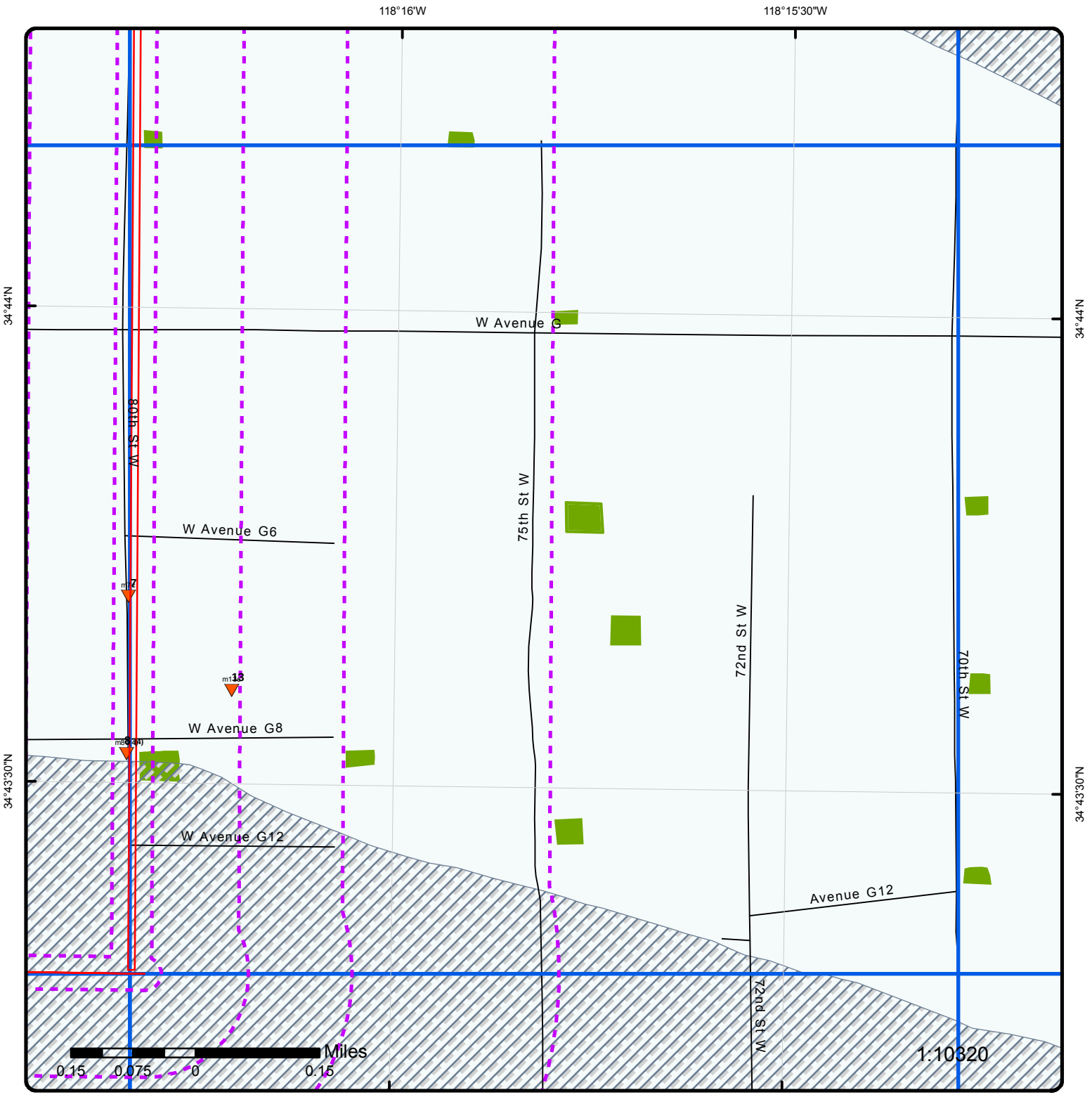

Grid 68

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ENVIRONMENTAL RISK INFORMATION SERVICES

- **Buffer Outline**
- Eris Sites with Higher Elevation
- Eris Sites with Same Elevation
- Eris Sites with Lower Elevation
- Eris Sites with Unknown Elevation
- County Boundary
- Rails
- Major Highways
- Major Highways Ramps
- Major Roads
- Major Roads Ramps
- Secondary Roads
- Secondary Roads Ramps
- Local Roads and Ramps
- State Boundary
- National Priority List Sites
- National Wetland
- Indian Reserve Land
- Historic Fill
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- State Brownfield Sites
- State Brownfield Areas
- State Superfund Areas:Dept. of Defense
- State Superfund Areas:NPL
- WQARF Areas
- Federal Lands: Dept. of Defense (owned/administered areas)

Source: © 2016 ESRI

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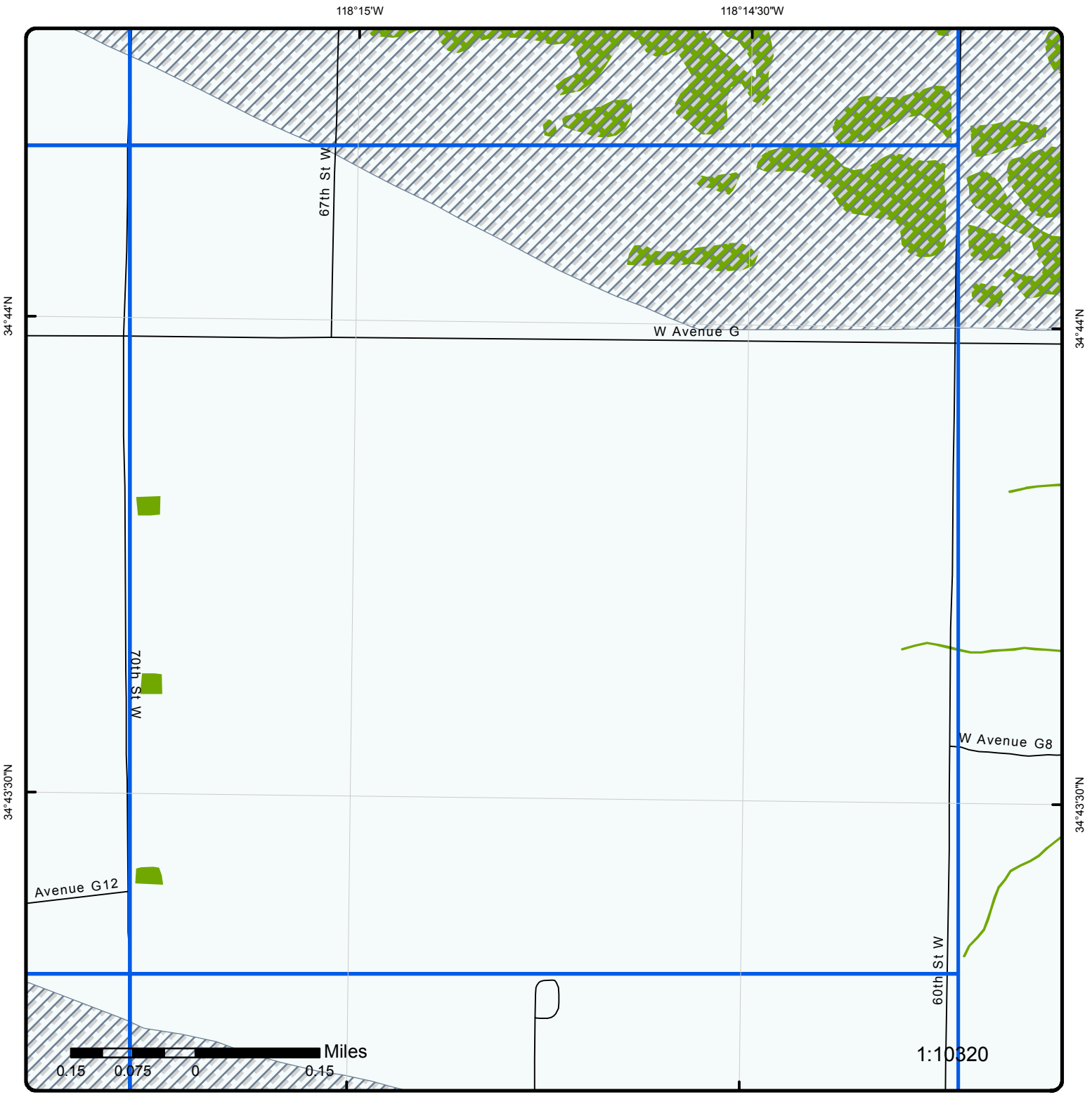

Grid 69

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ENVIRONMENTAL RISK INFORMATION SERVICES

- **Buffer Outline**
- Eris Sites with Higher Elevation
- Eris Sites with Same Elevation
- Eris Sites with Lower Elevation
- Eris Sites with Unknown Elevation
- County Boundary
- Rails
- Major Highways
- Major Highways Ramps
- Major Roads
- Major Roads Ramps
- Secondary Roads
- Secondary Roads Ramps
- Local Roads and Ramps
- State Boundary
- National Priority List Sites
- National Wetland
- Indian Reserve Land
- Historic Fill
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- State Brownfield Sites
- State Brownfield Areas
- State Superfund Areas:Dept. of Defense
- State Superfund Areas:NPL
- WQARF Areas
- Federal Lands: Dept. of Defense (owned/administered areas)

Source: © 2016 ESRI

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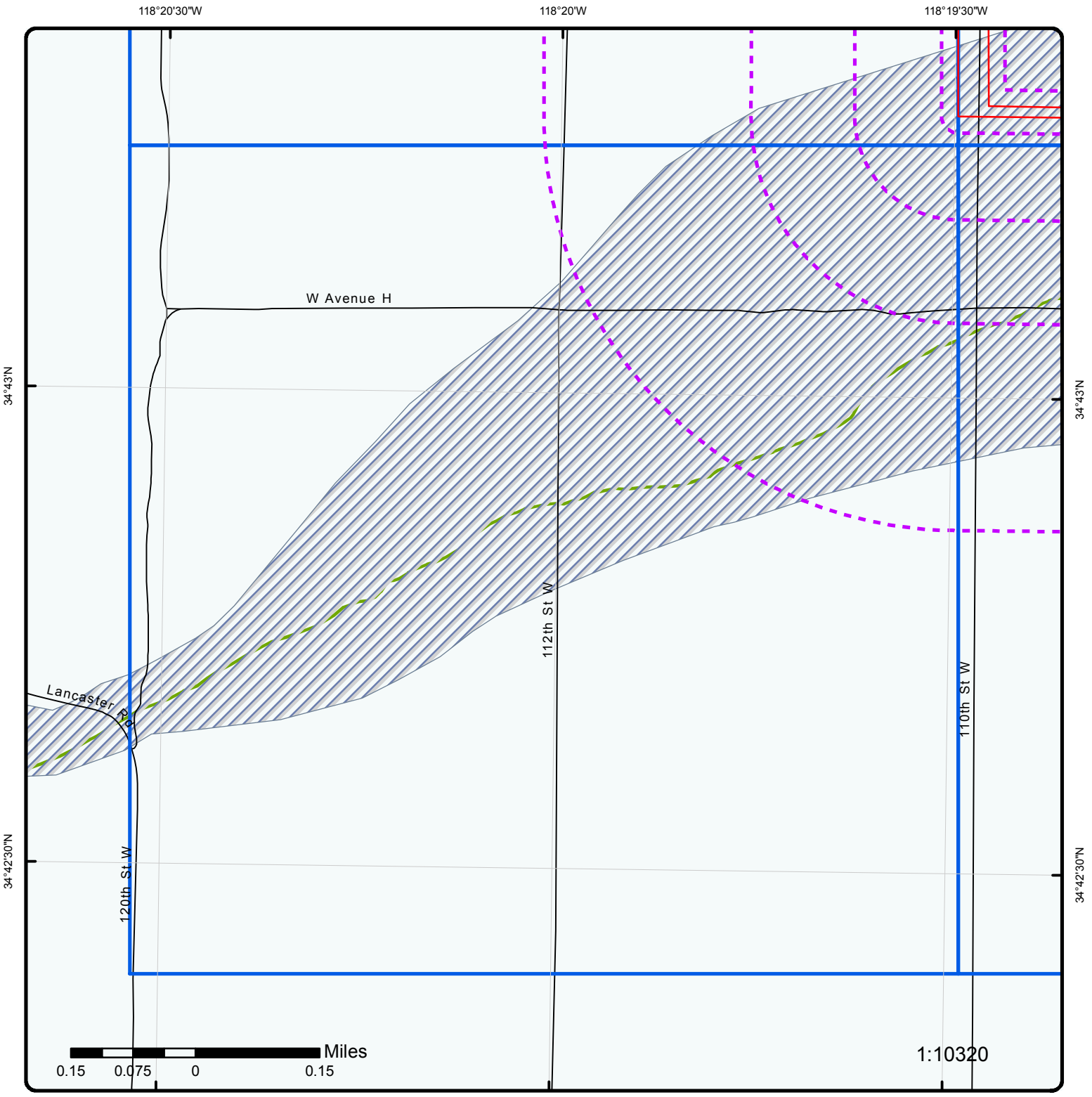

Grid 70

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ENVIRONMENTAL RISK INFORMATION SERVICES

- **Buffer Outline**
- Eris Sites with Higher Elevation
- Eris Sites with Same Elevation
- Eris Sites with Lower Elevation
- Eris Sites with Unknown Elevation
- County Boundary
- Rails
- Major Highways
- Major Highways Ramps
- Major Roads
- Major Roads Ramps
- Secondary Roads
- Secondary Roads Ramps
- Local Roads and Ramps
- State Boundary
- National Priority List Sites
- National Wetland
- Indian Reserve Land
- Historic Fill
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- State Brownfield Sites
- State Brownfield Areas
- State Superfund Areas:Dept. of Defense
- State Superfund Areas:NPL
- WQARF Areas
- Federal Lands: Dept. of Defense (owned/administered areas)

Source: © 2016 ESRI

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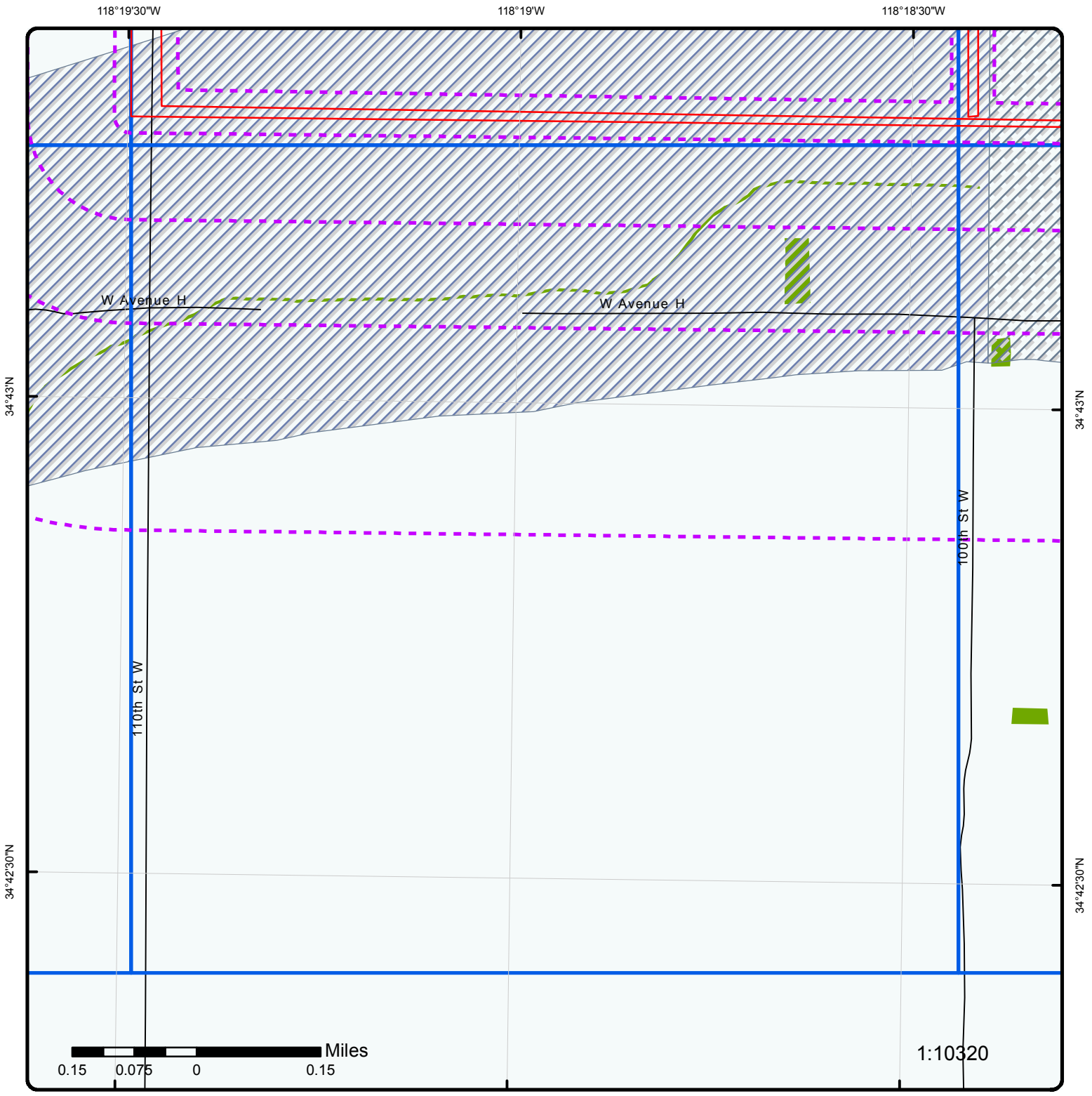

Grid 71

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ENVIRONMENTAL RISK INFORMATION SERVICES

- **Buffer Outline**
- Eris Sites with Higher Elevation
- Eris Sites with Same Elevation
- Eris Sites with Lower Elevation
- Eris Sites with Unknown Elevation
- County Boundary
- Rails
- Major Highways
- Major Highways Ramps
- Major Roads
- Major Roads Ramps
- Secondary Roads
- Secondary Roads Ramps
- Local Roads and Ramps
- State Boundary
- National Priority List Sites
- National Wetland
- Indian Reserve Land
- Historic Fill
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- State Brownfield Sites
- State Brownfield Areas
- State Superfund Areas:Dept. of Defense
- State Superfund Areas:NPL
- WQARF Areas
- Federal Lands: Dept. of Defense (owned/administered areas)

Source: © 2016 ESRI

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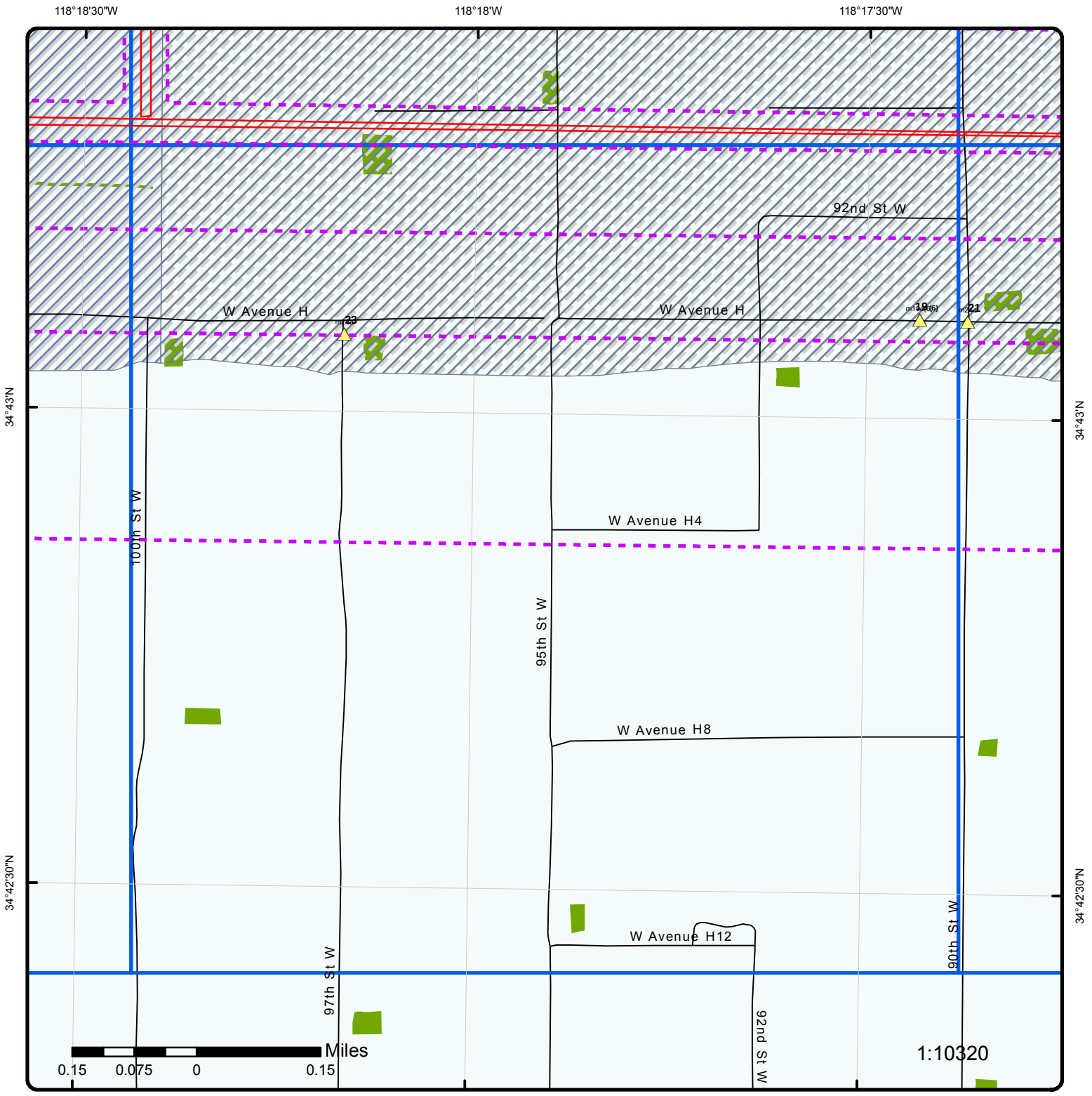

Grid 72

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ENVIRONMENTAL RISK INFORMATION SERVICES

Buffer Outline	Rails	State Boundary	FWS Special Designation Areas
Eris Sites with Higher Elevation	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Same Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Lower Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Unknown Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
County Boundary	Secondary Roads	100 Year Flood Zone	WQARF Areas
	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		

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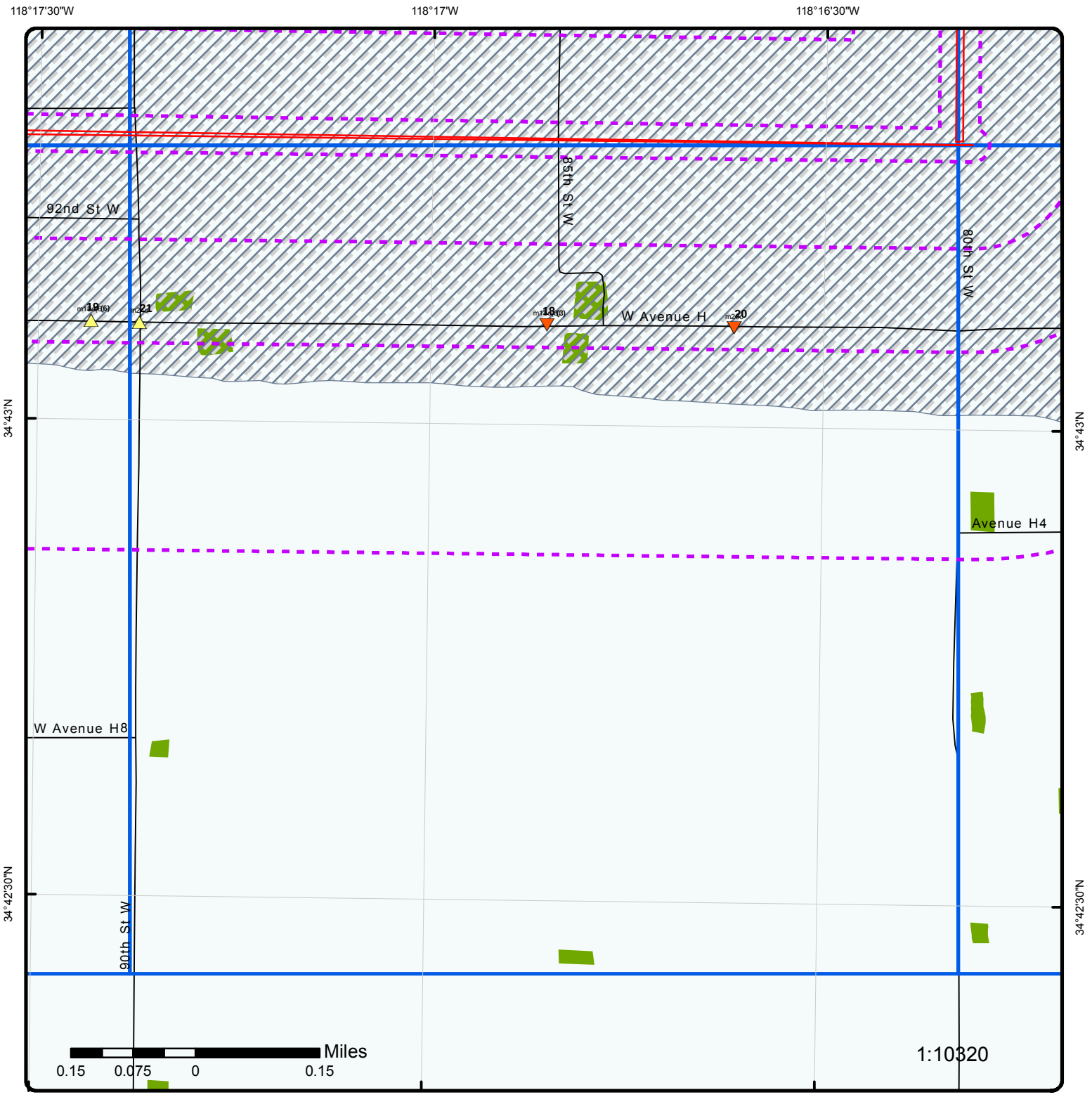

Grid 73

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ENVIRONMENTAL RISK INFORMATION SERVICES

Buffer Outline	Rails	State Boundary	FWS Special Designation Areas
Eris Sites with Higher Elevation	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Same Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Lower Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Unknown Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
County Boundary	Secondary Roads	100 Year Flood Zone	WQARF Areas
	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		

Source: © 2016 ESRI

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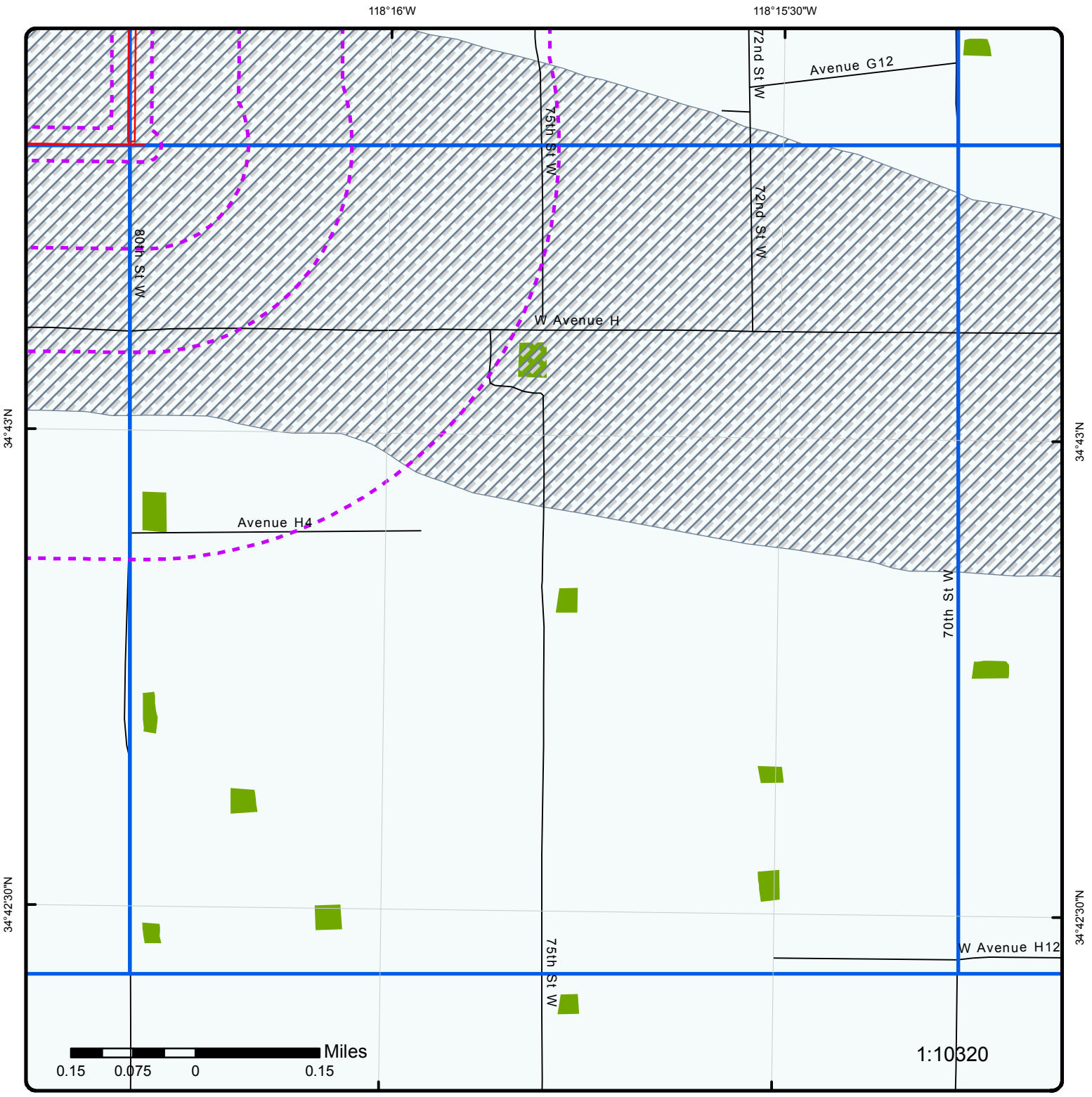

Grid 74

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

ENVIRONMENTAL RISK INFORMATION SERVICES

Buffer Outline	Rails	State Boundary	FWS Special Designation Areas
Eris Sites with Higher Elevation	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Same Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Lower Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Unknown Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
County Boundary	Secondary Roads	100 Year Flood Zone	WQARF Areas
	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		

Source: © 2016 ESRI

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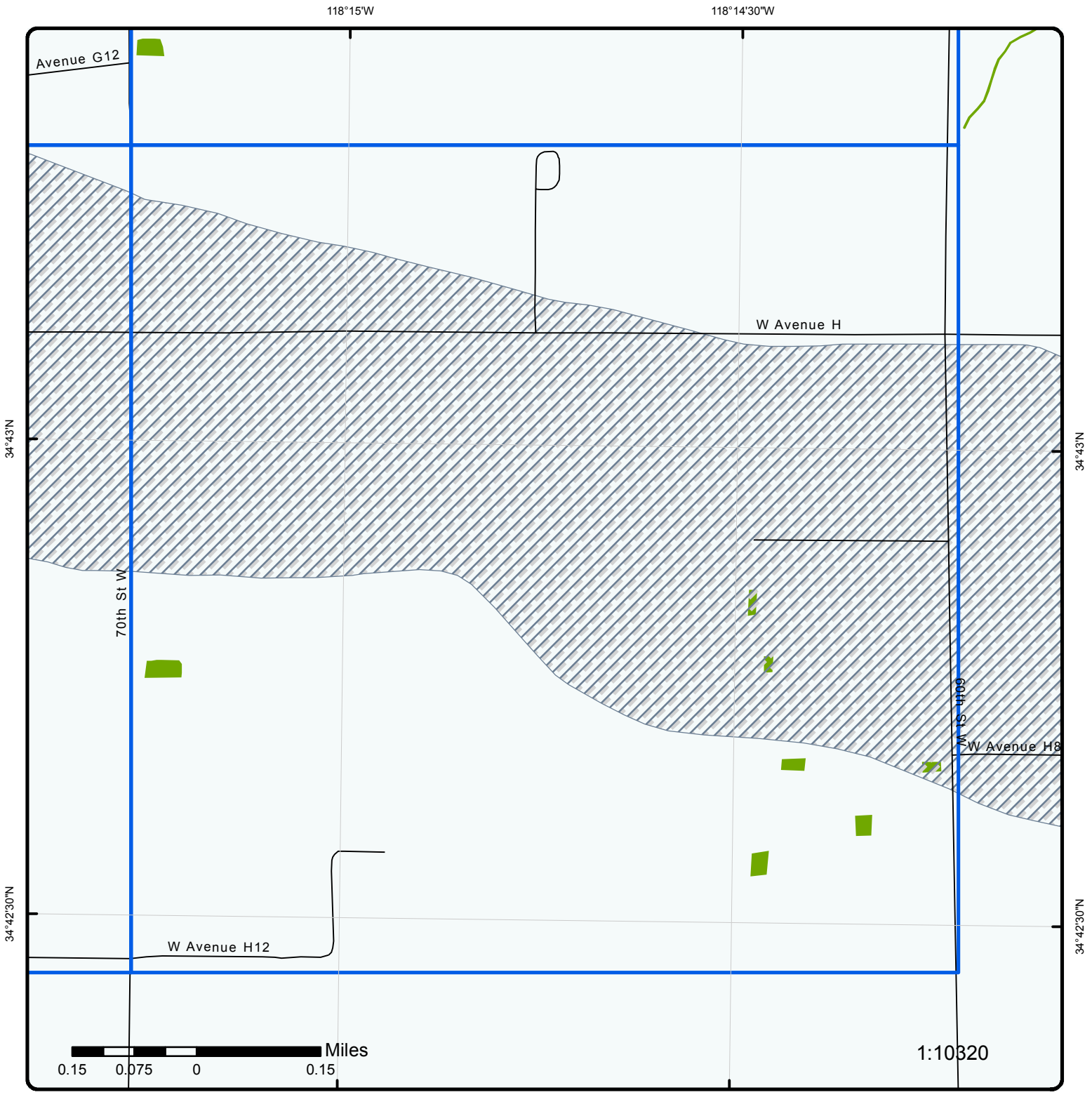


Grid 75

Order No: 20190917248

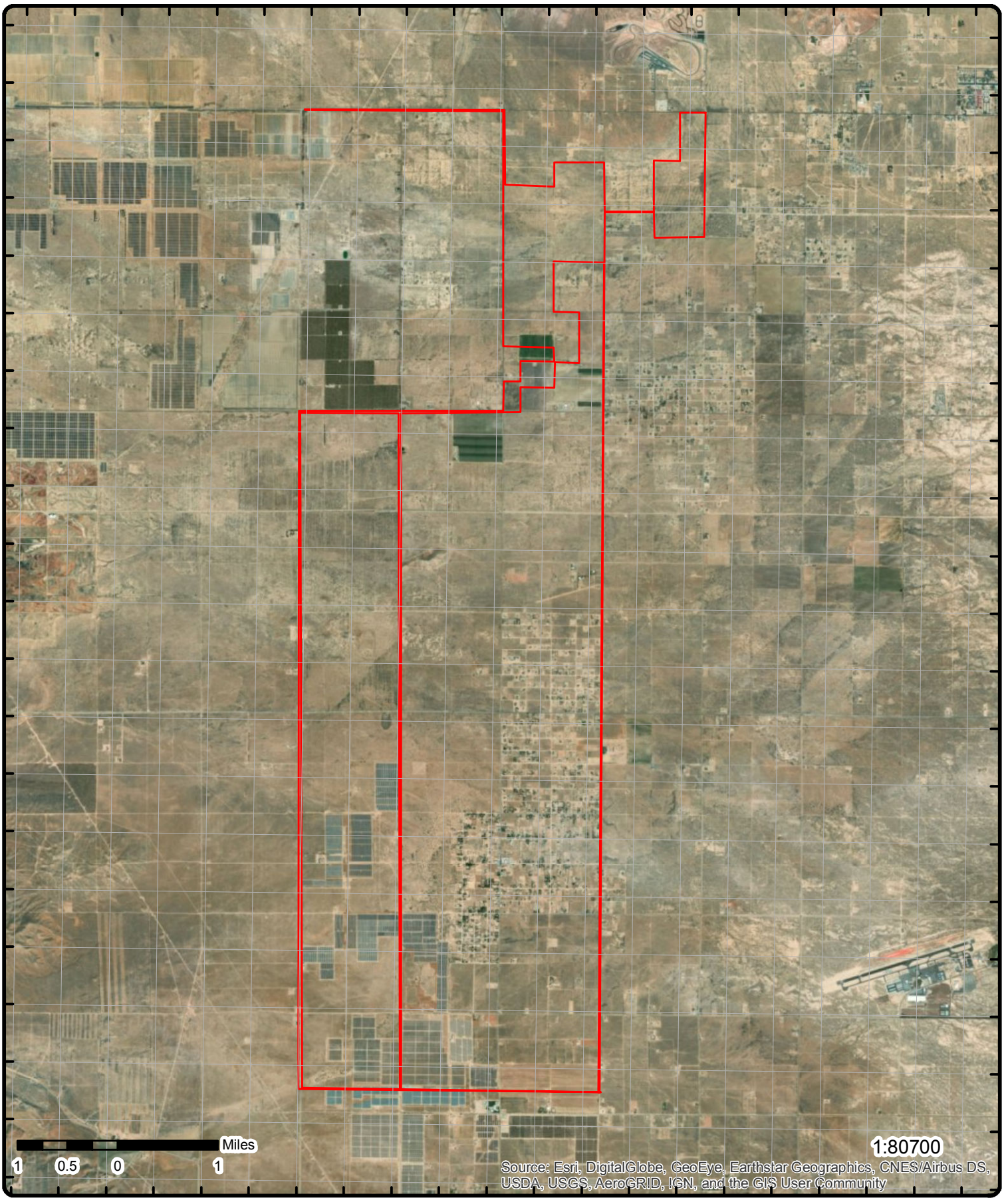
Address: Raceway Solar Project, California 93560, CA, 93560

ENVIRONMENTAL RISK INFORMATION SERVICES

- **Buffer Outline**
- Eris Sites with Higher Elevation
- Eris Sites with Same Elevation
- Eris Sites with Lower Elevation
- Eris Sites with Unknown Elevation
- County Boundary
- Rails
- Major Highways
- Major Highways Ramps
- Major Roads
- Major Roads Ramps
- Secondary Roads
- Secondary Roads Ramps
- Local Roads and Ramps
- State Boundary
- National Priority List Sites
- National Wetland
- Indian Reserve Land
- Historic Fill
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- State Brownfield Sites
- State Brownfield Areas
- State Superfund Areas:Dept. of Defense
- State Superfund Areas:NPL
- WQARF Areas
- Federal Lands: Dept. of Defense (owned/administered areas)

Source: © 2016 ESRI

© ERIS Information Inc.



Aerial (2018)

Order No: 20190917248

Address: Raceway Solar Project, California 93560, CA, 93560

Source: ESRI World Imagery

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

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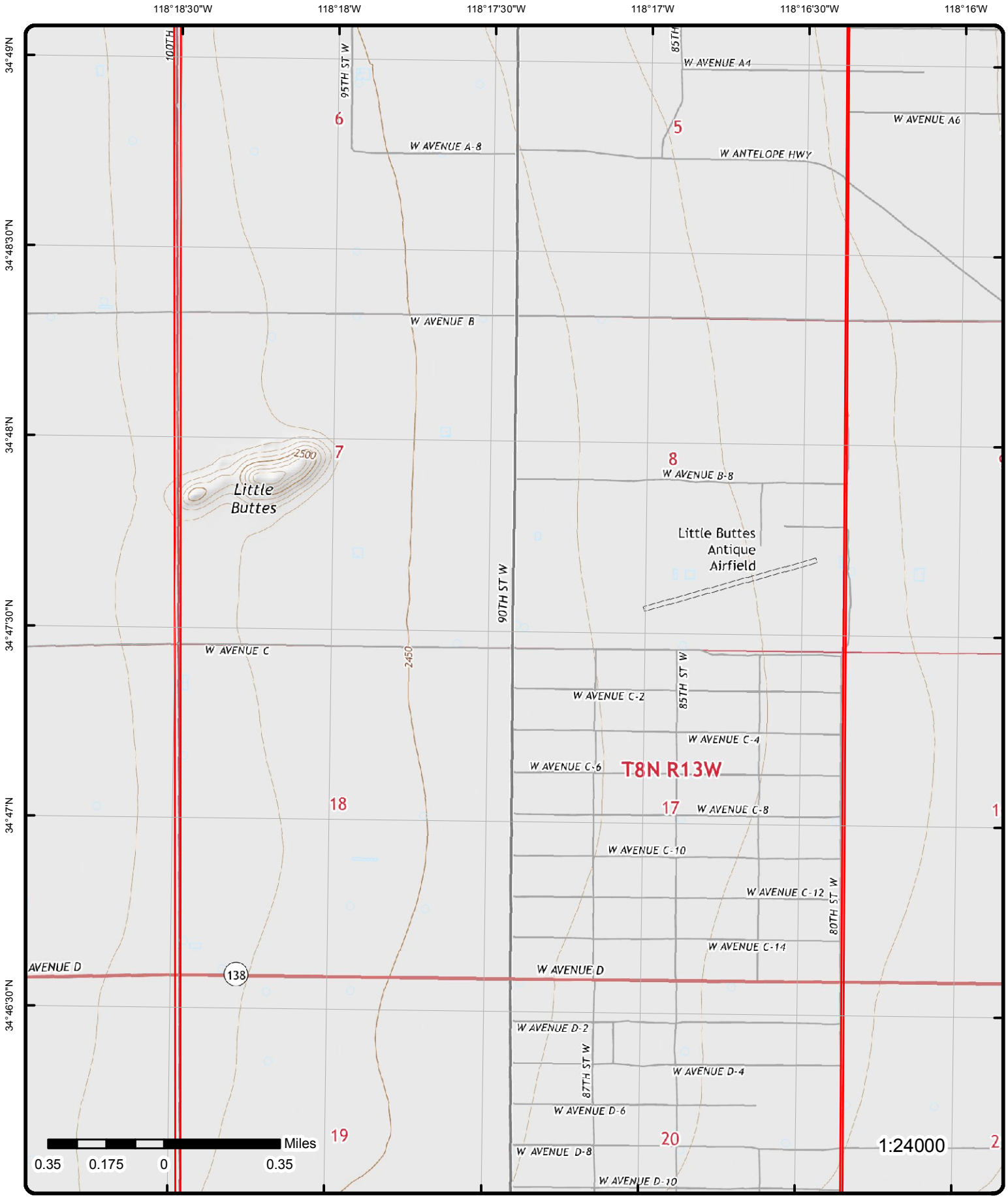

Topographic Map (2015)

Address: Raceway Solar Project, California 93560, CA, 93560

Quadrangle(s): Little Buttes,CA

Source: USGS Topographic Map

Order No: 20190917248

ERIS ENVIRONMENTAL RISK INFORMATION SERVICES

© ERIS Information Inc.

Detail Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
1	1 of 1	-	0.00 / 0.00	2,434.52 / 7	CALANDRI/SONRISE FARMS, LP - KIM RANCH 90TH STREET WEST AND GASKELL ROAD ROSAMOND CA 93560	FINDS/FRS

Registry ID: 110025213043
FIPS Code: 06029
HUC Code:
Site Type Name: STATIONARY
Location Description:
Supplemental Location:
Create Date: 04-AUG-2006 19:05:48
Update Date: 07-NOV-2011 14:20:24
Interest Types:
SIC Codes:
SIC Code Descriptions:
NAICS Codes:
NAICS Code Descriptions:
Conveyor:
Federal Facility Code:
Federal Agency Name:
Tribal Land Code:
Tribal Land Name:
Congressional Dist No.:
Census Block Code:
EPA Region Code: 09
County Name: KERN
US/Mexico Border Ind:
Latitude: 34.83463
Longitude: -118.29065
Reference Point:
Coord Collection Method:
Accuracy Value:
Datum: NAD83
Source:
Facility Detail Rprt URL: http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110025213043
Program Acronyms:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
2	1 of 2	-	0.00 / 0.00	2,436.50 / 9	RITTER AND GODDE RANCH 90TH STREET WEST & AVENUE A ROSAMOND CA 93560	HHSS

County:
Pdf File Url: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00024801.pdf

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
2	2 of 2	-	0.00 / 0.00	2,436.50 / 9	RITTER & GODDE RANCH 90TH STREET WEST & AVENUE A ROSAMOND CA	HIST TANK

Owner Name: E.C. RITTER & F.G. GODDE
Owner Street: 666WEST AVENUE I
Owner City: LANCASTER
Owner State: CA
No of Containers: 4
County: KERN
Facility State: CA
Facility Zip: 93560

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Owner Zip:	93534					

3	1 of 1	-	0.00 / 0.00	2,436.49 / 9	GUS ZEPEDA 71405 90TH ST W LANCASTER CA 93534	HAZNET

SIC Code:		**Mailing City:**	CORONA
NAICS Code:		**Mailing State:**	CA
EPA ID:	CAC002642933	**Mailing Zip:**	928800993
Create Date:	6/3/2009	**Region Code:**	3
Fac Act Ind:	No	**Owner Name:**	GUS ZEPEDA
Inact Date:	12/1/2009	**Owner Addr 1:**	13657 GREAT FALLS ST
County Code:	19	**Owner Addr 2:**	
County Name:	Los Angeles	**Owner City:**	CORONA
Mail Name:		**Owner State:**	CA
Mailing Addr 1:	13657 GREAT FALLS ST	**Owner Zip:**	928800993
Mailing Addr 2:		**Owner Phone:**	6264829214
Owner Fax:			

Contact Information	
--	--
Contact Name:	GUS ZEPEDA
Street Address 1:	13657 GREAT FALLS ST
Street Address 2:	
City:	CORONA
State:	CA
Zip:	928800993
Phone:	6264829214
--	--
--	--
Tanner Information	
--	--
Generator EPA ID:	CAC002642933
Generator County Code:	19
Generator County:	Los Angeles
TSD EPA ID:	CAT080013352
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	222
State Waste Code Desc.:	Oil/water separation sludge
Method Code:	H039
Method Description:	OTHER RECOVERY OF RECLAMATION FOR REUSE INCLUDING ACID REGENERATION, ORGANICS RECOVERY ECT
Tons:	0.834
Year:	2009
--	--

4	1 of 2	-	0.00 / 0.00	2,391.54 / -36	ADAMS, BRYAN 48011 80TH STREET WEST LANCASTER CA 93536	FINDS/FRS

Registry ID:	110070400648
FIPS Code:	06037
HUC Code:	
Site Type Name:	STATIONARY
Location Description:	
Supplemental Location:	
Create Date:	31-DEC-2018 14:45:58
Update Date:	
Interest Types:	TRANSPORTER
SIC Codes:	
SIC Code Descriptions:	
NAICS Codes:	
NAICS Code Descriptions:	
Conveyor:	
Federal Facility Code:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Federal Agency Name:
Tribal Land Code:
Tribal Land Name:
Congressional Dist No.:
Census Block Code:
EPA Region Code: 09
County Name: LOS ANGELES
US/Mexico Border Ind:
Latitude:
Longitude:
Reference Point:
Coord Collection Method:
Accuracy Value:
Datum: NAD83
Source:
Facility Detail Rprt URL: http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110070400648
Program Acronyms:

RCRAINFO:CAC002969040

4	2 of 2	-	0.00 / 0.00	2,391.54 / -36	ADAMS, BRYAN 48011 80TH STREET WEST LANCASTER CA 93536	RCRA NON GEN

EPA Handler ID: CAC002969040
Gen Status Universe: No Report
Contact Name: ADAMS, BRYAN
Contact Address: 48011 80TH STREET WEST , , LANCASTER , CA, 93536 ,
Contact Phone No and Ext: 661-350-8877
Contact Email: ANDREWC@PWSEI.COM
Contact Country:
County Name: LOS ANGELES
EPA Region: 09
Land Type:
Receive Date: 20180702

Violation/Evaluation Summary

Note: NO RECORDS: As of June 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: Yes
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20180702

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Handler Name: ADAMS, BRYAN
Generator Status Universe: No Report
Source Type: Implementer

Owner/Operator Details

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	48011 80TH STREET WEST
Name:	ADAMS, BRYAN	**Street 2:**	
Date Became Current:		**City:**	LANCASTER
Date Ended Current:		**State:**	CA
Phone:	661-350-8877	**Country:**	
Source Type:	Implementer	**Zip Code:**	93536

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	48011 80TH STREET WEST
Name:	ADAMS, BRYAN	**Street 2:**	
Date Became Current:		**City:**	LANCASTER
Date Ended Current:		**State:**	CA
Phone:	661-350-8877	**Country:**	
Source Type:	Implementer	**Zip Code:**	93536

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
5	1 of 2	NNE	0.00 / 5.41	2,426.00 / -2	GASKELL RD /85TH STREET ROSEMOND CA 935600000	HIST MANIFEST

Gen EPA ID: CAC000659744
Create Date: 12/13/1991 0:00:00
Inact Date: 10/25/2000 0:00:00
Facility Mail Street: 6908 DECELIS PLACE
Facility Mail City: VAN NUYS
Facility Mail State: CA
Facility Mail Zip: 914060000
Contact Phone(s): 8055895220
File Year(s): 1991
Contact Name(s): CRAIG CORNET/CONTRACTOR

Tanner Information

Method Description:
Tons: 0
Year: 1991
Generator County Code: 15
Generator County: Kern
Method Code:
Tsd County Code: 15
Tsd County: Kern
State Waste Code:
State Waste Code Desc:
Tsd Epa ID: CAD980883177

Tanner Information

Method Description:
Tons: 6.67
Year: 1991
Generator County Code: 15
Generator County: Kern
Method Code: 1
Tsd County Code: 15
Tsd County: Kern
State Waste Code: 225
State Waste Code Desc:
Tsd Epa ID: CAD980883177

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
5	2 of 2	NNE	0.00 / 5.41	2,426.00 / -2	1X TAPIA BRO/INI FARMS GASKELL RD /85TH STREET ROSEMOND CA 935600000	HAZNET

SIC Code:		**Mailing City:**	VAN NUYS
NAICS Code:		**Mailing State:**	CA
EPA ID:	CAC000659744	**Mailing Zip:**	914060000
Create Date:	12/13/1991	**Region Code:**	1
Fac Act Ind:	No	**Owner Name:**	FELIX TAPIA
Inact Date:	10/25/2000	**Owner Addr 1:**	--
County Code:	15	**Owner Addr 2:**	
County Name:	Kern	**Owner City:**	--
Mail Name:		**Owner State:**	99
Mailing Addr 1:	6908 DECELIS PLACE	**Owner Zip:**	--
Mailing Addr 2:		**Owner Phone:**	0000000000
Owner Fax:			

Contact Information

--	--
Contact Name:	CRAIG CORNET/CONTRACTOR
Street Address 1:	--
Street Address 2:	
City:	--
State:	99
Zip:	--
Phone:	8055895220
--	--

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
6	1 of 2	NNE	0.00 / 11.11	2,426.00 / -2	TAPIA BROS INC 85TH ST & GASKELL ROSAMOND CA 91406	HHSS

County:	
Pdf File Url:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00025126.pdf

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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
6	2 of 2	NNE	0.00 / 11.11	2,426.00 / -2	TAPIA BROS. INC. 85TH ST & GASKELL ROSAMOND CA	HIST TANK

Owner Name:	TAPIA BROS. INC.	**No of Containers:**	2
Owner Street:	6908 DE CELIS PL.	**County:**	KERN
Owner City:	VAN NUYS	**Facility State:**	CA
Owner State:	CA	**Facility Zip:**	91406
Owner Zip:	91406		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
7	1 of 1	S	0.00 / 11.79	2,405.38 / -23	WIL'S PRECISION AUTO CARE 46440 80TH ST W LANCASTER CA 935368103	HAZNET

SIC Code:	7538	**Mailing City:**	PEARBLOSSOM
NAICS Code:	811111	**Mailing State:**	CA
EPA ID:	CAL000292035	**Mailing Zip:**	935531035
Create Date:	3/10/2005 9:26:49 AM	**Region Code:**	3
Fac Act Ind:	No	**Owner Name:**	WILFRIDO GARCIA
Inact Date:	6/30/2006	**Owner Addr 1:**	1142 E AVENUE J-1
County Code:	19	**Owner Addr 2:**	
County Name:	Los Angeles	**Owner City:**	LANCASTER
Mail Name:		**Owner State:**	CA
Mailing Addr 1:	PO BOX 1035	**Owner Zip:**	93535
Mailing Addr 2:		**Owner Phone:**	6614352131
Owner Fax:			

Contact Information

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

-- --
Contact Name: WILFRIDO GARCIA
Street Address 1: 13100 PEARBLOSSOM HWY
Street Address 2:
City: PEARBLOSSOM
State: CA
Zip: 935530000
Phone: 6619445400
-- --

---

8 | **1 of 4** | **S** | **0.00 / 17.37** | **2,405.31 / -23** | **46401 80TH ST WEST LANCASTER CA 93534** | **CDL**

Clue: 2000-04-057
Date: 4/11/2000
County: LOS ANGELES
Lab Type: L
Lab Type Description: Illegal Drug Lab - location where an illegal drug lab was operated or drug lab equipment and/or materials were stored.

---

8 | **2 of 4** | **S** | **0.00 / 17.37** | **2,405.31 / -23** | **TIMBER PROPERTIES 46401 80TH ST LANCASTER CA 93536** | **FINDS/FRS**

Registry ID: 110066556818
FIPS Code:
HUC Code:
Site Type Name: STATIONARY
Location Description:
Supplemental Location:
Create Date: 14-OCT-2015 12:02:24
Update Date:
Interest Types: STATE MASTER
SIC Codes:
SIC Code Descriptions:
NAICS Codes:
NAICS Code Descriptions:
Conveyor:
Federal Facility Code:
Federal Agency Name:
Tribal Land Code:
Tribal Land Name:
Congressional Dist No.:
Census Block Code:
EPA Region Code: 09
County Name: LOS ANGELES
US/Mexico Border Ind:
Latitude: 34.72252
Longitude: -118.27219
Reference Point:
Coord Collection Method:
Accuracy Value:
Datum: NAD83
Source:
Facility Detail Rprt URL: http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110066556818
Program Acronyms:

CA-ENVIROVIEW:232228

---

8 | **3 of 4** | **S** | **0.00 / 17.37** | **2,405.31 / -23** | **46401 80TH ST WEST LANCASTER CA 93535** | **LA HMS**

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Site No: 014542
Area: 4

Detail Info

Permit No:
Permit Cat Desc:
Status Code: REM
Status Desc: Equipment Removed
Permit Status Desc:
Permit Type:
Permit Type Desc:
Permit Status Code:
Permit Category:
File No: 015152
File Name: TIMBER PROPERTIES CO

---

8 | ***4 of 4*** | ***S*** | ***0.00 / 17.37*** | ***2,405.31 / -23*** | ***TIMBER PROPERTIES***
46401 80TH ST
LANCASTER CA 93536 | ***LUST***

Global ID: T0603700243
Status: COMPLETED - CASE CLOSED
Status Date: 1990-04-02 00:00:00
Case Type: LUST CLEANUP SITE
Date Source: LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download
County: LOS ANGELES
Latitude: 34.7255039
Longitude: -118.2722826

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No: 6B1900146T
Local Case No:
Begin Date: 1990-04-02 00:00:00
Lead Agency: LOS ANGELES COUNTY
Local Agency: LOS ANGELES COUNTY
CUF Case: NO
Potential Media of Concern: Soil
How Discovered Description:
Calwater Watershed Name: Antelope - Lancaster (626.50)
DWR GW Subbasin Name: Antelope Valley (6-044)
Disadvantaged Community:
Site History:
Potential COC:
How Discovered:
Stop Method:
Stop Description:
Case Worker:
File Location:

Regulatory Activity

Action Type: Other
Date : 1990-04-02 00:00:00
Action: Leak Reported

Regulatory Contacts

Contact Type: Local Agency Caseworker
Contact Name: Manual Regalado
City: Palmdale
Organization Name: LOS ANGELES COUNTY
Address:
Email: mregalado@dpw.lacounty.gov
Phone No:

Contact Type: Regional Board Caseworker
Contact Name: JEHIEL CASS
City: VICTORVILLE
Organization Name: LAHONTAN RWQCB (REGION 6V)
Address: 15095 Armagosa Road, Building 2, Suite 210
Email: jehiel.cass@waterboards.ca.gov
Phone No: 7602412434

Status History

Status: Completed - Case Closed
Status Date: 1990-04-02 00:00:00

Status: Open - Case Begin Date
Status Date: 1990-04-02 00:00:00

LUST Cleanup Sites from GeoTracker Search - Regulatory Profile(as of Apr 9, 2019)

Site Facility Name: TIMBER PROPERTIES
Site Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Project Status:
Potential COC: NOT LISTED
WDR Place Type:
WDR File:
WDR Order:
File Location:
Address: 46401 80TH ST
City: LANCASTER
Zip: 93536
County: LOS ANGELES
CUF Claim:
CUF Priority Assig:
CUF Amount Paid:
Designated Beneficial Use: MUN, AGR, IND, FRSH
Project Oversight Agencies:
Report Link: http://geotracker.waterboards.ca.gov/profile_report?global_id=T0603700243
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 4/2/1990
Cleanup History Link: http://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0603700243&tabname=regulatoryhistory
Potential Media of Concern: SOIL
User Defined Beneficial Use:
DWR GW Sub Basin: Antelope Valley (6-044)
Calwater Watershed Name: Antelope - Lancaster (626.50)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: LOS ANGELES COUNTY (LEAD)
CASEWORKER: Manual Regalado
LAHONTAN RWQCB (REGION 6V) - CASE #: 6B1900146T
CASEWORKER: JEHIEL CASS
Site History:

No site history available

LUST Cleanup Sites from GeoTracker Search - Cleanup Status History(as of Apr 9, 2019)

Status: Open - Case Begin Date
Date : 4/2/1990

Status: Completed - Case Closed
Date : 4/2/1990

LUST Cleanup Sites from GeoTracker Search - Regulatory Activities(as of Apr 9, 2019)

Action Type: Leak Action
Action Date: 4/2/1990
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
9	1 of 1	NE	0.00 / 17.71	2,392.21 / -36	Southern CA Edison 70th St at Holiday Rosamond CA	CHMIRS

Control No:
Notified Date Time:
County: Kern County
URL:
Notified Date: 9/21/200009:31:22 PM
Year: 2000

California Hazardous Material Incident Report System (as of 1997 to 2005)

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Contained:	Yes	**Bbls:**	0
Substance:	Mineral oil unk PCB	**Cups:**	0
Incident Date:	9/21/200012:00:00 AM	**Cuft:**	0
No of Injuries:	0	**Gals:**	10
No of Fatals:	0	**Grams:**	0
No of Evacs:	0	**Lbs:**	0
Cleanup:	Responsible Party	**Liters:**	0
Water:	No	**Oz:**	0
Water Way:		**Pts:**	0
City:	Rosamond	**Qts:**	0
County:	Kern County	**Sheen:**	0
Zip:		**Tons:**	0
Site:	Residence	**Unknown:**	0
Admin Agency:	Kern Co. Environmental Health Services Dept		
Location:	70th St at Holiday		
Description:	Pole collapsed causing transformers to rupture.		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
10	1 of 1	NNW	0.00 / 20.81	2,459.16 / 31	9171 W ROSAMOND BLVD ROSAMOND CA 93560	CDL

Clue:	2000-10-145
Date:	10/29/2000
County:	KERN
Lab Type:	L
Lab Type Description:	Illegal Drug Lab - location where an illegal drug lab was operated or drug lab equipment and/or materials were stored.

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
11	1 of 2	S	0.01 / 47.18	2,423.43 / -5	49317 80TH ST. WEST LANCASTER CA 93534	CDL

Clue:	1996-02-060
Date:	2/15/1996
County:	LOS ANGELES
Lab Type:	L
Lab Type Description:	Illegal Drug Lab - location where an illegal drug lab was operated or drug lab equipment and/or materials were stored.

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
11	2 of 2	S	0.01 / 47.18	2,423.43 / -5	ATENOGENES ORTEGA 49317 80TH STREET WEST LANCASTER CA 935340000	HAZNET

SIC Code:		**Mailing City:**	SACRAMENTO
NAICS Code:		**Mailing State:**	CA
EPA ID:	CLU960004040	**Mailing Zip:**	958120806
Create Date:	2/21/1996	**Region Code:**	3
Fac Act Ind:	No	**Owner Name:**	--
Inact Date:	6/19/2002	**Owner Addr 1:**	--
County Code:	19	**Owner Addr 2:**	
County Name:	Los Angeles	**Owner City:**	--
Mail Name:		**Owner State:**	99
Mailing Addr 1:	DTSC CLU/ERU	**Owner Zip:**	--
Mailing Addr 2:		**Owner Phone:**	0000000000
Owner Fax:			

Contact Information	
--	--
Contact Name:	DTSC EMERGENCY RESPONSE UNIT
Street Address 1:	DTSC CLU/ERU
Street Address 2:	
City:	--
State:	99
Zip:	--

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Phone:	9163233600
--	--
--	--
Tanner Information	
--	--
Generator EPA ID:	CLU960004040
Generator County Code:	19
Generator County:	Los Angeles
TSD EPA ID:	AZD049318009
TSD County Code:	99
TSD County:	Unknown
State Waste Code:	551
State Waste Code Desc.:	Laboratory waste chemicals
Method Code:	H01
Method Description:	Transfer station
Tons:	0.04
Year:	1996
--	--

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
12	1 of 1	S	0.01 / 50.78	2,425.64 / -2	49913 80TH ST WEST LANCASTER CA 93536	CDL

Clue:	2001-05-129
Date:	5/17/2001
County:	LOS ANGELES
Lab Type:	A
Lab Type Description:	Abandoned Drug Lab Waste - location away from an actual illegal drug lab where drug lab waste and/or equipment were abandoned.

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
13	1 of 1	S	0.12 / 607.36	2,403.06 / -25	TIMBER PROPERTIES 46400 80TH ST LANCASTER CA 93536	LUST

Global ID:	T0603700242	**County:**	LOS ANGELES
Status:	COMPLETED - CASE CLOSED	**Latitude:**	34.726628
Status Date:	1990-04-02 00:00:00	**Longitude:**	-118.270065
Case Type:	LUST CLEANUP SITE		
Date Source:	LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download		

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No:	6B1900145T	**Potential COC:**	
Local Case No:		**How Discovered:**	
Begin Date:	1990-04-02 00:00:00	**Stop Method:**	
Lead Agency:	LOS ANGELES COUNTY	**Stop Description:**	
Local Agency:	LOS ANGELES COUNTY	**Case Worker:**	
CUF Case:	NO	**File Location:**	
Potential Media of Concern:	Soil		
How Discovered Description:			
Calwater Watershed Name:	Antelope - Lancaster (626.50)		
DWR GW Subbasin Name:	Antelope Valley (6-044)		
Disadvantaged Community:			
Site History:			

Regulatory Activity

Action Type:	ENFORCEMENT
Date :	2010-07-21 00:00:00
Action:	Closure/No Further Action Letter
Action Type:	ENFORCEMENT

Date : 2009-03-26 00:00:00
Action: Clean Up Fund - Letter to RP

Action Type: Other
Date : 1990-04-02 00:00:00
Action: Leak Reported

Regulatory Contacts

Contact Type: Regional Board Caseworker
Contact Name: JEHIEL CASS
City: VICTORVILLE
Organization Name: LAHONTAN RWQCB (REGION 6V)
Address: 15095 Armagosa Road, Building 2, Suite 210
Email: jehiel.cass@waterboards.ca.gov
Phone No: 7602412434

Contact Type: Local Agency Caseworker
Contact Name: Manual Regalado
City: Palmdale
Organization Name: LOS ANGELES COUNTY
Address:
Email: mregalado@dpw.lacounty.gov
Phone No:

Status History

Status: Open - Case Begin Date
Status Date: 1990-04-02 00:00:00

Status: Completed - Case Closed
Status Date: 1990-04-02 00:00:00

LUST Cleanup Sites from GeoTracker Search - Regulatory Profile(as of Apr 9, 2019)

Site Facility Name: TIMBER PROPERTIES
Site Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Project Status:
Potential COC: NOT LISTED
WDR Place Type:
WDR File:
WDR Order:
File Location:
Address: 46400 80TH ST
City: LANCASTER
Zip: 93536
County: LOS ANGELES
CUF Claim:
CUF Priority Assig:
CUF Amount Paid:
Designated Beneficial Use: MUN, AGR, IND, FRSH
Project Oversight Agencies:
Report Link: http://geotracker.waterboards.ca.gov/profile_report?global_id=T0603700242
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 4/2/1990
Cleanup History Link: http://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0603700242&tabname=regulatoryhistory
Potential Media of Concern: SOIL
User Defined Beneficial Use:
DWR GW Sub Basin: Antelope Valley (6-044)
Calwater Watershed Name: Antelope - Lancaster (626.50)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: LOS ANGELES COUNTY (LEAD)
CASEWORKER: Manual Regalado
LAHONTAN RWQCB (REGION 6V) - CASE #: 6B1900145T
CASEWORKER: JEHIEL CASS
Site History:

No site history available

LUST Cleanup Sites from GeoTracker Search - Cleanup Status History(as of Apr 9, 2019)

Status: Open - Case Begin Date
Date : 4/2/1990

Status: Completed - Case Closed
Date : 4/2/1990

LUST Cleanup Sites from GeoTracker Search - Regulatory Activities(as of Apr 9, 2019)

Action Type: Other Regulatory Actions
Action Date: 7/21/2010
Received Issue Date: 7/21/2010
Action: Closure/No Further Action Letter
Doc Link:
Title Description Comments:

Action Type: Other Regulatory Actions
Action Date: 3/26/2009
Received Issue Date: 3/26/2009
Action: Clean Up Fund - Letter to RP
Doc Link:
Title Description Comments:

5-Year Review Summary

Action Type: Leak Action
Action Date: 4/2/1990
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

14	1 of 3	NNE	0.12 / 608.19	2,406.68 / -21	AMERICAN PERFORMANCE ENGINEERING 7347 WEST ROSAMOND BLVD ROSAMOND CA 93560	CERS HAZ

Site ID: 91697
Latitude: 34.864000
Longitude: -118.261900

Regulated Programs

EI Description: Chemical Storage Facilities ***EI ID:*** 10236838

EI Description: Hazardous Waste Generator ***EI ID:*** 10236838

Violations

Violation Date: 03/31/2015 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Kern County Env Health Services Department
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Returned to compliance on 03/31/2015. The operator has not submitted a complete Emergency Response Plan in CERS. The operator completed the form and submitted in CERS. Violation corrected on site. No further action required.

Violation Description:

Failure to establish and electronically submit an adequate emergency response plan and procedures for a release or threatened release of a hazardous material.

Violations

Violation Date: 03/31/2015 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Kern County Env Health Services Department

Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Returned to compliance on 04/06/2015. The operator has not submitted a Site Map in CERS. Please submit a Site Map in CERS.

Violation Description:

Failure to complete and electronically submit a site map with all required content.

Violations

Violation Date: 03/31/2015 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Kern County Env Health Services Department
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Returned to compliance on 03/31/2015. The hazardous materials inventory previously submitted in CERS was incorrect. The operator revised the inventory and submitted in CERS. Violation corrected on site. No further action required.

Violation Description:

Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.

Violations

Violation Date: 03/31/2015 ***Violation Source:*** CERS
Violation Program: HMRRP ***Violation Division:*** Kern County Env Health Services Department
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Returned to compliance on 03/31/2015. The operator had not submitted an Employee Training Plan in CERS. The operator completed an Employee Training Plan and submitted in CERS. Violation corrected on site. No further action required.

Violation Description:

Failure to establish and electronically submit an adequate training program in safety procedures in the event of a release or threatened release of a hazardous material.

Enforcements

Enf Action Date: 03/31/2015 ***Enf Action Program:*** HMRRP
Enf Action Type: Notice of Violation (Unified Program) ***Enf Action Source:*** CERS
Enf Action Division: Kern County Env Health Services Department
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes:

Evaluations

Eval Date: 03/31/2015
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Kern County Env Health Services Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Drive time back from Rosamond.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 03/06/2018

Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Kern County Env Health Services Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Eval Date: 03/06/2018
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Kern County Env Health Services Department
Eval Program: HW
Eval Source: CERS
Eval Notes:

Eval Date: 04/06/2015
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Kern County Env Health Services Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

The operator has completed the submittal process in the California Environmental Reporting System (CERS).; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 03/31/2015
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Kern County Env Health Services Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Eval Date: 03/31/2015
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Kern County Env Health Services Department
Eval Program: HW
Eval Source: CERS
Eval Notes:

Affiliations

Affil Type Desc: CUPA District
Entity Name: Kern County Environmental Health Services Departme
Entity Title:
Address: 2700 M Street, Suite 300
City: Bakersfield
State: CA
Country:
Zip Code: 93301-2370
Phone: (661) 862-8740

Affil Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title:
Address: PO BOX 749
City: TEHACHAPI

State: CA
Country:
Zip Code: 93581
Phone:

Affil Type Desc: Property Owner
Entity Name: Jay & Dianne Eshbach
Entity Title:
Address: PO Box 749
City: Tehachapi
State: CA
Country: United States
Zip Code: 93581
Phone: (661) 822-0848

Affil Type Desc: Document Preparer
Entity Name: Dianne Eshbach
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Environmental Contact
Entity Name: DIANNE ESHBACH
Entity Title:
Address: P O BOX 749
City: TEHACHAPI
State: CA
Country:
Zip Code: 93581-0749
Phone:

Affil Type Desc: Parent Corporation
Entity Name: AMERICAN PERFORMANCE ENGINEERING
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Identification Signer
Entity Name: Dianne Eshbach
Entity Title: CFO
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Operator
Entity Name: JAY AND DIANNE ESHBACH
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone: (661) 822-0848

Affil Type Desc: Legal Owner
Entity Name: JAY AND DIANNE ESHBACH
Entity Title:
Address: PO BOX 749

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

City: TEHACHAPI
State: CA
Country: United States
Zip Code: 93581-0749
Phone: (661) 822-0848

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14 | 2 of 3 | NNE | 0.12 / 608.19 | 2,406.68 / -21 | AMERICAN PERFORMANCE ENGINEERING
7347 WEST ROSAMOND BLVD
7347 WEST ROSAMOND BLVD
ROSAMOND CA | KERN CUPA

Facility ID: FA0027491
Mailing Address: PO BOX 749
Mailing Address 2:
Mailing City: TEHACHAPI
CERS ID: 10236838
Mailing State: CA
Mailing Zip: 93581

Detail(s)

Billing Status: Active, billable
Current Inspection Dt: 3/1/2021
HMIRRP Due Date: 1/31/2013
Report Source: CUPA - Hazardous Material Business Plan (HMBP) Inventory
Prog Element Code: CB1T
Program Element: BUS PLAN SMALL LOW RISK 1 UNIT
Employee: BLAIR

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14 | 3 of 3 | NNE | 0.12 / 608.19 | 2,406.68 / -21 | AMERICAN PERFORMANCE ENGINEERING
7347 W ROSAMOND BLVD
ROSAMOND CA 93560 | RCRA NON GEN

EPA Handler ID: CAL000311493
Gen Status Universe: No Report
Contact Name: JAY OR DIANNE ESHBACH
Contact Address: PO BOX 749 , , TEHACHAPI , CA, 93581 ,
Contact Phone No and Ext: 661-256-7309
Contact Email: DIANNE@APERACEPARTS.COM
Contact Country:
County Name: KERN
EPA Region: 09
Land Type:
Receive Date: 20060913

Violation/Evaluation Summary

Note: NO RECORDS: As of June 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: Yes
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20060913
Handler Name:	AMERICAN PERFORMANCE ENGINEERING
Generator Status Universe:	No Report
Source Type:	Implementer

Owner/Operator Details

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Other	***Street 1:***	PO BOX 749
Name:	JAY OR DIANNE ESHBACH	***Street 2:***	
Date Became Current:		***City:***	TEHACHAPI
Date Ended Current:		***State:***	CA
Phone:	661-256-7309	***Country:***	
Source Type:	Implementer	***Zip Code:***	93581
Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Other	***Street 1:***	PO BOX 749
Name:	AMERICAN PERFORMANCE ENGINEERIN INC	***Street 2:***	
Date Became Current:		***City:***	TEHACHAPI
Date Ended Current:		***State:***	CA
Phone:	661-822-0848	***Country:***	
Source Type:	Implementer	***Zip Code:***	93581

15	*1 of 1*	*SSE*	*0.12 / 609.15*	*2,419.76 / -8*	***TAPIA BROS, INC.*** ***8425 WEST AVE A*** ***ROSAMOND CA 93560***	***RCRA NON GEN***

EPA Handler ID:	CAL000258768
Gen Status Universe:	No Report
Contact Name:	FELIX A. TAPIA-MANAGER
Contact Address:	5251 HAYVENHURST AVE. , 5251 HAYVENHURST AVE. , ENCINO , CA, 91436 ,
Contact Phone No and Ext:	818-905-6155
Contact Email:	TAPIAFARM@GMAIL.COM
Contact Country:	
County Name:	KERN
EPA Region:	09
Land Type:	
Receive Date:	20020906

Violation/Evaluation Summary

Note:	NO RECORDS: As of June 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	Yes
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20020906
Handler Name: TAPIA BROS, INC.
Generator Status Universe: No Report
Source Type: Implementer

Owner/Operator Details

Owner/Operator Ind: Current Operator
Type: Other
Name: FELIX A. TAPIA-MANAGER
Date Became Current:
Date Ended Current:
Phone: 818-905-6155
Source Type: Implementer
Street No:
Street 1: 5251 HAYVENHURST AVE.
Street 2: 5251 HAYVENHURST AVE.
City: ENCINO
State: CA
Country:
Zip Code: 91436

Owner/Operator Ind: Current Owner
Type: Other
Name: TAPIA BROS. INC
Date Became Current:
Date Ended Current:
Phone: 818-905-6155
Source Type: Implementer
Street No:
Street 1: 5251 HAYVENHURST AVE.
Street 2:
City: ENCINO
State: CA
Country:
Zip Code: 91436-0000

16	1 of 1	S	0.17 / 889.62	2,397.72 / -30	ELIZABETH LAYTON 8130 WEST AVENUE E12 LANCASTER CA 93536	RCRA NON GEN

EPA Handler ID: CAC002995763
Gen Status Universe: No Report
Contact Name: ELIZABETH LAYTON
Contact Address: 8130 WEST AVENUE E12 , , LANCASTER , CA, 93536 ,
Contact Phone No and Ext: 661-886-5456
Contact Email: FUENTELIZABE@AOL.COM
Contact Country:
County Name: LOS ANGELES
EPA Region: 09
Land Type:
Receive Date: 20190109

Violation/Evaluation Summary

Note: NO RECORDS: As of June 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20190109
Handler Name: ELIZABETH LAYTON
Generator Status Universe: No Report
Source Type: Implementer

Owner/Operator Details

Owner/Operator Ind: Current Operator
Type: Other
Name: ELIZABETH LAYTON
Date Became Current:
Date Ended Current:
Phone: 661-886-5456
Source Type: Implementer
Street No:
Street 1: 8130 WEST AVENUE E12
Street 2:
City: LANCASTER
State: CA
Country:
Zip Code: 93536

Owner/Operator Ind: Current Owner
Type: Other
Name: ELIZABETH LAYTON
Date Became Current:
Date Ended Current:
Phone: 661-886-5456
Source Type: Implementer
Street No:
Street 1: 8130 WEST AVENUE E12
Street 2:
City: LANCASTER
State: CA
Country:
Zip Code: 93536

17	1 of 1	NE	0.21 / 1,108.48	2,408.78 / -19	DESERT EQUIPMENT SERVICES INC 3221 70TH STREET WEST ROSAMOND CA	KERN CUPA

Facility ID: FA0034861
Mailing Address: PO BOX 1776
Mailing Address 2:
Mailing City: ROSAMOND
CERS ID:
Mailing State: CA
Mailing Zip: 93560

Detail(s)

Billing Status: Inactive, non-billable
Current Inspection Dt: 12/1/2014
HMIRRP Due Date:
Report Source: CUPA - Hazardous Material Business Plan (HMBP) Inventory
Prog Element Code: CB1T
Program Element: BUS PLAN SMALL LOW RISK 1 UNIT
Employee: BLAIR

18	1 of 3	S	0.22 / 1,175.15	2,417.06 / -11	CAMEO RANCHING COMPANY 8539 WEST AVENUE H LANCASTER CA 93534	HHSS

County:
Pdf File Url: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00026836.pdf

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18	2 of 3	S	0.22 / 1,175.15	2,417.06 / -11	8539 W AVENUE H LANCASTER CA 93534	LA HMS

Site No: 011444
Area: 4B

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Detail Info

Permit No:	00003020T	***Permit Status Code:***	REM
Permit Cat Desc:	Underground Storage Tank	***Permit Category:***	T
Status Code:	REM	***File No:***	011483
Status Desc:	Equipment Removed	***File Name:***	CAMEO RANCHING CO
Permit Status Desc:	Equipment Removed		
Permit Type:	0		
Permit Type Desc:	Underground Storage Tank Operating Permit		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
18	3 of 3	S	0.22 / 1,175.15	2,417.06 / -11	CAMEO RANCHING COMPANY 8539 WEST AVENUE H LANCASTER CA	HIST TANK

Owner Name:	FORREST G. GODDE	***No of Containers:***	2
Owner Street:	666 WEST AVENUE I	***County:***	LOS ANGELES
Owner City:	LANCASTER	***Facility State:***	CA
Owner State:	CA	***Facility Zip:***	93534
Owner Zip:	93534		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
19	1 of 6	S	0.22 / 1,178.59	2,434.44 / 6	DEL SUR SCHOOL 9023 W. AVE. H LANCASTER CA 93536	EMISSIONS

2003 Criteria Data

Facility ID:	123402376	***CERR Code:***	
Facility SIC Code:	8299	***TOGT:***	.0045073
CO:	19	***ROGT:***	0
Air Basin:	MD	***COT:***	.0099587
District:	AV	***NOXT:***	.0462289
COID:	LA	***SOXT:***	.0005431
DISN:	ANTELOPE VALLEY AQMD	***PMT:***	.003249
CHAPIS:		***PM10T:***	0

2003 Toxic Data

Facility ID:	123402376	***COID:***	LA
Facility SIC Code:	8299	***DISN:***	ANTELOPE VALLEY AQMD
CO:	19	***CHAPIS:***	
Air Basin:	MD	***CERR Code:***	
District:	AV		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2004 Criteria Data

Facility ID:	123402376	***CERR Code:***	
Facility SIC Code:	8299	***TOGT:***	.000412335
CO:	19	***ROGT:***	.000379265733
Air Basin:	MD	***COT:***	.000412335
District:	AV	***NOXT:***	.000412335
COID:	LA	***SOXT:***	.000412335
DISN:	ANTELOPE VALLEY AQMD	***PMT:***	.000412335
CHAPIS:		***PM10T:***	.0003958416

2004 Toxic Data

Facility ID:	123402376	**COID:**	LA
Facility SIC Code:	8299	**DISN:**	ANTELOPE VALLEY AQMD
CO:	19	**CHAPIS:**	
Air Basin:	MD	**CERR Code:**	
District:	AV		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2005 Criteria Data

Facility ID:	123402376	**CERR Code:**	
Facility SIC Code:	8299	**TOGT:**	.0045073
CO:	19	**ROGT:**	.00414581454
Air Basin:	MD	**COT:**	.0099587
District:	AV	**NOXT:**	.0462289
COID:	LA	**SOXT:**	.0005431
DISN:	ANTELOPE VALLEY AQMD	**PMT:**	.003249
CHAPIS:		**PM10T:**	.0022743

2005 Toxic Data

Facility ID:	123402376	**COID:**	LA
Facility SIC Code:	8299	**DISN:**	ANTELOPE VALLEY AQMD
CO:	19	**CHAPIS:**	
Air Basin:	MD	**CERR Code:**	
District:	AV		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2006 Criteria Data

Facility ID:	123402376	**CERR Code:**	
Facility SIC Code:	8299	**TOGT:**	.0045073
CO:	19	**ROGT:**	.00314879978
Air Basin:	MD	**COT:**	.0099587
District:	AV	**NOXT:**	.0462289
COID:	LA	**SOXT:**	.0005431
DISN:	ANTELOPE VALLEY AQMD	**PMT:**	.003249
CHAPIS:		**PM10T:**	.0022743

2006 Toxic Data

Facility ID:	123402376	**COID:**	LA
Facility SIC Code:	8299	**DISN:**	ANTELOPE VALLEY AQMD
CO:	19	**CHAPIS:**	
Air Basin:	MD	**CERR Code:**	
District:	AV		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2007 Criteria Data

Facility ID:	123402376	**CERR Code:**	
Facility SIC Code:	8299	**TOGT:**	.0045073
CO:	19	**ROGT:**	.00414581454
Air Basin:	MD	**COT:**	.0099587
District:	AV	**NOXT:**	.0462289

COID:	LA	***SOXT:***	.0005431
DISN:	ANTELOPE VALLEY AQMD	***PMT:***	.003249
CHAPIS:		***PM10T:***	.0022743

2007 Toxic Data

Facility ID:	123402376	***COID:***	LA
Facility SIC Code:	8299	***DISN:***	ANTELOPE VALLEY AQMD
CO:	19	***CHAPIS:***	
Air Basin:	MD	***CERR Code:***	
District:	AV		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2008 Criteria Data

Facility ID:	123402376	***CERR Code:***	
Facility SIC Code:	8299	***TOGT:***	.0045073
CO:	19	***ROGT:***	.00414581454
Air Basin:	MD	***COT:***	.0099587
District:	AV	***NOXT:***	.0462289
COID:	LA	***SOXT:***	.0005431
DISN:	ANTELOPE VALLEY AQMD	***PMT:***	.003249
CHAPIS:		***PM10T:***	.00311904

2008 Toxic Data

Facility ID:	123402376	***COID:***	LA
Facility SIC Code:	8299	***DISN:***	ANTELOPE VALLEY AQMD
CO:	19	***CHAPIS:***	
Air Basin:	MD	***CERR Code:***	
District:	AV		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2009 Criteria Data

Facility ID:	123402376	***CERR Code:***	
Facility SIC Code:	8299	***TOGT:***	.0045073
CO:	19	***ROGT:***	.00414581454
Air Basin:	MD	***COT:***	.0099587
District:	AV	***NOXT:***	.0462289
COID:	LA	***SOXT:***	.0005431
DISN:	ANTELOPE VALLEY AQMD	***PMT:***	.003249
CHAPIS:		***PM10T:***	.00311904

2009 Toxic Data

Facility ID:	123402376	***COID:***	LA
Facility SIC Code:	8299	***DISN:***	ANTELOPE VALLEY AQMD
CO:	19	***CHAPIS:***	
Air Basin:	MD	***CERR Code:***	
District:	AV		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2010 Toxic Data

Facility ID:	123402376	***COID:***	LA
Facility SIC Code:	8299	***DISN:***	ANTELOPE VALLEY AQMD
CO:	19	***CHAPIS:***	
Air Basin:	MD	***CERR Code:***	
District:	AV		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2011 Criteria Data

Facility ID:	123402376	***CERR Code:***	
Facility SIC Code:	8299	***TOGT:***	.0045073
CO:	19	***ROGT:***	.00414581454
Air Basin:	MD	***COT:***	
District:	AV	***NOXT:***	
COID:	LA	***SOXT:***	
DISN:	ANTELOPE VALLEY AQMD	***PMT:***	.003249
CHAPIS:		***PM10T:***	.00311904

2011 Toxic Data

Facility ID:	123402376	***COID:***	LA
Facility SIC Code:	8299	***DISN:***	ANTELOPE VALLEY AQMD
CO:	19	***CHAPIS:***	
Air Basin:	MD	***CERR Code:***	
District:	AV		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2012 Criteria Data

Facility ID:	123402376	***CERR Code:***	
Facility SIC Code:	8299	***TOGT:***	.0045073
CO:	19	***ROGT:***	.00414581454
Air Basin:	MD	***COT:***	
District:	AV	***NOXT:***	
COID:	LA	***SOXT:***	
DISN:	ANTELOPE VALLEY AQMD	***PMT:***	.003249
CHAPIS:		***PM10T:***	.00311904

2012 Toxic Data

Facility ID:	123402376	***COID:***	LA
Facility SIC Code:	8299	***DISN:***	ANTELOPE VALLEY AQMD
CO:	19	***CHAPIS:***	
Air Basin:	MD	***CERR Code:***	
District:	AV		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2013 Criteria Data

Facility ID:	123402376	***CERR Code:***	
Facility SIC Code:	8299	***TOGT:***	.0045073
CO:	19	***ROGT:***	.00414581454

Air Basin:	MD	**COT:**	
District:	AV	**NOXT:**	
COID:	LA	**SOXT:**	
DISN:	ANTELOPE VALLEY AQMD	**PMT:**	.003249
CHAPIS:		**PM10T:**	.00311904

2013 Toxic Data

Facility ID:	123402376	**COID:**	LA
Facility SIC Code:	8299	**DISN:**	ANTELOPE VALLEY AQMD
CO:	19	**CHAPIS:**	
Air Basin:	MD	**CERR Code:**	
District:	AV		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2014 Criteria Data

Facility ID:	123402376	**CERR Code:**	
Facility SIC Code:	8299	**TOGT:**	.0525
CO:	19	**ROGT:**	.0482895
Air Basin:	MD	**COT:**	.00168
District:	AV	**NOXT:**	.00924
COID:	LA	**SOXT:**	
DISN:	ANTELOPE VALLEY AQMD	**PMT:**	.0012114
CHAPIS:		**PM10T:**	.001162944

2014 Toxic Data

Facility ID:	123402376	**COID:**	LA
Facility SIC Code:	8299	**DISN:**	ANTELOPE VALLEY AQMD
CO:	19	**CHAPIS:**	
Air Basin:	MD	**CERR Code:**	
District:	AV		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2015 Criteria Data

Facility ID:	123402376	**CERR Code:**	
Facility SIC Code:	8299	**TOGT:**	.0525
CO:	19	**ROGT:**	.0482895
Air Basin:	MD	**COT:**	.00168
District:	AV	**NOXT:**	.00924
COID:	LA	**SOXT:**	
DISN:	ANTELOPE VALLEY AQMD	**PMT:**	.0012114
CHAPIS:		**PM10T:**	.001162944

2015 Toxic Data

Facility ID:	123402376	**COID:**	LA
Facility SIC Code:	8299	**DISN:**	ANTELOPE VALLEY AQMD
CO:	19	**CHAPIS:**	
Air Basin:	MD	**CERR Code:**	
District:	AV		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

2016 Criteria Data

Facility ID:	123402376	***CERR CODE:***	
Facility SIC Code:	8299	***TOGT:***	.0525
CO:	19	***ROGT:***	.0482895
Air Basin:	MD	***COT:***	.00168
District:	AV	***NOXT:***	.00924
COID:	LA	***SOXT:***	
DISN:	ANTELOPE VALLEY AQMD	***PMT:***	.0012114
CHAPIS:		***PM10T:***	.001162944

2016 Toxic Data

Facility ID:	123402376	***TS:***	
Facility SIC Code:	8299	***HRA:***	
CERR CODE:		***CH Index:***	
COID:	LA	***AH Index:***	
CO:	19	***Air Basin:***	MD
DISN:	ANTELOPE VALLEY AQMD	***District:***	AV
CHAPIS:			

2017 Criteria Data

Facility ID:	123402376	***CERR Code:***	
Facility SIC Code:	8299	***TOGT:***	.004125
CO:	19	***ROGT:***	.0036238125
Air Basin:	MD	***COT:***	.000132
District:	AV	***NOXT:***	.000726
COID:	LA	***SOXT:***	
DISN:	ANTELOPE VALLEY AQMD	***PMT:***	.0000952
CHAPIS:		***PM10T:***	.0000418

2017 Toxic Data

Facility ID:	123402376	***COID:***	LA
Facility SIC Code:	8299	***DISN:***	ANTELOPE VALLEY AQMD
CO:	19	***CHAPIS:***	
Air Basin:	MD	***CERR Code:***	
District:	AV		
TS:	.34		
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
19	2 of 6	S	0.22 / 1,178.59	2,434.44 / 6	DEL SUR SCHOOL 9023 WEST AVENUE H LANCASTER CA 93536	ENVIROSTOR

Estor/EPA ID:	19820031	***Permit Renewal Lead:***	
Site Code:	304304	***Project Manager:***	
Nat Priority List:	NO	***Supervisor:***	CHARLES RIDENOUR
Acres:	10 ACRES	***Public Partici Spclst:***	
Special Program:		***Census Tract:***	6037900900
Funding:	SCHOOL DISTRICT	***County:***	LOS ANGELES
Assembly District:	36	***Latitude:***	34.7184
Senate District:	21	***Longitude:***	-118.2905
School District:	WESTSIDE UNION ELEMENTARY SCHOOL DISTRICT		
APN:	NONE SPECIFIED		
Cleanup Status:	NO ACTION REQUIRED AS OF 7/3/2001		
Cleanup Oversight Agencies:	DTSC - LEAD AGENCY		
Site Type:	SCHOOL		
Office:	SOUTHERN CALIFORNIA SCHOOLS & BROWNFIELDS OUTREACH		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Past Use that Caused Contam: EDUCATIONAL SERVICES
Potential Media Affected: NO MEDIA AFFECTED
Potential Contamin of Concern:

NO CONTAMINANTS FOUND

Site History:

This is the existing 10-acre site of a current Westside Union Elementary School District school since 1949.

Status: NO ACTION REQUIRED
Program Type: SCHOOL EVALUATION
CalEnviroScreen Score: 41-45%
Summary Link: http://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=19820031

Completed Activities

Title: Phase 1
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19820031&doc_id=6001894
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Phase 1
Date Completed: 7/3/2001
Comments:

Title: * Site Visit - Site Inspections/visit
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Site Inspections/Visit (Non LUR)
Date Completed: 6/28/2001
Comments:

19	3 of 6	S	0.22 / 1,178.59	2,434.44 / 6	**DEL SUR SCHOOL** **9023 WEST AVENUE H** **LANCASTER CA 93534**	HHSS

County:
Pdf File Url: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/000287d3.pdf

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19	4 of 6	S	0.22 / 1,178.59	2,434.44 / 6	**9023 W AVENUE H** **LANCASTER CA 93536**	LA HMS

Site No: 012159
Area: 4B

Detail Info

Permit No: 00003894T
Permit Cat Desc: Underground Storage Tank
Status Code: REM
Status Desc: Equipment Removed
Permit Status Desc: Equipment Removed
Permit Type: 0
Permit Type Desc: Underground Storage Tank Operating Permit
Permit Status Code: REM
Permit Category: T
File No: 012270
File Name: WESTSIDE UNION SCHOOL DISTRICT

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
19	5 of 6	S	0.22 / 1,178.59	2,434.44 / 6	DEL SUR SCHOOL 9023 WEST AVENUE H LANCASTER CA	HIST TANK

Owner Name: WESTSIDE UNION SCHOOL DISTRICT
Owner Street: 46809 NORTH 70TH STREET WEST
Owner City: LANCASTER
Owner State: CA
Owner Zip: 93534
No of Containers: 2
County: LOS ANGELES
Facility State: CA
Facility Zip: 93534

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
19	6 of 6	S	0.22 / 1,178.59	2,434.44 / 6	DEL SUR SCHOOL 9023 WEST AVENUE H LANCASTER CA 93536	SCH

Estor/EPA ID: 19820031
Site Code: 304304
Nat Priority List: NO
Acres: 10 ACRES
Special Program:
Funding: SCHOOL DISTRICT
Assembly District: 36
Senate District: 21
Permit Renewal Lead:
Project Manager:
Supervisor: CHARLES RIDENOUR
Public Partici Spclst:
Census Tract: 6037900900
County: LOS ANGELES
Latitude: 34.7184
Longitude: -118.2905
School District: WESTSIDE UNION ELEMENTARY SCHOOL DISTRICT
APN: NONE SPECIFIED
Cleanup Status: NO ACTION REQUIRED AS OF 7/3/2001
Cleanup Oversight Agencies: DTSC - LEAD AGENCY
Site Type: SCHOOL
Office: SOUTHERN CALIFORNIA SCHOOLS & BROWNFIELDS OUTREACH
Past Use that Caused Contam: EDUCATIONAL SERVICES
Potential Media Affected: NO MEDIA AFFECTED
Potential Contamin of Concern:

NO CONTAMINANTS FOUND

SITE HISTORY:

This is the existing 10-acre site of a current Westside Union Elementary School District school since 1949.

Status: NO ACTION REQUIRED
Program Type: SCHOOL EVALUATION
CalEnviroScreen Score: 41-45%
Summary Link: http://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=19820031

Completed Activities

Title: Phase 1
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=19820031&doc_id=6001894
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Phase 1
Date Completed: 7/3/2001
Comments:

Title: * Site Visit - Site Inspections/visit
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Site Inspections/Visit (Non LUR)
Date Completed: 6/28/2001
Comments:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
20	1 of 1	S	0.22 / 1,180.64	2,409.68 / -18	8202 W AVENUE H LANCASTER CA 93534	LA HMS

Site No: 016406
Area: 4B

Detail Info

Permit No: 000092826
Permit Cat Desc: Underground Storage Tank
Status Code: REM
Status Desc: Equipment Removed
Permit Status Desc: Equipment Removed
Permit Type: 0
Permit Type Desc: Underground Storage Tank Operating Permit
Permit Status Code: REM
Permit Category: T
File No: 021671
File Name: C RAY & LINDA LAUGHINGHOUSE

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
21	1 of 1	S	0.22 / 1,187.32	2,433.27 / 5	LA COUNTY SANITATION DISTRICTS W AVENUE H & 90TH ST W LANCASTER CA 93536-0000	RCRA NON GEN

EPA Handler ID: CAH111000827
Gen Status Universe: No Report
Contact Name: JOE REILLY
Contact Address: 1955 WORKMAN MILL RD , , WHITTIER , CA, 90601-0000 ,
Contact Phone No and Ext: 562-699-7411
Contact Email:
Contact Country:
County Name: LOS ANGELES
EPA Region: 09
Land Type:
Receive Date: 19991122

Violation/Evaluation Summary

Note: NO RECORDS: As of June 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: Yes
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19991122
Handler Name: LA COUNTY SANITATION DISTRICTS
Generator Status Universe: No Report
Source Type: Implementer

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Owner/Operator Details

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Other	***Street 1:***	1955 WORKMAN MILL RD
Name:	LA COUNTY SANITATION DIST.	***Street 2:***	
Date Became Current:		***City:***	WHITTIER
Date Ended Current:		***State:***	CA
Phone:	000-000-0000	***Country:***	
Source Type:	Implementer	***Zip Code:***	90601-0000

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Other	***Street 1:***	1955 WORKMAN MILL RD
Name:	JOE REILLY	***Street 2:***	
Date Became Current:		***City:***	WHITTIER
Date Ended Current:		***State:***	CA
Phone:	562-699-7411	***Country:***	
Source Type:	Implementer	***Zip Code:***	90601-0000

22	*1 of 4*	*S*	*0.25 / 1,296.19*	*2,424.68 / -3*	***TAPIA BROS INC*** ***8425 AVE A*** ***ROSAMOND CA 93560***	***AST***

Total Capacity(Gal):	3,480	***Owner Name:***	TAPIA BROS INC
CUPA:	Kern	***County:***	Kern

22	*2 of 4*	*S*	*0.25 / 1,296.19*	*2,424.68 / -3*	***TAPIA BROS INC*** ***8425 AVE A 8425 AVE A*** ***ROSAMOND CA 93560***	***KERN AST***

Facility ID:	FA0001164	***Cers ID:***	10232062
Mailing Address:	5251 Hayvenhurst Ave.	***Mailing States:***	CA
Mailing Address 2:		***Mailing Zip:***	91436
Mailing City:	Encino		

Kern County - AST Details

Billing Status:	Inactive, non-billable	***Desig Employee:***	BLAIR
Current Inspection Dt:	10/1/2011	***HMIRRP Due Date:***	
Program Element Code:	CD00		
Program Element:	APSA PROGRAM		

Billing Status:	Active, billable	***Desig Employee:***	BLAIR
Current Inspection Dt:	2/1/2022	***HMIRRP Due Date:***	12/31/2013
Program Element Code:	CD05		
Program Element:	CONDITIONALLY EXEMPT FROM APSA		

22	*3 of 4*	*S*	*0.25 / 1,296.19*	*2,424.68 / -3*	***TAPIA BROS INC*** ***8425 AVE A 8425 AVE A*** ***ROSAMOND CA***	***KERN CUPA***

Facility ID:	FA0001164	***CERS ID:***	10232062
Mailing Address:	5251 Hayvenhurst Ave.	***Mailing State:***	CA
Mailing Address 2:		***Mailing Zip:***	91436
Mailing City:	Encino		

Detail(s)

Billing Status:	Inactive, non-billable	***Prog Element Code:***	CRSM
Current Inspection Dt:	10/1/2011	***Program Element:***	SIMPLE MULTIPLE CATEGORY-BIENNIAL INSP
HMIRRP Due Date:		***Employee:***	STARKEY

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Report Source: CUPA - California Accidental Release Program (CalARP) Inventory

Detail(s)

Billing Status: Inactive, non-billable
Current Inspection Dt: 10/1/2011
HMIRRP Due Date:
Report Source: CUPA - Hazardous Waste (HW) Facilities
Prog Element Code: CRSM
Program Element: SIMPLE MULTIPLE CATEGORY-BIENNIAL INSP
Employee: STARKEY

Detail(s)

Billing Status: Active, billable
Current Inspection Dt: 2/1/2022
HMIRRP Due Date: 12/31/2013
Report Source: CUPA - Hazardous Material Business Plan (HMBP) Inventory
Prog Element Code: CB2T
Program Element: BUS PLAN MED LOW RISK 1 UNIT
Employee: BLAIR

22	4 of 4	S	0.25 / 1,296.19	2,424.68 / -3	TAPIA BROS INC 8425 AVE A ROSAMOND CA 93560	DELISTED CTNK

Site ID: 403496
Latitude:
Longitude:
Original Source: CTNK
Record Date: 06-MAY-2019

23	1 of 1	S	0.25 / 1,309.92	2,454.84 / 27	46204 97TH ST WEST LANCASTER CA 93536	LA HMS

Site No: 015687
Area: 4B

Detail Info

Permit No:
Permit Cat Desc:
Status Code: OPEN
Status Desc: File Opened, no permit exists
Permit Status Desc:
Permit Type:
Permit Type Desc:
Permit Status Code:
Permit Category:
File No: 020097
File Name: INVESTIGATIONS-AREA4

Detail Info

Permit No: 000506539
Permit Cat Desc: Underground Storage Tank
Status Code: REM
Status Desc: Equipment Removed
Permit Status Desc: Equipment Removed
Permit Type: 0
Permit Type Desc: Underground Storage Tank Operating Permit
Permit Status Code: REM
Permit Category: T
File No: 047234
File Name: STANDARD PACIFIC HOMES

24	1 of 4	ENE	0.25 / 1,310.58	2,404.13 / -24	Grimmway Enterprises Inc.- Willow Springs Yard 7500 TEH WILLOW SPRINGS RD 7500 TEH WILLOW SPRINGS RD Rosamond CA 93560	KERN AST

Facility ID: FA0004306
Cers ID: 10157725

Mailing Address: PO Box 81498 ***Mailing States:*** CA
Mailing Address 2: ***Mailing Zip:*** 93380-1498
Mailing City: Bakersfield

Kern County - AST Details

Billing Status: Active, billable ***Desig Employee:*** BLAIR
Current Inspection Dt: 2/1/2020 ***HMIRRP Due Date:*** 2/28/2014
Program Element Code: CD05
Program Element: CONDITIONALLY EXEMPT FROM APSA

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
24	2 of 4	ENE	0.25 / 1,310.58	2,404.13 / -24	Grimmway Enterprises Inc.- Willow Springs Yard 7500 TEH WILLOW SPRINGS RD ROSAMOND CA 93560	CERS TANK

Site ID: 394186
Latitude: 34.928700
Longitude: -118.288600

Regulated Programs

EI Description: Aboveground Petroleum Storage
EI ID: 10157725

EI Description: Hazardous Waste Generator
EI ID: 10157725

EI Description: Chemical Storage Facilities
EI ID: 10157725

Evaluations

Eval Date: 06/04/2014
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Kern County Env Health Services Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Eval Date: 06/04/2014
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Kern County Env Health Services Department
Eval Program: HW
Eval Source: CERS
Eval Notes:

Eval Date: 03/08/2017
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Kern County Env Health Services Department
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Eval Date: 03/08/2017
Violations Found: No

Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Kern County Env Health Services Department
Eval Program: HW
Eval Source: CERS
Eval Notes:

Eval Date: 03/08/2017
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Kern County Env Health Services Department
Eval Program: APSA
Eval Source: CERS
Eval Notes:

Eval Date: 06/04/2014
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Kern County Env Health Services Department
Eval Program: APSA
Eval Source: CERS
Eval Notes:

Affiliations

Affil Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title:
Address: PO Box 81498
City: Bakersfield
State: CA
Country:
Zip Code: 93380-1498
Phone:

Affil Type Desc: CUPA District
Entity Name: Kern County Environmental Health Services Departme
Entity Title:
Address: 2700 M Street, Suite 300
City: Bakersfield
State: CA
Country:
Zip Code: 93301-2370
Phone: (661) 862-8740

Affil Type Desc: Legal Owner
Entity Name: GRIMMWAY ENTERPRISES INC.
Entity Title:
Address: PO Box 81498
City: Bakersfield
State: CA
Country: United States
Zip Code: 93380-1498
Phone: (661) 854-6212

Affil Type Desc: Document Preparer
Entity Name: Mark Marlett
Entity Title:
Address:
City:
State:
Country:
Zip Code:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Phone:

Affil Type Desc: Environmental Contact
Entity Name: ROBERT WEGIS
Entity Title:
Address: PO Box 81498
City: Bakersfield
State: CA
Country:
Zip Code: 93380-1498
Phone:

Affil Type Desc: Parent Corporation
Entity Name: Grimmway Enterprise Inc.
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Operator
Entity Name: GRIMMWAY ENTERPRISES INC.
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone: (661) 363-4732

Affil Type Desc: Identification Signer
Entity Name: Robert Wegis
Entity Title: Regulatory Compliance Manager
Address:
City:
State:
Country:
Zip Code:
Phone:

24	3 of 4	ENE	0.25 / 1,310.58	2,404.13 / -24	**Grimmway Enterprises Inc.- Willow Springs Yard 7500 TEH WILLOW SPRINGS RD 7500 TEH WILLOW SPRINGS RD Rosamond CA**	KERN CUPA

Facility ID: FA0004306
Mailing Address: PO Box 81498
Mailing Address 2:
Mailing City: Bakersfield
CERS ID: 10157725
Mailing State: CA
Mailing Zip: 93380-1498

Detail(s)

Billing Status: Active, billable
Current Inspection Dt: 2/1/2020
HMIRRP Due Date: 2/28/2014
Report Source: CUPA - Hazardous Material Business Plan (HMBP) Inventory
Prog Element Code: CB3T
Program Element: BUS PLAN LARGE LOW RISK 1 UNIT
Employee: BLAIR

24	4 of 4	ENE	0.25 / 1,310.58	2,404.13 / -24	**GRIMMWAY ENTERPRISES INC 7500 WILLOW SPRINGS RD ROSAMOND CA 93560**	RCRA NON GEN

EPA Handler ID: CAL000258195
Gen Status Universe: No Report

Contact Name:	ROBERT WEGIS
Contact Address:	PO BOX 81498 , , BAKERSFIELD , CA, 93380 ,
Contact Phone No and Ext:	661-363-4732
Contact Email:	RWEGIS@GRIMMWAY.COM
Contact Country:	
County Name:	KERN
EPA Region:	09
Land Type:	
Receive Date:	20020823

Violation/Evaluation Summary

Note:	NO RECORDS: As of June 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	Yes
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20020823
Handler Name:	GRIMMWAY ENTERPRISES INC
Generator Status Universe:	No Report
Source Type:	Implementer

Owner/Operator Details

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	PO BOX 81498
Name:	ROBERT WEGIS	**Street 2:**	
Date Became Current:		**City:**	BAKERSFIELD
Date Ended Current:		**State:**	CA
Phone:	661-363-4732	**Country:**	
Source Type:	Implementer	**Zip Code:**	93380
Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	PO BOX 81498
Name:	GRIMMWAY ENTERPRISES INC	**Street 2:**	
Date Became Current:		**City:**	BAKERSFIELD
Date Ended Current:		**State:**	CA
Phone:	661-363-4732	**Country:**	
Source Type:	Implementer	**Zip Code:**	93380-1498

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
25	1 of 1	NNE	0.25 / 1,313.63	2,411.14 / -17	WILLOW SPRINGS INTERNATIONAL R 75TH STREET WEST AND ROSAMOND	HHSS

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
					ROSAMOND CA 93560	

County:
Pdf File Url: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/000274f4.pdf

---

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
26	1 of 1	SSE	0.50 / 2,630.08	2,413.19 / -15	75th St East & Little Rock Disposal Site 75th Street And Avenue `u` Lancaster CA	SWF/LF

SWIS No: 19-AA-0070
Permit Status:
Operator Phone:
Operator Addr 1:
Operator Addr 2:
Operator City:
Operator State:
Operator Zip:
Operator:
Land Use Name: Residential,Recreational
File Description: SWIS Data File - Includes basic information on each facility in the database; SWIS GIS Data File is designed for inclusion into GIS software as a data table - Includes basic information on each facility in the database

Last Updated on: 7/26/2004
Permit Date:
County: Los Angeles
Latitude: 34.7466
Longitude: -118.40932
GIS Source: External
Latitude (GIS): 34.746600000000001
Longitude (GIS): -118.40931999999999

Owner Information (GIS)

Site ID: 1397
Unit ID: 1425
Owner:
Enfor Agent: County of Los Angeles
County ID: 19
Zip: 93543

Unit Information

Unit No: 01
WDR No:
Regulatory Status: Unpermitted
Operational Status: Clean Closed
Inspect Frequency: None
Category: Disposal
Closure Date:
Closure Type:
Activity: Solid Waste Disposal Site
Program Type:
Accepted Waste:

Throughput:
Throughput Units:
Capacity:
Capacity Units:
Acreage: 0
Disposal Acreage: 0
Remaining Capacity:
Last Updated on: 10/21/2003

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
27	1 of 1	ENE	0.93 / 4,919.43	2,377.46 / -51	PALMER CONSTRUCTION 2129 NORTH 60TH STREET ROSAMOND CA 95360	ENVIROSTOR

Estor/EPA ID: 15750005
Site Code:
Nat Priority List: NO
Acres: 0 ACRES
Special Program:
Funding:
Assembly District: 36
Senate District: 16
School District:
APN: NONE SPECIFIED
Cleanup Status: NO FURTHER ACTION AS OF 4/30/1992
Cleanup Oversight Agencies: NONE SPECIFIED
Site Type: * HISTORICAL

Permit Renewal Lead:
Project Manager:
Supervisor: KEVIN SHADDY
Public Partici Spclst:
Census Tract: 6029005506
County: KERN
Latitude: 34.851141
Longitude: -118.239126

Office: CLEANUP SAN JOAQUIN
Past Use that Caused Contam: NONE
Potential Media Affected: SOIL
Potential Contamin of Concern:

LEAD

Site History:

Status: NO FURTHER ACTION
Program Type: HISTORICAL
CalEnviroScreen Score: 56-60%
Summary Link: http://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=15750005

Completed Activities

Title: Site Screening
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=15750005&doc_id=5015240
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Site Screening
Date Completed: 4/30/1992
Comments: Site screening completed April 30, 1992. Site contaminated with lead and hydrocarbon solvents. Site cleaned up by Penzoil under S&E oversight. Sept. 9, 1991, 50 cubic yards of soil removed. Confirmation samples below 50 ppm TPH.

Unplottable Summary

Total: 29 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID
CDL		AVENUE K, BETWEEN 80TH STREET EAST AND 86TH STREET EAST	LANCASTER CA	93535	820121106
CERS HAZ	Solar Star 1 (Los Angeles County side)	14900 WEST AVENUE A	LANCASTER CA	93536	864896786
CERS HAZ	Gaskell West 1 Solar	23555 GASKELL RD	ROSAMOND CA	93536	867425893
EMISSIONS	RE GARLAND A, LLC	21504 GASKELL ROAD	ROSAMOND CA	93560	875704274
EMISSIONS	RE GARLAND, LLC	21504 GASKELL ROAD	ROSAMOND CA	93560	875707504
EMISSIONS	RE GASKELL WEST 1, LLC	23555 GASKELL ROAD	ROSAMOND CA	93560	875705878
EMISSIONS	ROSAMOND SOLAR PROJECT-PHASE 3	38874 HOLIDAY AVENUE	ROSAMOND CA	93560	875707682
EMISSIONS	CALANDRI/SONRISE FARMS, LP	43511 N. 70TH STREET EAST	LANCASTER CA	93535	875704643
FINDS/FRS	ROSAMOND SOLAR PROJECT-PHASE 3	38874 HOLIDAY AVENUE	ROSAMOND CA	93560	875665286
FINDS/FRS	RODEO SOLAR C2	45707 90TH ST WEST	LANCASTER CA	93536	874921504
FINDS/FRS	ANTELOPE DSR 1	42656 90TH ST WEST	LANCASTER CA	93534	874920895
FINDS/FRS	RE GASKELL WEST 4	23555 GASKELL ROAD	ROSAMOND CA	93560	874852219

	LLC				
FINDS/FRS	RE GASKELL WEST 3 LLC	23555 GASKELL ROAD	ROSAMOND CA	93560	874851930
FINDS/FRS	RE GASKELL WEST 2 LLC	23555 GASKELL ROAD	ROSAMOND CA	93560	874851929
FINDS/FRS	RE GASKELL WEST 1, LLC	23555 GASKELL ROAD	ROSAMOND CA	93560	874851928
FINDS/FRS	CALANDRI/SONRISE FARMS, LP	65TH STREET AND BOBTAIL AVE	ROSAMOND CA	93560	825659227
FINDS/FRS	RE GASKELL WEST 5 LLC	23555 GASKELL ROAD	ROSAMOND CA	93560	874852220
FINDS/FRS	SOARING VISTA RANCH COMPOSTING	AVE A 140 ST W.	LANCASTER CA	93534	840179899
FINDS/FRS	ERIC'S PLACE	48406 90TH ST EAST	LANCASTER CA	93535	840075235
FINDS/FRS	SOLAR STAR 1 (LOS ANGELES COUNTY SIDE)	14900 WEST AVENUE A	LANCASTER CA	93536	840026149
HAZNET	SOUTHERN CALIFORNIA EDISON	CORNER OF 90TH ST E & AVE E	LANCASTER CA	935350000	826540653
HAZNET	SOUTHERN CALIFORNIA EDISON	CORNER OF 90TH ST E & AVE J	LANCASTER CA	935350000	826274276
HAZNET	DENNIS MCCOY & SONS INC	42400 70TH ST WEST-J163	LANCASTER CA	93536	826717048
HAZNET	JOHN CALAMDRI FARMS	GASKELL RD	ROSAMOND CA	93560	826843151
HHSS	ARMANDO IARUSSI	R 1 BOX 300 HOLIDAY	ROSAMOND CA	93568	822950171

HHSS	GEORGE K YAMAMOTO	7015 S. WILLOW AVENUE	NONE CA	93725	822960274
HIST CHMIRS		AVE. A	ROSAMOND CA		826018757
LA SML	SOLAR STAR CALIFORNIA XIX, LLC	000 W AVENUE A	LANCASTER CA	93536	820047933
WASTE DISCHG	SOARING VISTA RANCH COMPOSTING	AVE A 140 ST W.	LANCASTER CA		866880672

Unplottable Report

Site:
AVENUE K, BETWEEN 80TH STREET EAST AND 86TH STREET EAST LANCASTER CA 93535 CDL

Clue:	2008-03-027
Date:	3/22/2008
County:	LOS ANGELES
Lab Type:	M
Lab Type Description:	Mobile Lab - location where illegal drug lab equipment and materials were found in a vehicle or other mode of transport.

Site: ***Solar Star 1 (Los Angeles County side)***
14900 WEST AVENUE A LANCASTER CA 93536 CERS HAZ

Site ID:	68822
Latitude:	34.819200
Longitude:	-118.406200

Regulated Programs

EI Description:	Chemical Storage Facilities	***EI ID:***	10511059

Evaluations

Eval Date:	12/18/2017
Violations Found:	No
Eval General Type:	Compliance Evaluation Inspection
Eval Type:	Routine done by local agency
Eval Division:	Los Angeles County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS
Eval Notes:	

Joe Bannon, Manager of Project Administration No violations observed at time of inspection.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Affiliations

Affil Type Desc:	Parent Corporation
Entity Name:	Solar Star California XIX, LLC
Entity Title:	
Address:	
City:	
State:	
Country:	
Zip Code:	
Phone:	

Affil Type Desc:	Identification Signer
Entity Name:	Bob Johnston
Entity Title:	Manager
Address:	
City:	
State:	
Country:	
Zip Code:	
Phone:	

Affil Type Desc: Legal Owner
Entity Name: Solar Star California XIX, LLC
Entity Title:
Address: 15637 Avenue A
City: Rosamond
State: CA
Country: United States
Zip Code: 93560
Phone: (661) 749-0931

Affil Type Desc: Document Preparer
Entity Name: Bob Johnston
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Property Owner
Entity Name: Solar Star California XIX, LLC
Entity Title:
Address: 15247 Avenue A
City: Rosamond
State: CA
Country: United States
Zip Code: 93560
Phone: (661) 749-0931

Affil Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title:
Address: 15247 Avenue A
City: Rosamond
State: CA
Country:
Zip Code: 93560
Phone:

Affil Type Desc: Environmental Contact
Entity Name: Wendy Greene
Entity Title:
Address: 15247 Avenue A
City: Rosamond
State: CA
Country:
Zip Code: 93560
Phone:

Affil Type Desc: Operator
Entity Name: SunPower Corporation
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone: (661) 256-2246

Affil Type Desc: CUPA District
Entity Name: Los Angeles County Fire
Entity Title:
Address: 5825 Rickenbacker Road
City: Commerce
State: CA
Country:
Zip Code: 90040-3027
Phone: (323) 890-4045

Site: ***Gaskell West 1 Solar***
23555 GASKELL RD ROSAMOND CA 93536

CERS HAZ

Site ID: 436057
Latitude: 34.834080
Longitude: -118.546910

Regulated Programs

EI Description: Chemical Storage Facilities ***EI ID:*** 10760059

Affiliations

Affil Type Desc: Parent Corporation
Entity Name: Gaskell West 1 Solar
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: CUPA District
Entity Name: Kern County Environmental Health Services Departme
Entity Title:
Address: 2700 M Street, Suite 300
City: Bakersfield
State: CA
Country:
Zip Code: 93301-2370
Phone: (661) 862-8740

Affil Type Desc: Legal Owner
Entity Name: Southern Power
Entity Title:
Address: 3535 Colonnade Parkway
City: Birmingham
State: AL
Country: United States
Zip Code: 35243
Phone: (205) 992-0049

Affil Type Desc: Document Preparer
Entity Name: Brittany Wilson
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title:
Address: 23555 Gaskell Road
City: Rosamond
State: CA
Country:
Zip Code: 93536
Phone:

Affil Type Desc: Environmental Contact
Entity Name: Ryan Nielsen
Entity Title:
Address: 350 W Washington St Suite 600
City: Tempe

State: AZ
Country:
Zip Code: 85281
Phone:

Affil Type Desc: Identification Signer
Entity Name: Brittany Wilson
Entity Title: Environmental Engineer
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Operator
Entity Name: RE Gaskell West 1, LLC
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone: (602) 663-4127

Site: ***RE GARLAND A, LLC***
21504 GASKELL ROAD ROSAMOND CA 93560

EMISSIONS

2017 Criteria Data

Facility ID: 5029
Facility SIC Code: 4911
CO: 15
Air Basin: MD
District: KER
COID: KER
DISN: EASTERN KERN APCD
CHAPIS:
CERR Code:
TOGT: .00290010741138560687432867883995703544575757
ROGT: .00027
COT: .0011
NOXT: .00187
SOXT: .00018
PMT: .0872086175590126122589193698778034058006
PM10T: .0501

2017 Toxic Data

Facility ID: 5029
Facility SIC Code: 4911
CO: 15
Air Basin: MD
District: KER
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:
COID: KER
DISN: EASTERN KERN APCD
CHAPIS:
CERR Code:

Site: ***RE GARLAND, LLC***
21504 GASKELL ROAD ROSAMOND CA 93560

EMISSIONS

2017 Criteria Data

Facility ID: 5010
Facility SIC Code: 4911
CO: 15
Air Basin: MD
District: KER
COID: KER
CERR Code:
TOGT: .0004296455424274973147153598281417830290001
ROGT: .00004
COT: .00035
NOXT: .00043
SOXT: .00018

DISN:	EASTERN KERN APCD	***PMT:***	.731807920694901114001079648623448005103 8
CHAPIS:		***PM10T:***	.4201

2017 Toxic Data

Facility ID:	5010	***COID:***	KER
Facility SIC Code:	4911	***DISN:***	EASTERN KERN APCD
CO:	15	***CHAPIS:***	
Air Basin:	MD	***CERR Code:***	
District:	KER		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

Site: ***RE GASKELL WEST 1, LLC***
23555 GASKELL ROAD ROSAMOND CA 93560

EMISSIONS

2017 Criteria Data

Facility ID:	5041	***CERR Code:***	
Facility SIC Code:	4911	***TOGT:***	
CO:	15	***ROGT:***	
Air Basin:	MD	***COT:***	
District:	KER	***NOXT:***	
COID:	KER	***SOXT:***	
DISN:	EASTERN KERN APCD	***PMT:***	.078397212543554006968641114982578397212 5
CHAPIS:		***PM10T:***	.045

2017 Toxic Data

Facility ID:	5041	***COID:***	KER
Facility SIC Code:	4911	***DISN:***	EASTERN KERN APCD
CO:	15	***CHAPIS:***	
Air Basin:	MD	***CERR Code:***	
District:	KER		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

Site: ***ROSAMOND SOLAR PROJECT-PHASE 3***
38874 HOLIDAY AVENUE ROSAMOND CA 93560

EMISSIONS

2017 Criteria Data

Facility ID:	5033	***CERR Code:***	
Facility SIC Code:	4911	***TOGT:***	.000739957716701902748414376321353065539112
CO:	15	***ROGT:***	.0007
Air Basin:	MD	***COT:***	.01289
District:	KER	***NOXT:***	.00975
COID:	KER	***SOXT:***	.00002
DISN:	EASTERN KERN APCD	***PMT:***	.00052
CHAPIS:		***PM10T:***	.00052

2017 Toxic Data

Facility ID:	5033	***COID:***	KER
Facility SIC Code:	4911	***DISN:***	EASTERN KERN APCD
CO:	15	***CHAPIS:***	

Air Basin:	MD	***CERR Code:***	
District:	KER		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

Site: ***CALANDRI/SONRISE FARMS, LP***
43511 N. 70TH STREET EAST LANCASTER CA 93535

EMISSIONS

2017 Criteria Data

Facility ID:	156902659	***CERR Code:***	
Facility SIC Code:	191	***TOGT:***	.0000675
CO:	19	***ROGT:***	.00005929875
Air Basin:	MD	***COT:***	.0001836
District:	AV	***NOXT:***	.0008442
COID:	LA	***SOXT:***	.0000128
DISN:	ANTELOPE VALLEY AQMD	***PMT:***	.000086
CHAPIS:		***PM10T:***	.000086

2017 Toxic Data

Facility ID:	156902659	***COID:***	LA
Facility SIC Code:	191	***DISN:***	ANTELOPE VALLEY AQMD
CO:	19	***CHAPIS:***	
Air Basin:	MD	***CERR Code:***	
District:	AV		
TS:	.02		
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

Site: ***ROSAMOND SOLAR PROJECT-PHASE 3***
38874 HOLIDAY AVENUE ROSAMOND CA 93560

FINDS/FRS

Registry ID:	110070521294
FIPS Code:	06029
HUC Code:	
Site Type Name:	STATIONARY
Location Description:	
Supplemental Location:	
Create Date:	04-MAR-2019 13:26:18
Update Date:	
Interest Types:	AIR EMISSIONS CLASSIFICATION UNKNOWN
SIC Codes:	
SIC Code Descriptions:	
NAICS Codes:	221114
NAICS Code Descriptions:	
Conveyor:	
Federal Facility Code:	
Federal Agency Name:	
Tribal Land Code:	
Tribal Land Name:	
Congressional Dist No.:	
Census Block Code:	
EPA Region Code:	09
County Name:	KERN
US/Mexico Border Ind:	
Latitude:	
Longitude:	
Reference Point:	
Coord Collection Method:	
Accuracy Value:	
Datum:	NAD83
Source:	

Facility Detail Rprt URL: http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110070521294
Program Acronyms:

EIS:18694911

Site: ***RODEO SOLAR C2***
45707 90TH ST WEST LANCASTER CA 93536

FINDS/FRS

Registry ID: 110070397851
FIPS Code:
HUC Code:
Site Type Name: STATIONARY
Location Description:
Supplemental Location:
Create Date: 26-DEC-2018 11:56:00
Update Date:
Interest Types: ELECTRIC GENERATOR
SIC Codes:
SIC Code Descriptions:
NAICS Codes:
NAICS Code Descriptions:
Conveyor:
Federal Facility Code:
Federal Agency Name:
Tribal Land Code:
Tribal Land Name:
Congressional Dist No.:
Census Block Code:
EPA Region Code: 09
County Name: LOS ANGELES
US/Mexico Border Ind:
Latitude: 34.713333
Longitude: -118.289444
Reference Point:
Coord Collection Method:
Accuracy Value:
Datum: NAD83
Source:
Facility Detail Rprt URL: http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110070397851
Program Acronyms:

EIA-860:58751, EIA-860:58752

Site: ***ANTELOPE DSR 1***
42656 90TH ST WEST LANCASTER CA 93534

FINDS/FRS

Registry ID: 110070395675
FIPS Code:
HUC Code:
Site Type Name: STATIONARY
Location Description:
Supplemental Location:
Create Date: 26-DEC-2018 11:47:53
Update Date:
Interest Types: ELECTRIC GENERATOR
SIC Codes:
SIC Code Descriptions:
NAICS Codes:
NAICS Code Descriptions:
Conveyor:
Federal Facility Code:
Federal Agency Name:
Tribal Land Code:
Tribal Land Name:
Congressional Dist No.:
Census Block Code:

EPA Region Code: 09
County Name: LOS ANGELES
US/Mexico Border Ind:
Latitude: 34.655556
Longitude: -118.280722
Reference Point:
Coord Collection Method:
Accuracy Value:
Datum: NAD83
Source:
Facility Detail Rprt URL: http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110070395675
Program Acronyms:

EIA-860:60186

Site: ***RE GASKELL WEST 4 LLC***
23555 GASKELL ROAD ROSAMOND CA 93560 FINDS/FRS

Registry ID: 110070396484
FIPS Code:
HUC Code:
Site Type Name: STATIONARY
Location Description:
Supplemental Location:
Create Date: 26-DEC-2018 11:51:02
Update Date:
Interest Types: ELECTRIC GENERATOR
SIC Codes:
SIC Code Descriptions:
NAICS Codes:
NAICS Code Descriptions:
Conveyor:
Federal Facility Code:
Federal Agency Name:
Tribal Land Code:
Tribal Land Name:
Congressional Dist No.:
Census Block Code:
EPA Region Code: 09
County Name: KERN
US/Mexico Border Ind:
Latitude: 34.827873
Longitude: -118.568178
Reference Point:
Coord Collection Method:
Accuracy Value:
Datum: NAD83
Source:
Facility Detail Rprt URL: http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110070396484
Program Acronyms:

EIA-860:61448

Site: ***RE GASKELL WEST 3 LLC***
23555 GASKELL ROAD ROSAMOND CA 93560 FINDS/FRS

Registry ID: 110070396483
FIPS Code:
HUC Code:
Site Type Name: STATIONARY
Location Description:
Supplemental Location:
Create Date: 26-DEC-2018 11:51:01
Update Date:
Interest Types: ELECTRIC GENERATOR
SIC Codes:

SIC Code Descriptions:
NAICS Codes:
NAICS Code Descriptions:
Conveyor:
Federal Facility Code:
Federal Agency Name:
Tribal Land Code:
Tribal Land Name:
Congressional Dist No.:
Census Block Code:
EPA Region Code: 09
County Name: KERN
US/Mexico Border Ind:
Latitude: 34.834944
Longitude: -118.551181
Reference Point:
Coord Collection Method:
Accuracy Value:
Datum: NAD83
Source:
Facility Detail Rprt URL: http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110070396483
Program Acronyms:

EIA-860:61447

Site: ***RE GASKELL WEST 2 LLC***
23555 GASKELL ROAD ROSAMOND CA 93560

FINDS/FRS

Registry ID: 110070396482
FIPS Code:
HUC Code:
Site Type Name: STATIONARY
Location Description:
Supplemental Location:
Create Date: 26-DEC-2018 11:51:01
Update Date:
Interest Types: ELECTRIC GENERATOR
SIC Codes:
SIC Code Descriptions:
NAICS Codes:
NAICS Code Descriptions:
Conveyor:
Federal Facility Code:
Federal Agency Name:
Tribal Land Code:
Tribal Land Name:
Congressional Dist No.:
Census Block Code:
EPA Region Code: 09
County Name: KERN
US/Mexico Border Ind:
Latitude: 34.834944
Longitude: -118.551181
Reference Point:
Coord Collection Method:
Accuracy Value:
Datum: NAD83
Source:
Facility Detail Rprt URL: http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110070396482
Program Acronyms:

EIA-860:61446

Site: ***RE GASKELL WEST 1, LLC***
23555 GASKELL ROAD ROSAMOND CA 93560

FINDS/FRS

Registry ID: 110070396481
FIPS Code: 06029
HUC Code:
Site Type Name: STATIONARY
Location Description:
Supplemental Location:
Create Date: 26-DEC-2018 11:51:00
Update Date:
Interest Types: AIR EMISSIONS CLASSIFICATION UNKNOWN, ELECTRIC GENERATOR
SIC Codes:
SIC Code Descriptions:
NAICS Codes: 221118
NAICS Code Descriptions:
Conveyor:
Federal Facility Code:
Federal Agency Name:
Tribal Land Code:
Tribal Land Name:
Congressional Dist No.:
Census Block Code:
EPA Region Code: 09
County Name: KERN
US/Mexico Border Ind:
Latitude: 34.832786
Longitude: -118.563578
Reference Point:
Coord Collection Method:
Accuracy Value:
Datum: NAD83
Source:
Facility Detail Rprt URL: http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110070396481
Program Acronyms:

EIA-860:61445, EIS:18138511

Site: ***CALANDRI/SONRISE FARMS, LP***
65TH STREET AND BOBTAIL AVE ROSAMOND CA 93560

FINDS/FRS

Registry ID: 110024891161
FIPS Code: 06029
HUC Code:
Site Type Name: STATIONARY
Location Description:
Supplemental Location:
Create Date: 27-JUN-2006 19:49:23
Update Date: 07-NOV-2011 13:37:53
Interest Types:
SIC Codes:
SIC Code Descriptions:
NAICS Codes:
NAICS Code Descriptions:
Conveyor:
Federal Facility Code:
Federal Agency Name:
Tribal Land Code:
Tribal Land Name:
Congressional Dist No.:
Census Block Code:
EPA Region Code: 09
County Name: KERN
US/Mexico Border Ind:
Latitude:
Longitude:
Reference Point:
Coord Collection Method:
Accuracy Value:
Datum: NAD83
Source:

Facility Detail Rprt URL: http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110024891161
Program Acronyms:

Site: ***RE GASKELL WEST 5 LLC***
23555 GASKELL ROAD ROSAMOND CA 93560

FINDS/FRS

Registry ID: 110070396485
FIPS Code:
HUC Code:
Site Type Name: STATIONARY
Location Description:
Supplemental Location:
Create Date: 26-DEC-2018 11:51:02
Update Date:
Interest Types: ELECTRIC GENERATOR
SIC Codes:
SIC Code Descriptions:
NAICS Codes:
NAICS Code Descriptions:
Conveyor:
Federal Facility Code:
Federal Agency Name:
Tribal Land Code:
Tribal Land Name:
Congressional Dist No.:
Census Block Code:
EPA Region Code: 09
County Name: KERN
US/Mexico Border Ind:
Latitude: 34.834944
Longitude: -118.551181
Reference Point:
Coord Collection Method:
Accuracy Value:
Datum: NAD83
Source:
Facility Detail Rprt URL: http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110070396485
Program Acronyms:

EIA-860:61449

Site: ***SOARING VISTA RANCH COMPOSTING***
AVE A 140 ST W. LANCASTER CA 93534

FINDS/FRS

Registry ID: 110065565686
FIPS Code:
HUC Code:
Site Type Name: STATIONARY
Location Description:
Supplemental Location:
Create Date: 13-OCT-2015 11:44:10
Update Date:
Interest Types: STATE MASTER
SIC Codes: 2875
SIC Code Descriptions: FERTILIZERS, MIXING ONLY
NAICS Codes:
NAICS Code Descriptions:
Conveyor:
Federal Facility Code:
Federal Agency Name:
Tribal Land Code:
Tribal Land Name:
Congressional Dist No.:
Census Block Code:
EPA Region Code: 09
County Name: LOS ANGELES COUNTY

US/Mexico Border Ind:
Latitude:
Longitude:
Reference Point:
Coord Collection Method:
Accuracy Value:
Datum: NAD83
Source:
Facility Detail Rprt URL: http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110065565686
Program Acronyms:

CA-ENVIROVIEW:347648

Site: ***ERIC'S PLACE***
48406 90TH ST EAST LANCASTER CA 93535

FINDS/FRS

Registry ID: 110065408259
FIPS Code:
HUC Code:
Site Type Name: STATIONARY
Location Description:
Supplemental Location:
Create Date: 13-OCT-2015 08:33:02
Update Date:
Interest Types: STATE MASTER
SIC Codes:
SIC Code Descriptions:
NAICS Codes:
NAICS Code Descriptions:
Conveyor:
Federal Facility Code:
Federal Agency Name:
Tribal Land Code:
Tribal Land Name:
Congressional Dist No.:
Census Block Code:
EPA Region Code: 09
County Name: LOS ANGELES
US/Mexico Border Ind:
Latitude: 34.76414
Longitude: -117.96935
Reference Point:
Coord Collection Method:
Accuracy Value:
Datum: NAD83
Source:
Facility Detail Rprt URL: http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110065408259
Program Acronyms:

CA-ENVIROVIEW:252933

Site: ***SOLAR STAR 1 (LOS ANGELES COUNTY SIDE)***
14900 WEST AVENUE A LANCASTER CA 93536

FINDS/FRS

Registry ID: 110065178408
FIPS Code:
HUC Code:
Site Type Name: STATIONARY
Location Description:
Supplemental Location:
Create Date: 10-OCT-2015 09:45:44
Update Date:
Interest Types: STATE MASTER
SIC Codes: 4911
SIC Code Descriptions: ELECTRIC SERVICES
NAICS Codes: 221114

NAICS Code Descriptions:
Conveyor:
Federal Facility Code:
Federal Agency Name:
Tribal Land Code:
Tribal Land Name:
Congressional Dist No.:
Census Block Code:
EPA Region Code: 09
County Name: KERN
US/Mexico Border Ind:
Latitude: 34.8192
Longitude: -118.4062
Reference Point:
Coord Collection Method:
Accuracy Value:
Datum: NAD83
Source:
Facility Detail Rprt URL: http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110065178408
Program Acronyms:

CA-ENVIROVIEW:68822

Site: ***SOUTHERN CALIFORNIA EDISON***
CORNER OF 90TH ST E & AVE E LANCASTER CA 935350000

HAZNET

SIC Code:
NAICS Code:
EPA ID: CAC002370391
Create Date: 7/24/2001
Fac Act Ind: No
Inact Date: 9/10/2002
County Code: 19
County Name: Los Angeles
Mail Name:
Mailing Addr 1: PO BOX 800
Mailing Addr 2:
Owner Fax:

Mailing City: ROSEMEAD
Mailing State: CA
Mailing Zip: 917700000
Region Code: 3
Owner Name: SOUTHERN CALIFORNIA EDISON
Owner Addr 1: PO BOX 800
Owner Addr 2:
Owner City: ROSEMEAD
Owner State: CA
Owner Zip: 917700000
Owner Phone: 0000000000

Contact Information
-- --
Contact Name: STEVE BLAYLOCK
Street Address 1: PO BOX 800
Street Address 2:
City: ROSEMEAD
State: CA
Zip: 917700000
Phone: 6612941525
-- --
-- --
Tanner Information
-- --
Generator EPA ID: CAC002370391
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: UTD981552177
TSD County Code: 99
TSD County: Unknown
State Waste Code: 261
State Waste Code Desc.: Polychlorinated biphenyls and material containing PCBs
Method Code: T03
Method Description: Treatment, incineration
Tons: 14.595
Year: 2001
-- --

Site: ***SOUTHERN CALIFORNIA EDISON***

HAZNET

CORNER OF 90TH ST E & AVE J LANCASTER CA 935350000

SIC Code:		***Mailing City:***	ROSEMEAD
NAICS Code:		***Mailing State:***	CA
EPA ID:	CAC002370383	***Mailing Zip:***	917700000
Create Date:	7/24/2001	***Region Code:***	3
Fac Act Ind:	No	***Owner Name:***	SOUTHERN CALIFORNIA EDISON
Inact Date:	9/10/2002	***Owner Addr 1:***	PO BOX 800
County Code:	19	***Owner Addr 2:***	
County Name:	Los Angeles	***Owner City:***	ROSEMEAD
Mail Name:		***Owner State:***	CA
Mailing Addr 1:	PO BOX 800	***Owner Zip:***	917700000
Mailing Addr 2:		***Owner Phone:***	0000000000
Owner Fax:			

Contact Information

--	--
Contact Name:	STEVE BLAYLOCK
Street Address 1:	PO BOX 800
Street Address 2:	
City:	ROSEMEAD
State:	CA
Zip:	917700000
Phone:	6612941525
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Tanner Information

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Generator EPA ID:	CAC002370383
Generator County Code:	19
Generator County:	Los Angeles
TSD EPA ID:	UTD981552177
TSD County Code:	99
TSD County:	Unknown
State Waste Code:	261
State Waste Code Desc.:	Polychlorinated biphenyls and material containing PCBs
Method Code:	T03
Method Description:	Treatment, incineration
Tons:	7.089
Year:	2001
--	--

Site: ***DENNIS MCCOY & SONS INC***
42400 70TH ST WEST-J163 LANCASTER CA 93536

HAZNET

SIC Code:		***Mailing City:***	WESTLAKE
NAICS Code:		***Mailing State:***	CA
EPA ID:	CAC002594308	***Mailing Zip:***	91361
Create Date:	8/18/2005	***Region Code:***	3
Fac Act Ind:	No	***Owner Name:***	DENNIS MCCOY & SONS INC
Inact Date:	2/15/2006	***Owner Addr 1:***	2820 TOWNSGATE RD STE 206
County Code:	19	***Owner Addr 2:***	
County Name:	Los Angeles	***Owner City:***	WESTLAKE
Mail Name:		***Owner State:***	CA
Mailing Addr 1:	2820 TOWNSGATE RD STE 206	***Owner Zip:***	91361
Mailing Addr 2:		***Owner Phone:***	8054490065
Owner Fax:			

Contact Information

--	--
Contact Name:	ERIC O'CONNOR
Street Address 1:	2820 TOWNSGATE RD STE 206
Street Address 2:	
City:	WESTLAKE
State:	CA
Zip:	91361
Phone:	8054490065
--	--

Site: ***JOHN CALAMDRI FARMS***
GASKELL RD ROSAMOND CA 93560

HAZNET

SIC Code:	0119	***Mailing City:***	PALMDALE
NAICS Code:	11115	***Mailing State:***	CA
EPA ID:	CAL000262760	***Mailing Zip:***	935510000
Create Date:	11/25/2002 8:19:21 AM	***Region Code:***	1
Fac Act Ind:	No	***Owner Name:***	JOHN CALANDRI
Inact Date:	6/30/2011	***Owner Addr 1:***	6135 W AVENUE M-8
County Code:	15	***Owner Addr 2:***	
County Name:	Kern	***Owner City:***	PALMDALE
Mail Name:		***Owner State:***	CA
Mailing Addr 1:	6135 W AVENUE M-8	***Owner Zip:***	935510000
Mailing Addr 2:		***Owner Phone:***	6619450616
Owner Fax:	0000000000		

Contact Information

--	--
Contact Name:	JOHN CALANDRI
Street Address 1:	6135 W AVENUE M-8
Street Address 2:	
City:	PALMDALE
State:	CA
Zip:	935510000
Phone:	6619450616
--	--

Site: ***ARMANDO IARUSSI***
R 1 BOX 300 HOLIDAY ROSAMOND CA 93568

HHSS

County:	
Pdf File Url:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00024412.pdf

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Site: ***GEORGE K YAMAMOTO***
7015 S. WILLOW AVENUE NONE CA 93725

HHSS

County:	
Pdf File Url:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00024242.pdf

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Site:
AVE. A ROSAMOND CA

HIST CHMIRS

OES Control NO:	9990432	***Incident Date:***	11/27/1988
Release Factors:	Intentional Act	***Date Reported:***	11/28/1988
Release Text:		***Fatalities:***	
Equipm Involved:	No Equip Involved	***Other Injury:***	
Action Taken Text:		***Other Decon:***	
Chemicals:	ACETONE	***Other Fatal:***	
Case Number:		***Vehicle:***	
HazMat Other:	HEALTH DEP	***State:***	
HM Injury:		***CA DOT PUC ICC:***	
Decon:		***Company Name:***	
Agency Name:	KERN CEH	***County:***	KERN
HazMat Pers:	Other		
Action Taken:	Remove Hazard (Neutralize)		
More than three involved?:	2		

Site: ***SOLAR STAR CALIFORNIA XIX, LLC***
000 W AVENUE A LANCASTER CA 93536

LA SML

Site ID:	SD0000512
Case ID:	RO0001512
Status:	

Site: ***SOARING VISTA RANCH COMPOSTING***
AVE A 140 ST W. LANCASTER CA

WASTE DISCHG

County:	LOS ANGELES	***Global ID:***	WDR100034982
Site Facility Type:	* WDR SITE	***Facility ID:***	
Status:	HISTORICAL - WDR	***Site Code:***	
Note:	Information related to facilities can be searched on Geo Tracker Website: https://geotracker.waterboards.ca.gov/search		

WDR Cleanup Sites from GeoTracker Search - Facilities (as of Apr 30, 2019)

Site Facility Name:	SOARING VISTA RANCH COMPOSTING	***WDR Place Type:***	Facility
Site Facility Type:	* WDR SITE	***Wdr File No:***	
Cleanup Status:	HISTORICAL - WDR	***Wdr Order No:***	93-015
Cleanup Stat Detail:		***File Location:***	
Potential COC:		***Address/Partial Add:***	AVE A 140 ST W.
Site History:	No site history available	***City:***	LANCASTER
CUF Claimno No:		***Zip:***	
CUF Amount Paid:		***County:***	LOS ANGELES
Groundwater Monitoring Freque:			
Composting Method:			
Facility Type:			
Potential Media of Concern:			
User Defined Beneficial Use:			
Designated Beneficial Use:	NONE		
Post Closure Site Management:			
Future Land Use Reported:			
CUF Priority Assigned:			
Project Status:	HISTORICAL - WDR AS OF 3/11/1993		
DWR GW Sub Basin:			
Calwater Watershed:			
Cleanup Oversight Agencies:			
Project Oversight Agencies:	LAHONTAN RWQCB (REGION 6V) (LEAD)		
Report Link:	http://geotracker.waterboards.ca.gov/profile_report?global_id=WDR100034982		
Cleanup History Link:	http://geotracker.waterboards.ca.gov/profile_report_include?global_id=WDR100034982&tabname=regulatoryhistory		

WDR Cleanup Sites from GeoTracker Search - Cleanup Status History (as of Apr 30, 2019)

Status:	Open - Case Begin Date
Date :	3/11/1993
Status:	Historical - WDR
Date :	3/11/1993

Appendix: Database Descriptions

Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. ERIS updates databases as set out in ASTM Standard E1527-13, Section 8.1.8 Sources of Standard Source Information:

"Government information from nongovernmental sources may be considered current if the source updates the information at least every 90 days, or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public."

Standard Environmental Record Sources

Federal

National Priority List: NPL

National Priorities List (Superfund)-NPL: EPA's (United States Environmental Protection Agency) list of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. The NPL, which EPA is required to update at least once a year, is based primarily on the score a site receives from EPA's Hazard Ranking System. A site must be on the NPL to receive money from the Superfund Trust Fund for remedial action.

Government Publication Date: Jun 11, 2019

National Priority List - Proposed: PROPOSED NPL

Includes sites proposed (by the EPA, the state, or concerned citizens) for addition to the NPL due to contamination by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.

Government Publication Date: Jun 11, 2019

Deleted NPL: DELETED NPL

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Government Publication Date: Jun 11, 2019

SEMS List 8R Active Site Inventory: SEMS

The Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. This inventory contains active sites evaluated by the Superfund program that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The Active Site Inventory Report displays site and location information at active SEMS sites. An active site is one at which site assessment, removal, remedial, enforcement, cost recovery, or oversight activities are being planned or conducted.

Government Publication Date: Jun 11, 2019

SEMS List 8R Archive Sites: SEMS ARCHIVE

The Superfund Enterprise Management System (SEMS) Archived Site Inventory displays site and location information at sites archived from SEMS. An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time.

Government Publication Date: Jun 11, 2019

Inventory of Open Dumps, June 1985: ODI

The Resource Conservation and Recovery Act (RCRA) provides for publication of an inventory of open dumps. The Act defines "open dumps" as facilities which do not comply with EPA's "Criteria for Classification of Solid Waste Disposal Facilities and Practices" (40 CFR 257).

Government Publication Date: Jun 1985

Comprehensive Environmental Response, Compensation and Liability Information System - CERCLIS: CERCLIS

Superfund is a program administered by the United States Environmental Protection Agency (EPA) to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The EPA administers the Superfund program in cooperation with individual states and tribal governments; this database is made available by the EPA.

Government Publication Date: Oct 25, 2013

EPA Report on the Status of Open Dumps on Indian Lands: IODI

Public Law 103-399, The Indian Lands Open Dump Cleanup Act of 1994, enacted October 22, 1994, identified congressional concerns that solid waste open dump sites located on American Indian or Alaska Native (AI/AN) lands threaten the health and safety of residents of those lands and contiguous areas. The purpose of the Act is to identify the location of open dumps on Indian lands, assess the relative health and environment hazards posed by those sites, and provide financial and technical assistance to Indian tribal governments to close such dumps in compliance with Federal standards and regulations or standards promulgated by Indian Tribal governments or Alaska Native entities.

Government Publication Date: Dec 31, 1998

CERCLIS - No Further Remedial Action Planned: CERCLIS NFRAP

An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Government Publication Date: Oct 25, 2013

CERCLIS Liens: CERCLIS LIENS

A Federal Superfund lien exists at any property where EPA has incurred Superfund costs to address contamination ("Superfund site") and has provided notice of liability to the property owner. A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Jan 30, 2014

RCRA CORRACTS-Corrective Action: RCRA CORRACTS

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. At these sites, the Corrective Action Program ensures that cleanups occur. EPA and state regulators work with facilities and communities to design remedies based on the contamination, geology, and anticipated use unique to each site.

Government Publication Date: Jun 3, 2019

RCRA non-CORRACTS TSD Facilities: RCRA TSD

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. This database includes Non-Corrective Action sites listed as treatment, storage and/or disposal facilities of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

Government Publication Date: Jun 3, 2019

RCRA Generator List: RCRA LQG

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Large Quantity Generators (LQGs) generate 1,000 kilograms per month or more of hazardous waste or more than one kilogram per month of acutely hazardous waste.

Government Publication Date: Jun 3, 2019

RCRA Small Quantity Generators List: RCRA SQG

RCRA Info is the EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Small Quantity Generators (SQGs) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month.

Government Publication Date: Jun 3, 2019

RCRA Conditionally Exempt and Very Small Quantity Generators List: RCRA CESQG

RCRA Info is the EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Conditionally Exempt and Very Small Quantity Generators (VSQG and CESQG) generate 100 kilograms or less per month of hazardous waste, or one kilogram or less per month of acutely hazardous waste. Additionally, VSQG and CESQG may not accumulate more than 1,000 kilograms of hazardous waste at any time.

Government Publication Date: Jun 3, 2019

RCRA Non-Generators: RCRA NON GEN

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Non-Generators do not presently generate hazardous waste.

Government Publication Date: Jun 3, 2019

Federal Engineering Controls-ECs: FED ENG

Engineering controls (ECs) encompass a variety of engineered and constructed physical barriers (e.g., soil capping, sub-surface venting systems, mitigation barriers, fences) to contain and/or prevent exposure to contamination on a property. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Sep 20, 2018

Federal Institutional Controls- ICs: FED INST

Institutional controls are non-engineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Although it is EPA's (United States Environmental Protection Agency) expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable, ICs play an important role in site remedies because they reduce exposure to contamination by limiting land or resource use and guide human behavior at a site.

Government Publication Date: Sep 20, 2018

Emergency Response Notification System: ERNS 1982 TO 1986

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1982-1986

Emergency Response Notification System: ERNS 1987 TO 1989

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1987-1989

Emergency Response Notification System: ERNS

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Mar 21, 2019

The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database: FED BROWNFIELDS

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Jan 11, 2019

FEMA Underground Storage Tank Listing: FEMA UST

The Federal Emergency Management Agency (FEMA) of the Department of Homeland Security maintains a list of FEMA owned underground storage tanks.

Government Publication Date: Dec 31, 2017

Petroleum Refineries: REFN

List of petroleum refineries from the U.S. Energy Information Administration (EIA) Refinery Capacity Report. Includes operating and idle petroleum refineries (including new refineries under construction) and refineries shut down during the previous year located in the 50 States, the District of Columbia, Puerto Rico, the Virgin Islands, Guam, and other U.S. possessions. Survey locations adjusted using public data.

Government Publication Date: Jul 17, 2018

Petroleum Product and Crude Oil Rail Terminals: BULK TERMINAL

List of petroleum product and crude oil rail terminals made available by the U.S. Energy Information Administration (EIA). Includes operable bulk petroleum product terminals located in the 50 States and the District of Columbia with a total bulk shell storage capacity of 50,000 barrels or more, and/or the ability to receive volumes from tanker, barge, or pipeline; also rail terminals handling the loading and unloading of crude oil that were active between 2017 and 2018. Petroleum product terminals comes from the EIA-815 Bulk Terminal and Blender Report, which includes working, shell in operation, and shell idle for several major product groupings. Survey locations adjusted using public data.

Government Publication Date: Jan 18, 2019

LIEN on Property: SEMS LIEN

The EPA Superfund Enterprise Management System (SEMS) provides LIEN information on properties under the EPA Superfund Program.

Government Publication Date: Jun 11, 2019

Superfund Decision Documents: SUPERFUND ROD

This database contains a listing of decision documents for Superfund sites. Decision documents serve to provide the reasoning for the choice of (or) changes to a Superfund Site cleanup plan. The decision documents include Records of Decision (ROD), ROD Amendments, Explanations of Significant Differences (ESD), along with other associated memos and files. This information is maintained and made available by the US EPA (Environmental Protection Agency).

Government Publication Date: Aug 20, 2019

State

State Response Sites: RESPONSE

A list of identified confirmed release sites where the Department of Toxic Substances Control (DTSC) is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk. This database is state equivalent NPL.

Government Publication Date: Jun 14, 2019

EnviroStor Database: ENVIROSTOR

The EnviroStor Data Management System is made available by the Department of Toxic Substances Control (DTSC). Includes Corrective Action sites, Tiered Permit sites, Historical Sites and Evaluation/Investigation sites. This database is state equivalent CERCLIS.

Government Publication Date: Jun 14, 2019

Delisted State Response Sites: DELISTED ENVS

Sites removed from the list of State Response Sites made available by the EnviroStor Data Management System, Department of Toxic Substances Control (DTSC).

Government Publication Date: Jun 14, 2019

Solid Waste Information System (SWIS): SWF/LF

The Solid Waste Information System (SWIS) database made available by the Department of Resources Recycling and Recovery (CalRecycle) contains information on solid waste facilities, operations, and disposal sites throughout the State of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites.

Government Publication Date: Aug 19, 2019

EnviroStor Hazardous Waste Facilities: HWP

A list of hazardous waste facilities including permitted, post-closure and historical facilities found in the Department of Toxic Substances Control (DTSC) EnviroStor database.

Government Publication Date: Jun 14, 2019

Sites Listed in the Solid Waste Assessment Test (SWAT) Program Report: SWAT

In a 1993 Memorandum of Understanding, the State Water Resources Control Board (SWRCB) agreed to submit a comprehensive report on the Solid Waste Assessment Test (SWAT) Program to the California Integrated Waste Management Board (CIWMB). This report summarizes the work completed to date on the SWAT Program, and addresses both the impacts that leakage from solid waste disposal sites (SWDS) may have upon waters of the State and the actions taken to address such leakage.

Government Publication Date: Dec 31, 1995

Land Disposal Sites: LDS

Land Disposal Sites in GeoTracker, the State Water Resources Control Board (SWRCB)'s data management system. The Land Disposal program regulates of waste discharge to land for treatment, storage and disposal in waste management units. Waste management units include waste piles, surface impoundments, and landfills.

Government Publication Date: Jul 17, 2019

Leaking Underground Fuel Tank Reports: LUST

List of Leaking Underground Storage Tanks within the Cleanup Sites data in GeoTracker database. GeoTracker is the State Water Resources Control Board's (SWRCB) data management system for managing sites that impact groundwater, especially those that require groundwater cleanup (Underground Storage Tanks, Department of Defense and Site Cleanup Program) as well as permitted facilities such as operating Underground Storage Tanks. The Leak Prevention Program that overlooks LUST sites is the SWRCB in California's Environmental Protection Agency.

Government Publication Date: Jul 17, 2019

Delisted Leaking Storage Tanks: DELISTED LST

List of Leaking Underground Storage Tanks (LUST) cleanup sites removed from GeoTracker, the State Water Resources Control Board (SWRCB)'s database system, as well as sites removed from the SWRCB's list of UST Case closures.

Government Publication Date: Jul 17, 2019

Permitted Underground Storage Tank (UST) in GeoTracker: UST

List of Permitted Underground Storage Tank (UST) sites made available by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency (EPA).

Government Publication Date: Jul 17, 2019

Solid Waste Disposal Sites with Waste Constituents Above Hazardous Waste Levels: SWRCB SWF

This is a list of solid waste disposal sites identified by California State Water Resources Control Board with waste constituents above hazardous waste levels outside the waste management unit.

Government Publication Date: Sep 20, 2006

Proposed Closure of Underground Storage Tank Cases: UST CLOSURE

List of UST cases that are being considered for closure by either the California Environmental Protection Agency, State Water Resources Control Board or the Executive Director that have been posted for a 60-day public comment period.

Government Publication Date: Jun 17, 2019

Historical Hazardous Substance Storage Information Database: HHSS

The Historical Hazardous Substance Storage database contains information collected in the 1980s from facilities that stored hazardous substances. The information was originally collected on paper forms, was later transferred to microfiche, and recently indexed as a searchable database. When using this database, please be aware that it is based upon self-reported information submitted by facilities which has not been independently verified. It is unlikely that every facility responded to the survey and the database should not be expected to be a complete inventory of all facilities that were operating at that time. This database is maintained by the California State Water Resources Control Board's (SWRCB) Geotracker.

Government Publication Date: Aug 27, 2015

Aboveground Storage Tanks: AST

A statewide list from 2009 of aboveground storage tanks (ASTs) made available by the Cal FIRE Office of the State Fire Marshal (OSFM). This list is no longer maintained or updated by the Cal FIRE OSFM.

Government Publication Date: Aug 31, 2009

Delisted Storage Tanks: DELISTED TNK

This database contains a list of storage tank sites that were removed by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency (EPA) and the Cal FIRE Office of State Fire Marshal (OSFM).

Government Publication Date: Sep 11, 2019

California Environmental Reporting System (CERS) Tanks: CERS TANK

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs. The CalEPA oversees the statewide implementation of the Unified Program which applies regulatory standards to protect Californians from hazardous waste and materials.

Government Publication Date: Aug 19, 2019

Site Mitigation and Brownfields Reuse Program Facility Sites with Land Use Restrictions: LUR

The Department of Toxic Substances Control (DTSC) Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents land use restrictions that are active. Some sites have multiple land use restrictions.

Government Publication Date: Jun 14, 2019

Hazardous Waste Management Program Facility Sites with Deed / Land Use Restrictions: HLUR

The Department of Toxic Substances Control (DTSC) Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Government Publication Date: Apr 17, 2019

Deed Restrictions and Land Use Restrictions: DEED

List of Deed Restrictions, Land Use Restrictions and Covenants in GeoTracker made available by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency. A deed restriction (land use covenant) may be required to facilitate the remediation of past environmental contamination and to protect human health and the environment by reducing the risk of exposure to residual hazardous materials.

Government Publication Date: Jul 17, 2019

Voluntary Cleanup Program: VCP

List of sites in the Voluntary Cleanup Program made available by the Department of Toxic Substances and Control (DTSC). The Voluntary Cleanup Program was designed to respond to lower priority sites. Under the Voluntary Cleanup Program, DTSC enters site-specific agreements with project proponents for DTSC oversight of site assessment, investigation, and/or removal or remediation activities, and the project proponents agree to pay DTSC's reasonable costs for those services.

Government Publication Date: Jun 14, 2019

GeoTracker Cleanup Program Sites: CLEANUP SITES

A list of Cleanup Program sites in the state of California made available by The State Water Resources Control Board (SWRCB) of the California Environmental Protection Agency (EPA). SWRCB tracks leaking underground storage tank cleanups as well as other water board cleanups.

Government Publication Date: Jul 17, 2019

Delisted County Records: DELISTED COUNTY

Records removed from county or CUPA databases. Records may be removed from the county lists made available by the respective county departments because they are inactive, or because they have been deemed to be below reportable thresholds.

Government Publication Date: Sep 15, 2019

Delisted California Environmental Reporting System (CERS) Tanks: DELISTED CTNK

This database contains a list of Aboveground Petroleum Storage and Underground Storage Tank sites that were removed from in the California Environmental Protection Agency (CalEPA) Regulated Site Portal.

Government Publication Date: Aug 19, 2019

Historical Hazardous Substance Storage Container Information - Facility Summary: HIST TANK

The State Water Resources Control Board maintained the Hazardous Substance Storage Containers listing and inventory in th 1980s. This facility summary lists historic tank sites where the following container types were present: farm motor vehicle fuel tanks; waste tanks; sumps; pits, ponds, lagoons, and others; and all other product tanks. This set, published in May 1988, lists facility and owner information, as well as the number of containers. This data is historic and will not be updated.

Government Publication Date: May 27, 1988

Tribal

Leaking Underground Storage Tanks (LUSTs) on Indian Lands: INDIAN LUST

LUSTs on Tribal/Indian Lands in Region 9, which includes California.

Government Publication Date: Dec 31, 2017

Underground Storage Tanks (USTs) on Indian Lands: INDIAN UST

USTs on Tribal/Indian Lands in Region 9, which includes California.

Government Publication Date: Dec 31, 2017

Delisted Tribal Leaking Storage Tanks: DELISTED ILST

Leaking Underground Storage Tank facilities which have been removed from the Regional Tribal LUST lists made available by the EPA.

Government Publication Date: Oct 14, 2017

Delisted Tribal Underground Storage Tanks: DELISTED IUST

Underground Storage Tank facilities which have been removed from the Regional Tribal UST lists made available by the EPA.

Government Publication Date: Oct 14, 2017

County

Kern County - City of Bakersfield CUPA List: BKRSFIELD CUPA

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in the City of Bakersfield. This list is made available by the City of Bakersfield Fire Department.

Government Publication Date: Aug 22, 2019

Kern County - CUPA List: KERN CUPA

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in the County of Kern. This list is made available by Kern County Environmental Health Services Department which has been certified by CalEPA to implement the Unified program as a CUPA for Kern County.

Government Publication Date: Jul 25, 2019

Kern County - UST List: KERN UST

A list of active and inactive Underground Storage Tanks made available by the Environmental Health Division of Kern County, California.

Government Publication Date: Jul 25, 2019

Kern County - AST List: KERN AST

A list of aboveground storage tanks in the county of Kern. This list is made available by Kern County Public Health Services Department.

Government Publication Date: Jul 25, 2019

Los Angeles County - Burbank City CUPA List: BURBANK CUPA

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in the City of Burbank. This list is made available by the City of Burbank Fire Department.

Government Publication Date: Aug 21, 2019

Los Angeles County - El Segundo City Underground Storage Tanks List: UST ELSEGUNDO

List of registered Underground Storage Tanks (USTs) in the City of El Segundo of Los Angeles County, made available by El Segundo City Fire Department.

Government Publication Date: Jan 17, 2017

Los Angeles County - Santa Fe Springs Underground Storage Tank: UST SANTAFESP

A list of registered active Underground Storage Tanks (USTs) in the City of Santa Fe Springs. This list is made available by Santa Fe Springs Department of Fire-Rescue.

Government Publication Date: Jun 17, 2019

Los Angeles County - Santa Monica City Aboveground Storage Tank List: SANTAMON AST

List of registered Aboveground Storage Tanks (ASTs) made available by the Santa Monica Fire Department in the City of Santa Monica of Los Angeles County, California.

Government Publication Date: Jul 19, 2019

Los Angeles County - Santa Monica City CUPA Facilities List: SANTAMON CUPA

The Santa Monica Fire Department's office maintains a list of CUPA Facilities located in Santa Monica city.

Government Publication Date: Jul 19, 2019

Los Angeles County - Santa Monica City Underground Storage Tank List: UST SANTA MONICA

A list of registered active Underground Storage Tanks (USTs) in the City of Santa Monica made available by Santa Monica Fire Prevention Division.

Government Publication Date: Jul 25, 2019

Los Angeles County - Torrance City Underground Storage Tanks: UST TORRANCE

A list of registered Underground Storage Tank (UST) sites in Torrance City of Los Angeles County. This list is made available by Torrance City Office of Clerk.

Government Publication Date: Jun 27, 2019

Los Angeles County - Vernon City CUPA List: VERNON CUPA

The Vernon City Fire Department's office maintains a list of CUPA Facilities located in Vernon city.

Government Publication Date: Jul 23, 2019

Los Angeles County - Vernon City UST List: UST VERNON

A list of Underground Storage Tanks (UST) in Vernon City provided by the Vernon City Fire Department.

Government Publication Date: Jul 23, 2019

Los Angeles County - HMS List: LA HMS

List of sites in the Los Angeles County Department of Public Works Hazardous Materials System (HMS) Database which have or have had permits for Industrial Waste, Underground Storage Tanks, or Stormwater in the county of Los Angeles.

Government Publication Date: Jul 9, 2019

Los Angeles County - Long Beach UST List: UST LONGB

List of registered Underground Storage Tanks (USTs) in the City of Long Beach, Los Angeles County, made available by the Long Beach Certified Unified Program Agency (CUPA). The Long Beach CUPA operates under oversight shared by the Long Beach Fire Department and Health Department.

Government Publication Date: Jul 9, 2018

Los Angeles County - Solid Waste Sites: LA SWF

List of permitted solid waste facilities, closed landfills, historical dumpsites and other solid waste sites in Los Angeles County, made available by the Department of Public Works in Los Angeles County.

Government Publication Date: Aug 19, 2019

Los Angeles County - City of Los Angeles UST List: UST LA CITY

A list of active and inactive underground storage tank facilities made available by the Los Angeles Fire Department CUPA.

Government Publication Date: Jun 1, 2019

Los Angeles County - City of Los Angeles AST List: AST LA CITY

A list of active and inactive above ground petroleum storage tanks made available by the Los Angeles Fire Department CUPA.

Government Publication Date: Jun 1, 2019

Los Angeles County - City of Los Angeles Hazardous Materials Facilities: LA CITY HAZMAT

A list of active and inactive hazardous materials facilities made available by the Los Angeles Fire Department CUPA.

Government Publication Date: Jun 1, 2019

Additional Environmental Record Sources

Federal

PFOA/PFOS Contaminated Sites: PFAS NPL

List of sites where PFOA or PFOS contaminants have been found in drinking water or soil. Made available by the Federal Environmental Protection Agency (EPA).

Government Publication Date: Nov 15, 2018

Facility Registry Service/Facility Index: FINDS/FRS

The US Environmental Protection Agency (EPA)'s Facility Registry System (FRS) is a centrally managed database that identifies facilities, sites or places subject to environmental regulations or of environmental interest. FRS creates high-quality, accurate, and authoritative facility identification records through rigorous verification and management procedures that incorporate information from program national systems, state master facility records, data collected from EPA's Central Data Exchange registrations and data management personnel.

Government Publication Date: Apr 23, 2019

Toxics Release Inventory (TRI) Program: TRIS

The EPA's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of over 650 toxic chemicals from thousands of U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment. One of TRI's primary purposes is to inform communities about toxic chemical releases to the environment.

Government Publication Date: Dec 31, 2017

Perfluorinated Alkyl Substances (PFAS) Releases: PFAS TRI

List of Toxics Release Inventory (TRI) facilities at which the reported chemical is a Per- or polyfluorinated alkyl substance (PFAS) included in the Environmental Protection Agency (EPA)'s consolidated PFAS Master List of PFAS Substances. The EPA's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of over 650 toxic chemicals from thousands of U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment.

Government Publication Date: Dec 31, 2017

Hazardous Materials Information Reporting System: HMIRS

US DOT - Department of Transportation Pipeline and Hazardous Materials Safety Administration (PHMSA) Incidents Reports Database taken from Hazmat Intelligence Portal, U.S. Department of Transportation.

Government Publication Date: Jan 8, 2019

National Clandestine Drug Labs: NCDL

The U.S. Department of Justice ("the Department") provides this data as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy.

Government Publication Date: Jul 18, 2018

Toxic Substances Control Act: TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.
The CDR enables EPA to collect and publish information on the manufacturing, processing, and use of commercial chemical substances and mixtures (referred to hereafter as chemical substances) on the TSCA Chemical Substance Inventory (TSCA Inventory). This includes current information on chemical substance production volumes, manufacturing sites, and how the chemical substances are used. This information helps the Agency determine whether people or the environment are potentially exposed to reported chemical substances. EPA publishes submitted CDR data that is not Confidential Business Information (CBI).

Government Publication Date: Jun 30, 2017

Hist TSCA: HIST TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.
The 2006 IUR data summary report includes information about chemicals manufactured or imported in quantities of 25,000 pounds or more at a single site during calendar year 2005. In addition to the basic manufacturing information collected in previous reporting cycles, the 2006 cycle is the first time EPA collected information to characterize exposure during manufacturing, processing and use of organic chemicals. The 2006 cycle also is the first time manufacturers of inorganic chemicals were required to report basic manufacturing information.

Government Publication Date: Dec 31, 2006

FTTS Administrative Case Listing: FTTS ADMIN

An administrative case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

FTTS Inspection Case Listing: FTTS INSP

An inspection case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

Potentially Responsible Parties List: PRP

Early in the cleanup process, the Environmental Protection Agency (EPA) conducts a search to find the potentially responsible parties (PRPs). EPA looks for evidence to determine liability by matching wastes found at the site with parties that may have contributed wastes to the site.

Government Publication Date: Jun 11, 2019

State Coalition for Remediation of Drycleaners Listing: SCRD DRYCLEANER

The State Coalition for Remediation of Drycleaners (SCRD) was established in 1998, with support from the U.S. Environmental Protection Agency (EPA) Office of Superfund Remediation and Technology Innovation. Coalition members are states with mandated programs and funding for drycleaner site remediation. Current members are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Government Publication Date: Nov 08, 2017

Integrated Compliance Information System (ICIS): ICIS

The Integrated Compliance Information System (ICIS) is a system that provides information for the Federal Enforcement and Compliance (FE&C) and the National Pollutant Discharge Elimination System (NPDES) programs. The FE&C component supports the Environmental Protection Agency's (EPA) Civil Enforcement and Compliance program activities. These activities include Compliance Assistance, Compliance Monitoring and Enforcement. The NPDES program supports tracking of NPDES permits, limits, discharge monitoring data and other program reports.

Government Publication Date: Nov 18, 2016

Drycleaner Facilities: FED DRYCLEANERS

A list of drycleaner facilities from the Integrated Compliance Information System (ICIS). The Environmental Protection Agency (EPA) tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments.

Government Publication Date: May 29, 2018

Delisted Drycleaner Facilities: DELISTED FED DRY

List of sites removed from the list of Drycleaner Facilities (sites in the EPA's Integrated Compliance Information System (ICIS) with NAIC or SIC codes identifying the business as a drycleaner establishment).

Government Publication Date: May 29, 2018

Formerly Used Defense Sites: FUDS

Formerly Used Defense Sites (FUDS) are properties that were formerly owned by, leased to, or otherwise possessed by and under the jurisdiction of the Secretary of Defense prior to October 1986, where the Department of Defense (DoD) is responsible for an environmental restoration. This list is published by the U.S. Army Corps of Engineers.

Government Publication Date: Oct 23, 2018

Material Licensing Tracking System (MLTS): MLTS

A list of sites that store radioactive material subject to the Nuclear Regulatory Commission (NRC) licensing requirements. This list is maintained by the NRC. As of September 2016, the NRC no longer releases location information for sites. Site locations were last received in July 2016.

Government Publication Date: Nov 1, 2018

Historic Material Licensing Tracking System (MLTS) sites: HIST MLTS

A historic list of sites that have inactive licenses and/or removed from the Material Licensing Tracking System (MLTS). In some cases, a site is removed from the MLTS when the state becomes an "Agreement State". An Agreement State is a State that has signed an agreement with the Nuclear Regulatory Commission (NRC) authorizing the State to regulate certain uses of radioactive materials within the State.

Government Publication Date: Jan 31, 2010

Mines Master Index File: MINES

The Master Index File (MIF) contains mine identification numbers issued by the Department of Labor Mine Safety and Health Administration (MSHA) for mines active or opened since 1971. Note that addresses may or may not correspond with the physical location of the mine itself.

Government Publication Date: May 3, 2019

Alternative Fueling Stations: ALT FUELS

List of alternative fueling stations made available by the US Department of Energy's Office of Energy Efficiency & Renewable Energy. Includes Biodiesel stations, Ethanol (E85) stations, Liquefied Petroleum Gas (Propane) stations, Ethanol (E85) stations, Natural Gas stations, Hydrogen stations, and Electric Vehicle Supply Equipment (EVSE). The National Renewable Energy Laboratory (NREL) obtains information about new stations from trade media, Clean Cities coordinators, a Submit New Station form on the Station Locator website, and through collaborating with infrastructure equipment and fuel providers, original equipment manufacturers (OEMs), and industry groups.

Government Publication Date: Jun 26, 2019

Registered Pesticide Establishments: SSTS

List of active EPA-registered foreign and domestic pesticide-producing and device-producing establishments based on data from the Section Seven Tracking System (SSTS). The Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) Section 7 requires that facilities producing pesticides, active ingredients, or devices be registered. The list of establishments is made available by the EPA.

Government Publication Date: Sep 1, 2018

Polychlorinated Biphenyl (PCB) Notifiers: PCB

Facilities included in the national list of facilities that have notified the United States Environmental Protection Agency (EPA) of Polychlorinated Biphenyl (PCB) activities. Any company or person storing, transporting or disposing of PCBs or conducting PCB research and development must notify the EPA and receive an identification number.

Government Publication Date: Mar 20, 2019

State

Dry Cleaning Facilities: DRYCLEANERS

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial, linen supply, commercial laundry, dry cleaning and pressing machines - Coin Operated Laundry and Dry Cleaning. This is provided by the Department of Toxic Substance Control.

Government Publication Date: Jul 16, 2019

Delisted Drycleaners: DELISTED DRYCLEANERS

Sites removed from the list of drycleaner related facilities that have EPA ID numbers, made available by the California Department of Toxic Substance Control.

Government Publication Date: Jul 16, 2019

Non-Toxic Dry Cleaning Incentive Program: DRYC GRANT

A list of grant recipients of the Non-Toxic Dry Cleaning Incentive Program made available by the California Air Resources Board (CARB). The program provides grants to eligible dry cleaning businesses to assist them in transitioning away from PERC machines to alternative non-toxic and non-smog forming technologies.

Government Publication Date: Feb 28, 2018

Per- and Polyfluoroalkyl Substances (PFAS): PFAS

List of sites from the State Water Resources Control Board (SWRCB)'s GeoTracker at which the potential contaminants of concern include Per- and Polyfluoroalkyl Substances (PFAS).

Government Publication Date: Jul 17, 2019

PFOA/PFOS Groundwater: PFAS GW

A list of water wells from the Groundwater Ambient Monitoring and Assessment Program (GAMA) Groundwater Information System with the groundwater chemical perfluorooctanoic acid (PFOA) (NL = 0.014 UG/L) or perfluorooctanoic sulfonate (PFOS) (NL = 0l013 UG/L). The GAMA Groundwater Information System search is made available by California Water Boards.

Government Publication Date: Jul 12, 2019

Hazardous Waste and Substances Site List - Site Cleanup: HWSS CLEANUP

The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State, local agencies and developers to comply with the California Environmental Quality Act requirements in providing information about the location of hazardous materials release sites. This list is published by California Department of Toxic Substance Control.

Government Publication Date: Aug 27, 2019

List of Hazardous Waste Facilities Subject to Corrective Action: DTSC HWF

This is a list of hazardous waste facilities identified in Health and Safety Code (HSC) § 25187.5. These facilities are those where Department of Toxic Substances Control (DTSC) has taken or contracted for corrective action because a facility owner/operator has failed to comply with a date for taking corrective action in an order issued under HSC § 25187, or because DTSC determined that immediate corrective action was necessary to abate an imminent or substantial endangerment.

Government Publication Date: Jul 18, 2016

EnviroStor Inspection, Compliance, and Enforcement: INSP COMP ENF

A list of permitted facilities with inspections and enforcements tracked in the Department of Toxic Substance Control (DTSC) EnviroStor.

Government Publication Date: Jul 16, 2019

School Property Evaluation Program Sites: SCH

A list of sites registered with The Department of Toxic Substances Control (DTSC) School Property Evaluation and Cleanup (SPEC) Division. SPEC is responsible for assessing, investigating and cleaning up proposed school sites. The Division ensures that selected properties are free of contamination or, if the properties were previously contaminated, that they have been cleaned up to a level that protects the students and staff who will occupy the new school.

Government Publication Date: Jun 14, 2019

California Hazardous Material Incident Report System (CHMIRS): CHMIRS

A list of reported hazardous material incidents, spills, and releases from the California Hazardous Material Incident Report System (CHMIRS). This list has been made available by the California Office of Emergency Services (OES).

Government Publication Date: Apr 2, 2019

Hazardous Waste Manifest Data: HAZNET

A list of hazardous waste manifests received each year by Department of Toxic Substances Control (DTSC). The volume of manifests is typically 900,000 - 1,000,000 annually, representing approximately 450,000 - 500,000 shipments.

Government Publication Date: Oct 24, 2016

Historical California Hazardous Material Incident Report System (CHMIRS): HIST CHMIRS

A list of reported hazardous material incidents, spills, and releases from the California Hazardous Material Incident Report System (CHMIRS) prior to 1993. This list has been made available by the California Office of Emergency Services (OES).

Government Publication Date: Jan 1, 1993

Historical Hazardous Waste Manifest Data: HIST MANIFEST

A list of historic hazardous waste manifests received by the Department of Toxic Substances Control (DTSC) from year the 1980 to 1992. The volume of manifests is typically 900,000 - 1,000,000 annually, representing approximately 450,000 - 500,000 shipments.

Government Publication Date: Dec 31, 1992

Historical Cortese List: HIST CORTESE

List of sites which were once included on the Cortese list. The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State, local agencies and developers to comply with the California Environmental Quality Act requirements for providing information about the location of hazardous sites.

Government Publication Date: Nov 13, 2008

Cease and Desist Orders and Cleanup and Abatement Orders: CDO/CAO

The California Environment Protection Agency "Cortese List" of active Cease and Desist Orders (CDO) and Cleanup and Abatement Orders (CAO). This list contains many CDOs and CAOs that do NOT concern the discharge of wastes that are hazardous materials. Many of the listed orders concern, as examples, discharges of domestic sewage, food processing wastes, or sediment that do not contain hazardous materials, but the Water Boards' database does not distinguish between these types of orders.

Government Publication Date: Feb 16, 2012

California Environmental Reporting System (CERS) Hazardous Waste Sites: CERS HAZ

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the following regulatory programs: Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, RCRA LQ HW Generator. The CalEPA oversees the statewide implementation of the Unified Program which applies regulatory standards to protect Californians from hazardous waste and materials.

Government Publication Date: Aug 19, 2019

Delisted Environmental Reporting System (CERS) Hazardous Waste Sites: DELISTED HAZ

This database contains a list of sites that were removed from the California Environmental Protection Agency (CalEPA) in the following regulatory programs: Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, RCRA LQ HW Generator.

Government Publication Date: Nov 29, 2018

Sites in GeoTracker: GEOTRACKER

GeoTracker is the State Water Resource Control Boards' data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater. This is a list of sites in GeoTracker that aren't otherwise categorized as LUST, Land Disposal Sites (LDS), Cleanup Sites, or sites having Waste Discharge Requirements (WDR). This listing includes program types such as Underground Injection Control (UIC), Confined Animal Facilities (CAF), Irrigated Lands Regulatory Program, plans, and non-case information.

Government Publication Date: Jul 17, 2019

Waste Discharge Requirements: WASTE DISCHG

List of sites in California State Water Resources Control Board (SWRCB) Waste Discharge Requirements (WDRs) Program in California, made available by the SWRCB via GeoTracker. The WDR program regulates point discharges that are exempt pursuant to Subsection 20090 of Title 27 and not subject to the Federal Water Pollution Control Act. The scope of the WDRs Program also includes the discharge of wastes classified as inert, pursuant to section 20230 of Title 27.

Government Publication Date: Jul 17, 2019

Toxic Pollutant Emissions Facilities: EMISSIONS

A list of criteria and toxic pollutant emissions data for facilities in California made available by the California Environmental Protection Agency - Air Resources Board (ARB). Risk data may be based on previous inventory submittals. The toxics data are submitted to the ARB by the local air districts as requirement of the Air Toxics "Hot Spots" Program. This program requires emission inventory updates every four years.

Government Publication Date: Dec 31, 2017

Clandestine Drug Lab Sites: CDL

The Department of Toxic Substances Control (DTSC) maintains a listing of drug lab sites. DTSC is responsible for removal and disposal of hazardous substances discovered by law enforcement officials while investigating illegal/clandestine drug laboratories.

Government Publication Date: Jun 30, 2018

Tribal

No Tribal additional environmental record sources available for this State.

County

Los Angeles County - Site Mitigation List: LA SML

A Site Mitigation List in the County of Los Angeles. The list is made available by Los Angeles County Fire Department. Site mitigation is handled by the Site Mitigation Unit (SMU) which facilitates completion of site clean-up projects of contaminated sites in an expeditious manner in all cities of the Los Angeles County except El Segundo, Glendale, Long Beach, Santa Fe Springs, and Vernon.

Government Publication Date: Jul 16, 2019

Los Angeles County - Santa Monica City Hazardous Materials Facilities: SANTAMON HAZ

A list of Hazardous Materials Facilities in the City of Santa Monica, Los Angeles county. This list is made available by Santa Monica Fire Prevention Division which has been designated as the CUPA for the City.

Government Publication Date: Feb 20, 2019

Los Angeles County - Santa Monica City Hazardous Waste Facilities: SANTAMON HW

A list of Hazardous Waste Facilities in Los Angeles County, City of Santa Monica. This list is made available by Santa Monica Fire Prevention Division.

Government Publication Date: Jul 19, 2019

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.

APPENDIX E
CREDENTIALS

Eric St. Michel

Staff Scientist

PROFESSIONAL EXPERIENCE

Eric is a staff scientist in Terracon's Tustin, CA office. In this office, Eric helps prepare Phase I Environmental Site Assessment (ESA) reports. These efforts involve field survey, interviews with property owners, groundwater well surveys, Environmental Data Resource reports and file reviews at local county and city regulatory offices. As required, each ESA is prepared and finalized in accordance with new ASTM Standards. HIS experience ranges from undeveloped land to large scale industrial and commercial properties.

PROJECT EXPERIENCE

Vacant Land - California
Performed site reconnaissances, and worked as a Project Manager on Environmental Site Assessments for vacant land properties.

Undeveloped Land - California
Performed site reconnaissances, and worked as a Project Manager on Environmental Site Assessments for undeveloped land properties.

Commercial Properties - California
Performed site reconnaissances, and worked as a Project Manager on Environmental Site Assessments for commercial properties.

Retail Properties - California
Performed site reconnaissances, and worked as a Project Manager on Environmental Site Assessments for retail properties.

EDUCATION

Bachelor of Science,
Environmental Science, 2012
University of California, Irvine, CA

Masters of Science,
Environmental Studies, 2016
California State University, Fullerton, CA

WORK HISTORY

Terracon Consultants, Inc.,
Staff Scientist,
May 2019 - Present

Intertek/PSI, Staff Scientist,
2016-2019

Gannet-Fleming, Staff Scientist, 2012 - 2014

ISLAM (SAMI) R. NOAMAN, E.I.T.
ENVIRONMENTAL DEPARTMENT MANAGER

PROFESSIONAL EXPERIENCE

Mr. Noaman is an environmental Department Manager with track record in client management, management of phases of environmental site assessments (ESAs), business environmental risk reviews, site characterizations, regulatory compliance services, and remediation projects. Possess excellent analytical, problem solving, advisory, and team management skills.

PROJECT EXPERIENCE

Environmental Site Assessments (ESA):
Performed and managed hundreds of ESAs in California for industrial, commercial, residential, and agricultural properties. Managed long-term national accounts for financial institutions (equity and loan portfolios), major retail chains, real estate investment trusts, developers and other real property owners. Mr. Noaman understands facility operating systems; state and federal regulations; and fate and transport of chemicals through air, soil, soil vapor, surface water and groundwater. He is experienced in the performance of ESAs under the All Appropriate Inquiry (AAI) rules (ASTM 1527-13), and meets the requirements of an Environmental Professional as defined in Section 312.10 of 40 CFR 312.

Limited Subsurface Investigations (LSIs):
Performed and managed hundreds of LSIs in California, New Jersey, and New York. Investigated environmental conditions in soils and groundwater as a result of releases from a variety of sources, including service stations, dry cleaners, and a wide range of industrial and manufacturing operations. Specialized in collection and interpretation of data to pursue closure through state and federal programs including Los Angeles County Site Mitigation Unit, the California Regional Water Quality Control Board, and the Department Of Toxic Substances Control Voluntary Cleanup Programs (VCP).

Hazardous Materials Surveys:
Managed and/or provided quality assurance for numerous hazardous materials surveys in the state of california including, but not limited to, acm, lead in paint, mold, pcbs, and mercury-containing equipment. Acm surveys were performed in accordance with ahera and neshap guidelines on commercial, multi-family residential, and educational properties slated for renovation or demolition.

Stormwater Prevention and Pollution Control Plan (SWPPP):
Managed SWPPP for numerous industrial sites in Southern California. Scope of the work typically included client and agency coordination, implementation of guidelines required by the state of California Water Resources Board (SWRB), and preparation of documentations for submittals to the SWRB. In addition, I have managed several limited regulatory compliance projects (annual submittals and Level 1 ERA reporting) for industrial stormwater, to achieve compliance in accordance with the NPDES general permit requirements.



Education
Bachelor of Science, Chemistry/Environmental Chemistry, 2002, City University of New York, City College of New York

Pursuing Masters in Environmental Engineering (California State University Fullerton-expected graduation date Fall 2017)

Certifications
Certified Engineer In Training (CA) Certification No. EIT 171371

40-Hour OSHA Hazardous Waste Operations & Emergency Response Training Course

Work History
Terracon Consultants, Inc. (Irvine, CA), Environmental Group/Department Manager, June 2012 to Present

Smith Emery GeoServices (SEG), (Los Angeles, CA), Project Engineer, August 2008 to June 2012

KLK Environmental Group LLC. (Kearny, NJ). Environmental Scientist -August 2003 to June 2008

UniChem Inc. (Kearny, NJ). Staff Environmental Chemist - August 2002 to June 2003

Terracon

Major Department Store Commercial Retail Portfolio: Environmental team lead for evaluating environmental site conditions and due diligence review, including overseeing Phase I Environmental Site Assessments and Phase II Environmental Site Investigations for over thirty retail facilities with automotive maintenance across California. Findings from subsurface investigations were used to support regulatory closure of select facilities to facilitate a real estate transaction across the United States.

Industrial Facility – Land-use Change/Private School, Los Angeles, CA: Environmental consulting services including Phase I Environmental Site Assessments (ESA) due diligence support, subsurface investigation activities to evaluate environmental media including soil, soil gas and indoor / outdoor air. Services included a land-use change from an industrial facility to a private school. Prepared environmental investigation reports, regulatory interaction, corrective action design for indoor air mitigation, and work plan for management of environmental media.

Retail Shopping Center – Former Dry Cleaners Facility – DTSC, Fremont, CA: Conducted extensive site investigation activities to evaluate the magnitude and extent of chlorinated solvents identified in the vicinity of a former dry cleaners facility, including an evaluation of groundwater, soil, soil-gas and indoor vapors as a result of a chlorinated solvent plume. Project responsibilities consisted of direct support and interaction with client, client legal team and DTSC representatives to manage the closure process, including the preparation of work plans and environmental investigation reports, risk-based human health evaluation, and response actions.

Underground Storage Tank Assessment and Monitoring – West Los Angeles, CA: Assisted property owner with the regulatory closure of former underground storage tank (UST) site located in West Los Angeles, California. The project scope included historical research of past site use and site characterization, including soil, groundwater and soil gas assessments, followed by groundwater monitoring until closure was achieved.

Automated Fuel Dispensing Facilities – Camp Pendleton, California: Project scope included environmental and geotechnical investigations at six fueling existing/proposed facilities within Camp Pendleton, California. The project consisted of construction of new buildings, canopies, pavements, retaining walls, slopes, and installation of underground storage tanks (USTs), and other site facilities. Served as the environmental group leader.

Emerson College, Hollywood, California: Conducted comprehensive investigation and assisted the client through enrolling and interacting with the LAFD regarding USTs found during construction activities. Provided construction management oversight to manage impacted soils and assisted the client in waste disposition, permitting and regulatory compliance interaction. A total of 45,000 cubic yards of soil was removed from the site and disposed at an off-site facility, prior to the construction of a mid-rise school complex. Support services allowed for significant savings in construction, on an expedited timeline in concert with the construction schedule.

Los Angeles Unified School District (LAUSD Sites): Managed soil characterization for export/import soils for over nine Los Angeles Unified School District (LAUSD) sites. Prepared Sample Strategy Plans (SSP) for stockpiled and in-place soils, oversaw the sampling, and prepared soil certification reports under the supervision of a professional geologist for submittal to the LAUSD Office of Environmental Health.

Newton Plastics, Newton, NJ: Managed the removal of two 12,000-gallon (solvents & gasoline containing) USTs from a plastic products manufacturing facility as a part of transaction deal. Project tasks included, work plan preparation, regulatory officials interface, client contact/coordination, oversight of removal activities, and report preparation. No further action letter from NJDEP was obtained for the client. The property value was retained for the client with our consulting services.

Eagle Electric, Queens, NY: Responsibilities were to manage the cleanup of former Coal storage rooms in basement of a landmark building in Queens, NY. The cleanup activities included, hauling of approximately 425 tons of Class N-1 Hazardous materials, managed and ensured safety of eight to twelve crew, handling of waste manifests, and coordination for transportation / disposal and client interface.

AROL Chemicals, Newark, NJ: Managed Phase I and Phase II ESA of chemical manufacturing facility. Scope of Phase II ESA included, the removal of three 12,000-gallon USTs, excavation and disposal of impacted soils.

KeySpan Energy, NY: Responsibilities include inspection and maintenance of client boilers and tanks systems. Objectives were to prevent scaling/rusting in the boiler systems resulting from the plant operations to maintain operations efficiency. Goals were achieved for the client by developing environmentally friendly chemical reagents (pH controlled) to mitigate the concerns at the plant, boilers maintenance issues were resolved and steady business was created for the company.

The HACH Company, OH: Implementing a unique techniques producing Ferrozine - Iron- reagent for determining trace levels of iron in chemical reagents and glycols. Ferrozine can also be used to analyze samples containing magnetite (black iron oxide) or ferrites.

KIWA of The Netherlands: Research and development of new synthetic methods of alkali Ferrates including, Potassium, Sodium, and Barium ferrates, an environmentally friendly oxidative reagents used in wastewater treatment for municipal and industrial facilities.

Resumes

Fabio M. Minervini, PG

Environmental Department Manager



PROFESSIONAL EXPERIENCE

Mr. Minervini is a Geologist (P.G.) licensed to practice in the states of California and Oregon with over 20 years of experience in environmental services. He is familiar with all aspects of the environmental industry. During his career, he has managed hundreds of investigation and remediation projects involving soil, groundwater, and soil gas issues; vapor intrusion issues from migrating impacted soil gas; and dissolved plumes, at times commingled with plumes originating at other sources. Mr. Minervini has evaluated and interpreted assessment data, as well as designed groundwater monitoring programs. His experience includes proposing and evaluating the feasibility of various remedial technologies and subsequently managed the engineering design, installation, and operation and maintenance of a variety of remedial systems. In addition, he has provided litigation support related to hydrocarbon contamination at retail fuel stations.

Mr. Minervini has interacted with a variety of regulatory agencies in California in the form of maintaining projects in compliance with agency requirements, as well as proposed work in the voluntary assistance programs on behalf of his clients.

Mr. Minervini has also been responsible for the management of non-technical duties such as conducting job interviews and hiring decisions, as well as annual performance reviews and compensation adjustments, for a team of more than 10 employees.

EDUCATION
Bachelor of Science, Geology, University of California Los Angeles, 1991

REGISTRATIONS
Professional Geologist: California, No. 7861

Registered Geologist: Oregon, No. G2477

CERTIFICATIONS
40-Hour HAZWOPER

Petroleum Education Council, Certification No. 1001022451

Radiation Safety and Use of Nuclear Gauges, Certification No. 21966

AFFILIATIONS
Western States Petroleum Association (WSPA)

National Ground Water Association

Other Affiliations

PROJECT EXPERIENCE

Tesoro Refining and Marketing Company, LLC
Managed the technical and financial aspects of the assessment and remediation of fuel retail sites in Orange, Riverside, and San Bernardino Counties, California (yearly revenue approximately $1.0 million).

Atlantic Richfield Company (ARCO)
Managed the technical and financial aspects of the assessment and remediation of fuel retail sites in Orange, Riverside, and San Bernardino Counties, California (yearly revenue approximately $1.0 million).

Atlantic Richfield Company (ARCO)

Fabio M. Minervini, PG (continued)

Lead Scoper (and Lead Executer after September 2008) for the Orange County Portfolio (yearly revenue approximately $2.5 million). Managed technical and financial aspects associated with the assessment and remediation of leaking underground storage tank cases in Orange County, California.

ConocoPhillips
Managed site assessment and characterization, groundwater investigation and monitoring, and site remediation for service stations impacted by petroleum hydrocarbon releases in San Mateo County, California.

Atlantic Richfield Company (ARCO)
Managed the assessment of releases from underground storage tanks, the investigation and monitoring of dissolved hydrocarbon plumes, and the remediation of ARCO Stations in the California Desert/East Los Angeles Portfolio.

California Department of General Services
Managed assessment and monitoring of dissolved petroleum hydrocarbons from leaking underground storage tanks at various sites in Merced, Santa Barbara, Riverside, and San Diego Counties, California. Obtained case closure from the Riverside County Department of Environmental Health Services for the forest fire station in Temecula, California.

Kern County General Services Division
Managed ground water monitoring and remediation of the dissolved petroleum hydrocarbons plume originated from the leak of an underground tank storing gasoline at the fire station in Bear Valley Springs, California.

Orange County District Attorney
Managed the third party technical oversight project pertaining to the legal settlements between the Orange County District Attorney Office and Atlantic Richfield Company, and Shell Oil. The role of the third party consultant was to independently review the corrective action at ARCO and Shell gas stations in Orange County, California and provide recommendations, as warranted.

UST Fund Commingled Plume Site No. 00024
Managed under the California Underground Storage Tank Reimbursement Fund Account the site assessment, remediation, and monitoring of the petroleum hydrocarbon impacted soil and ground water at the commingled plume site consisting of ARCO Station 0087 and former Unocal Station 5865 in Hawthorne, California.

Dunn-Edwards Corporation
At a property in Escondido, California, formerly a Unocal service station, managed multiple phases of investigation and characterization of petroleum hydrocarbon impacted soil and ground water.

Fabio M. Minervini, PG (continued)

Dunn-Edwards Corporation
At a property leased in Long Beach, California, obtained a ”no further action” letter from the City of Long Beach Department of Environmental Health Services for the self-initiated site assessment related to the operation and maintenance of a 10,000-gallon underground storage tank storing paint thinner.

Boeing Realty Corporation
Conducted and reported site characterization activities related to the contamination by diesel fuel at the STEVS Unit on the Boeing plant in Huntington Beach, California.

Bradmore Realty Investment Company
Conducted Phase I Investigations for real estate transactions at sites in Los Angeles County, California.

ARCO Products Company
At various service stations in Los Angeles, Orange, and San Diego Counties, California, managed the site characterization, remediation, and groundwater monitoring programs. Managed the removal and replacement of underground storage tanks, and the complete demolition of service stations. Provided technical support in litigation related to petroleum hydrocarbon contamination at service stations in Orange County, California.

Various Responsible Parties
Reviewed files related to environmental issues at various agencies in Southern California.

San Diego Naval Station
Performed investigation and risk assessment study for petroleum hydrocarbon- and metals-impacted sites in the San Diego Harbor, California.

Marine Corps Air Base
Conducted pilot-scale ground water extraction test for remediation of the dissolved-phase trichloroethylene (TCE) and tetrachloroethylene (PCE) plumes at the base in Tustin, California.

Fabio M. Minervini, PG (continued)

Coto de Caza, Private Residential Community
Assisted in the fixation of lead project at the gun range in Coto de Caza, California.

Allied-Signal Chemical Plant
Conducted soil-gas investigation of halogenated volatile organics plume in vadose zone at the plant in El Segundo, California.

Shell/Parsons Reservoirs
Performed two phases (floor and berms) of mitigation by soil blending, remediation by thermal desorption, and closure with low permeability cap of crude oil reservoirs at the Tosco Refinery in Carson, California (former property of Shell Oil Company). Subcontracted by The Ralph M. Parsons Company for both environmental and geotechnical activities.

Reichhold Chemical Plant
Conducted soil-gas investigation of polychlorinated biphenyls (PCBs) in the vadose zone installing multiple completion wells with dual tube air percussion Stratex rig at the plant in Azusa, California.

Caltrans
Assisted in the storm water facilities retrofit evaluation for the Santa Monica Bay watershed in Los Angeles County, California.

Grayson Power Plant
Conducted HydroPunch investigation of trichloroethylene (TCE) Plume in vadose zone and ground water at the plant in Glendale, California.

Shell Offshore, Inc
Performed downhole pressure and temperature data collection, and reservoir interpretation analysis on production platform at Eugene Island Field, Block 331, Gulf of Mexico.

Conoco Oil, Inc.
Assisted in the drill stem test of multiple zones at the West Delta Field, Block 96, Gulf of Mexico.

Exxon, U.S.A.
Assisted in the perforation of multiple productive zones at the South Pass Field, Block 89, Gulf of Mexico.

Oryx Energy Company
Assisted in the flow test of the Upper Zone on the semi-submersible rig Ocean Voyager at the Mississippi Canyon Field, Block 445, Gulf of Mexico.

Leighton & Associates

Fabio M. Minervini, PG (continued)

Performed soil observation, sampling, and testing during mass grading and utilities installation as part of the San Joaquin Hills Transportation Corridor (Wood Canyon) Project conducted by the Mission Viejo Company in the Laguna Hills.

APPENDIX F
DESCRIPTION OF TERMS AND ACRONYMS

Description of Selected General Terms and Acronyms

Term/Acronym	*Description*
ACM	Asbestos Containing Material. Asbestos is a naturally occurring mineral, three varieties of which (chrysotile, amosite, crocidolite) have been commonly used as fireproofing or binding agents in construction materials. Exposure to asbestos, as well as ACM, has been documented to cause lung diseases including asbestosis (scarring of the lung), lung cancer and mesothelioma (a cancer of the lung lining). Regulatory agencies have generally defined ACM as a material containing greater that one (1) percent asbestos, however some states (e.g. California) define ACM as materials having 0.1% asbestos. In order to define a homogenous material as non-ACM, a minimum number of samples must be collected from the material dependent upon its type and quantity. Homogenous materials defined as non-ACM must either have 1) no asbestos identified in all of its samples or 2) an identified asbestos concentration below the appropriate regulatory threshold. Asbestos concentrations are generally determined using polarized light microscopy or transmission electron microscopy. Point counting is an analytical method to statistically quantify the percentage of asbestos in a sample. The asbestos component of ACM may either be friable or non-friable. Friable materials, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure and have a higher potential for a fiber release than non-friable ACM. Non-friable ACM are materials that are firmly bound in a matrix by plastic, cement, etc. and, if handled carefully, will not become friable. Federal and state regulations require that either all suspect building materials be presumed ACM or that an asbestos survey be performed prior to renovation, dismantling, demolition, or other activities that may disturb potential ACM. Notifications are required prior to demolition and/or renovation activities that may impact the condition of ACM in a building. ACM removal may be required if the ACM is likely to be disturbed or damaged during the demolition or renovation. Abatement of friable or potentially friable ACM must be performed by a licensed abatement contractor in accordance with state rules and NESHAP. Additionally, OSHA regulations for work classification, worker training and worker protection will apply.
AHERA	Asbestos Hazard Emergency Response Act
AST	Aboveground Storage Tanks. ASTs are generally described as storage tanks less than 10% of which are below ground (i.e., buried). Tanks located in a basement, but not buried, are also considered ASTs. Whether, and the extent to which, an AST is regulated, is determined on a case-by-case basis and depends upon tank size, its contents and the jurisdiction of its location.
BGS	Below Ground Surface
Brownfields	State and/or tribal listing of Brownfield properties addressed by Cooperative Agreement Recipients or Targeted Brownfields Assessments.
BTEX	Benzene, Toluene, Ethylbenzene, and Xylenes. BTEX are VOC components found in gasoline and commonly used as analytical indicators of a petroleum hydrocarbon release.
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act (a.k.a. Superfund). CERCLA is the federal act that regulates abandoned or uncontrolled hazardous waste sites. Under this Act, joint and several liability may be imposed on potentially responsible parties for cleanup-related costs.
CERCLIS	Comprehensive Environmental Response, Compensation and Liability Information System. An EPA compilation of sites having suspected or actual releases of hazardous substances to the environment. CERCLIS also contains information on site inspections, preliminary assessments and remediation of hazardous waste sites. These sites are typically reported to EPA by states and municipalities or by third parties pursuant to CERCLA Section 103.
CESQG	Conditionally exempt small quantity generators.
CFR	Code of Federal Regulations

Description of Selected General Terms and Acronyms (cont.)

Term/Acronym	*Description*
CREC	Controlled Recognized Environmental Condition is defined in ASTM E1527-13 as "a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority) , with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). A condition considered by the environmental professional to be a controlled recognized environmental condition shall be listed in the findings section of the Phase I Environmental Site Assessment report, and as a recognized environmental condition in the conclusions section of the Phase I Environmental Site Assessment report."
DOT	U.S. Department of Transportation
EPA	U.S. Environmental Protection Agency
ERNS	Emergency Response Notification System. An EPA-maintained federal database which stores information on notifications of oil discharges and hazardous substance releases in quantities greater than the applicable reportable quantity under CERCLA. ERNS is a cooperative data-sharing effort between EPA, DOT, and the National Response Center.
ESA	Environmental Site Assessment
FRP	Fiberglass Reinforced Plastic
Hazardous Substance	As defined under CERCLA, this is (A) any substance designated pursuant to section 1321(b)(2)(A) of Title 33, (B) any element, compound, mixture, solution, or substance designated pursuant to section 9602 of this title; (C) any hazardous waste having characteristics identified under or listed pursuant to section 3001 of the Solid Waste Disposal Act (with some exclusions); (D) any toxic pollutant listed under section 1317(a) of Title 33; (E) any hazardous air pollutant listed under section 112 of the Clean Air Act; and (F) any imminently hazardous chemical substance or mixture with respect to which the EPA Administrator has taken action under section 2606 of Title 15. This term does not include petroleum, including crude oil or any fraction thereof which is not otherwise listed as a hazardous substance under subparagraphs (A) through (F) above, and the term include natural gas, or synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas).
Hazardous Waste	This is defined as having characteristics identified or listed under section 3001 of the Solid Waste Disposal Act (with some exceptions). RCRA, as amended by the Solid Waste Disposal Act of 1980, defines this term as a "solid waste, or combination of solid wastes, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may (A) cause, or significantly contribute to an increase in mortality or an increase in serious irreversible, or incapacitating reversible illness; or (B) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, or disposed of, or otherwise managed."
HREC	Historical Recognized Environmental Condition is defined in ASTM E1527-13 as "a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). Before calling the past release a historical recognized environmental condition, the environmental professional must determine whether the past release is a recognized environmental condition at the time of the Phase I Environmental Site Assessment is conducted (for example, if there has been a change in the regulatory criteria). If the EP considers the past release to be a recognized environmental condition at the time the Phase I ESA is conducted, the condition shall be included in the conclusions section of the report as a recognized environmental condition."

IC/EC	A listing of sites with institutional and/or engineering controls in place. IC include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls. EC include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.
ILP	Innocent Landowner/Operator Program
LQG	Large quantity generators.
LUST	Leaking Underground Storage Tank. This is a federal term set forth under RCRA for leaking USTs. Some states also utilize this term.
MCL	Maximum Contaminant Level. This Safe Drinking Water concept (and also used by many states as a ground water cleanup criteria) refers to the limit on drinking water contamination that determines whether a supplier can deliver water from a specific source without treatment.
MSDS	Material Safety Data Sheets. Written/printed forms prepared by chemical manufacturers, importers and employers which identify the physical and chemical traits of hazardous chemicals under OSHA's Hazard Communication Standard.
NESHAP	National Emissions Standard for Hazardous Air Pollutants (Federal Clean Air Act). This part of the Clean Air Act regulates emissions of hazardous air pollutants.
NFRAP	Facilities where there is "No Further Remedial Action Planned," as more particularly described under the Records Review section of this report.
NOV	Notice of Violation. A notice of violation or similar citation issued to an entity, company or individual by a state or federal regulatory body indicating a violation of applicable rule or regulations has been identified.
NPDES	National Pollutant Discharge Elimination System (Clean Water Act). The federal permit system for discharges of polluted water.
NPL	The NPL is the EPA's database of uncontrolled or abandoned hazardous waste facilities that have been listed for priority remedial actions under the Superfund Program.
OSHA	Occupational Safety and Health Administration or Occupational Safety and Health Act
PACM	Presumed Asbestos-Containing Material. A material that is suspected of containing or presumed to contain asbestos but which has not been analyzed to confirm the presence or absence of asbestos.

Description of Selected General Terms and Acronyms (cont.)

Term/Acronym	*Description*
PCB	Polychlorinated Biphenyl. A halogenated organic compound commonly in the form of a viscous liquid or resin, a flowing yellow oil, or a waxy solid. This compound was historically used as dielectric fluid in electrical equipment (such as electrical transformers and capacitors, electrical ballasts, hydraulic and heat transfer fluids), and for numerous heat and fire sensitive applications. PCB was preferred due to its durability, stability (even at high temperatures), good chemical resistance, low volatility, flammability, and conductivity. PCBs, however, do not break down in the environment and are classified by the EPA as a suspected carcinogen. 1978 regulations, under the Toxic Substances Control Act, prohibit manufacturing of PCB-containing equipment; however, some of this equipment may still be in use today.
pCi/L	Pico Curies per Liter of Air. Unit of measurement for Radon and similar radioactive materials.
PLM	Polarized Light Microscopy (see ACM section of the report, if included in the scope of services)
PST	Petroleum Storage Tank. An AST or UST that contains a petroleum product.
Radon	A radioactive gas resulting from radioactive decay of naturally-occurring radioactive materials in rocks and soils containing uranium, granite, shale, phosphate, and pitchblende. Radon concentrations are measured in Pico Curies per Liter of Air. Exposure to elevated levels of radon creates a risk of lung cancer; this risk generally increases as the level of radon and the duration of exposure increases. Outdoors, radon is diluted to such low concentrations that it usually does not present a health concern. However, radon can accumulate in building basements or similar enclosed spaces to levels that can pose a risk to human health. Indoor radon concentrations depend primarily upon the building's construction, design and the concentration of radon in the underlying soil and ground water. The EPA recommended annual average indoor "action level" concentration for residential structures is 4.0 pCi/l.
RCRA	Resource Conservation and Recovery Act. Federal act regulating solid and hazardous wastes from point of generation to time of disposal ('cradle to grave"). 42 U.S.C. 6901 et seq.
RCRA Generators	The RCRA Generators database, maintained by the EPA, lists facilities that generate hazardous waste as part of their normal business practices. Generators are listed as either large (LQG), small (SQG), or conditionally exempt (CESQG). LQG produce at least 1000 kg/month of non-acutely hazardous waste or 1 kg/month of acutely hazardous waste. SQG produce 100-1000 kg/month of non-acutely hazardous waste. CESQG are those that generate less than 100 kg/month of non-acutely hazardous waste.
RCRA CORRACTS/TSDs	The USEPA maintains a database of RCRA facilities associated with treatment, storage, and disposal (TSD) of hazardous materials which are undergoing "corrective action". A "corrective action" order is issued when there is a release of hazardous waste or constituents into the environment from a RCRA facility.
RCRA Non-CORRACTS/TSDs	The RCRA Non-CORRACTS/TSD Database is a compilation by the USEPA of facilities which report storage, transportation, treatment, or disposal of hazardous waste. Unlike the RCRA CORRACTS/TSD database, the RCRA Non-CORRACTS/TSD database does not include RCRA facilities where corrective action is required.
RCRA Violators List	RAATS. RCRA Administrative Actions Taken. RAATS information is now contained in the RCRIS database and includes records of administrative enforcement actions against facilities for noncompliance.
RCRIS	Resource Conservation and Recovery Information System, as defined in the Records Review section of this report.
REC	Recognized Environmental Conditions are defined by ASTM E1527-13 as "the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: 1)due to any release to the environment; 2) under conditions indicative of a release to the environment. *De minimis* conditions are not recognized environmental conditions."
SCL	State "CERCLIS" List (see SPL /State Priority List, below).

Description of Selected General Terms and Acronyms (cont.)

Term/Acronym	*Description*
SPCC	Spill Prevention, Control and Countermeasures. SPCC plans are required under federal law (Clean Water Act and Oil Pollution Act) for any facility storing petroleum in tanks and/or containers of 55-gallons or more that when taken in aggregate exceed 1,320 gallons. SPCC plans are also required for facilities with underground petroleum storage tanks with capacities of over 42,000 gallons. Many states have similar spill prevention programs, which may have additional requirements.
SPL	State Priority List. State list of confirmed sites having contamination in which the state is actively involved in clean up activities or is actively pursuing potentially responsible parties for clean up. Sometimes referred to as a State "CERCLIS" List.
SQG	Small quantity generator.
SWF/LF	State and/or Tribal database of solid waste/Landfill facilities. The database information may include the facility name, class, operation type, area, estimated operational life, and owner.
TPH	Total Petroleum Hydrocarbons
TRI	Toxic Release Inventory. Routine EPA report on releases of toxic chemicals to the environment based upon information submitted by entities subject to reporting under the Emergency Planning and Community Right to Know Act.
TSCA	Toxic Substances Control Act. A federal law regulating manufacture, import, processing and distribution of chemical substances not specifically regulated by other federal laws (such as asbestos, PCBs, lead-based paint and radon). 15 U.S.C 2601 et seq.
USACE	United States Army Corps of Engineers
USC	United States Code
USGS	United States Geological Survey
USNRCS	United States Department of Agriculture-Natural Resource Conservation Service
UST	Underground Storage Tank. Most federal and state regulations, as well as ASTM E1527-13, define this as any tank, incl., underground piping connected to the tank, that is or has been used to contain hazardous substances or petroleum products and the volume of which is 10% or more beneath the surface of the ground (i.e., buried).
VCP	State and/or Tribal facilities included as Voluntary Cleanup Program sites.
VOC	Volatile Organic Compound
Wetlands	Areas that are typically saturated with surface or ground water that creates an environment supportive of wetland vegetation (i.e., swamps, marshes, bogs). The Corps of Engineers Wetlands Delineation Manual (Technical Report Y-87-1) defines wetlands as areas inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. For an area to be considered a jurisdictional wetland, it must meet the following criteria: more than 50 percent of the dominant plant species must be categorized as Obligate, Facultative Wetland, or Facultative on lists of plant species that occur in wetlands; the soil must be hydric; and, wetland hydrology must be present. The federal Clean Water Act which regulates "waters of the US," also regulates wetlands, a program jointly administered by the USACE and the EPA. Waters of the U.S. are defined as: (1) waters used in interstate or foreign commerce, including all waters subject to the ebb and flow of tides; (2) all interstate waters including interstate wetlands; (3) all other waters such as intrastate lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds, etc., which the use, degradation, or destruction could affect interstate/ foreign commerce; (4) all impoundments of waters otherwise defined as waters of the U. S., (5) tributaries of waters identified in 1 through 4 above; (6) the territorial seas; and (7) wetlands adjacent to waters identified in 1 through 6 above. Only the USACE has the authority to make a final wetlands jurisdictional determination.

Appendix I
Preliminary Drainage Study

PRELIMINARY DRAINAGE STUDY

Raceway 2.0 Solar

Kern County, CA 93536

PREPARED FOR

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August 2020

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1 INTRODUCTION

1.1 PROJECT BACKGROUND

Kimley-Horn was retained by **S·POWER**, Sustainable Power Group to conduct an onsite and offsite drainage analysis for the flow entering the proposed Solar Photovoltaic (PV) Generation Facility, Raceway 2.0 Solar, located in Kern County, California (Exhibit 1). The purpose of this report is to provide the results of the onsite and offsite drainage analysis, to evaluate the potential impacts, and provide recommendations, as necessary, associated with storm runoff.

Raceway 2.0 Solar (Project) is a project that consists of six sites, numbered 1-6, as illustrated in Exhibit 1 (Location Map). Each site is a proposed PV Generation Facility (Site) and the total projected production is up to 290 megawatts (MW). The PV solar module arrays will be mounted on single-axis tracking systems. These arrays, along with central inverters and project equipment, will be enclosed by a 6-foot high chain link perimeter fence with 1-foot barbed wire top.

1.2 SITE DESCRIPTIONS

The Project consists of six individual solar Sites that span a total of approximately 1,311 acres in Antelope Valley along the southern edge of Kern County. The Project is bounded by W Avenue A to the south, 90th Street W to the west, Rosamond Boulevard to the north, and 70th Street to the east (about 4.8 miles west of Freeway 14). The Project is located within the southern half of Township S 9 N, Range N 13 W of the San Bernardino Meridian and is contained by but does not fully occupy sections W 20, W 21, W 28, W 29, W 32.

The Project area is surrounded by partially-developed rural residential use on all sides. The Project generally drains to the east with slopes between 0% and 2%. To the north of the Project lies Rosamond Boulevard, Willow Springs International Raceway, and Rosamond Butte. Several existing solar sites lie to the west. To the east lie Highway 14, the town of Rosamond, and Rosamond Lake. To the south lies partially-developed rural residential use, some residual farmland, and Little Buttes Antique Airfield.

The Project and each of its individual Sites lie within a FEMA Flood Zone A (shaded light blue), as depicted on Flood Insurance Rate Map (FIRM) Number 06029C4000E and 06029C4025E and (Exhibit 3). This area represents “areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies.” Since detailed hydraulic analyses were not performed by FEMA, no Base Flood Elevations (BFEs) or flood depths are shown on the FEMA Map for Zone A areas. Mandatory flood insurance purchase requirements and floodplain management standards apply in A Zones. Areas near the Project lie within Zone X (not shaded), which is an area of minimal flood hazard and outside the 500-year floodplain. A detailed hydraulic analysis was conducted as part of this study to depict calculated on-site 100-year inundation areas and depths.

The six Sites that make up the Project are located in the Antelope Valley as follows:

1. **Site 1** is approximately 92 acres in size, situated in the southwest corner of the Project, and is projected to produce 15 MW. The Site cover type is poor-quality fallow interspersed with native shrubs. To the north of this Site is a rural existing residence. To the east and south are undeveloped land. To the west are existing rural residences. The Site slopes less than 2% to the east, generally conveying runoff as sheet or shallow-concentrated flow.

2. **Site 2** is approximately 90 acres in size, is situated in the southwest quadrant of the Project, and is projected to produce 20 MW. The Site cover type is poor quality fallow interspersed with native shrubs. To the north and east of this Site are existing rural residences. To the south is undeveloped land. To the west is undeveloped land as well as future Site 3. The Site slopes less than 2% to the east, generally conveying runoff as sheet or shallow-concentrated flow.

3. **Site 3** is approximately 494 acres in size, is situated towards the west end of the Project, and is projected to produce 105 MW. The Site cover type is poor quality fallow interspersed with native shrubs. To the north of this Site is undeveloped land. To the east are existing rural residences as well as future Sites 2 and 4. To the south is undeveloped land. To the west are existing rural residences. The Site slopes less than 2% to the east, generally conveying runoff as sheet or shallow-concentrated flow.

4. **Site 4** is approximately 315 acres in size, is situated in the northwest corner of the Project, and is projected to produce 70 MW. The Site cover type is poor quality fallow interspersed with native shrubs. To the north and east of this Site are existing rural residences. To the south is undeveloped land. To the west is future Site 3. The Site slopes less than 2% to the east, generally conveying runoff as sheet or shallow-concentrated flow.

5. **Site 5** is approximately 240 acres in size, is situated in the northeast corner of the Project, and is projected to produce 60 MW. The Site cover type is poor quality fallow interspersed with native shrubs. To the north of this Site is undeveloped land and future Site 6. To the east, south and west are existing rural residences. The Site slopes less than 2% to the east, generally conveying runoff as sheet or shallow-concentrated flow.

6. **Site 6** is approximately 80 acres in size, is situated in northeast corner of the Project, and is projected to produce 20 MW. The Site cover type is poor quality fallow interspersed with native shrubs. To the north, east and west of this Site are undeveloped lands. To the south is future Site 5. The Site slopes less than 2% to the east, generally conveying runoff as sheet or shallow-concentrated flow.

2 ON AND OFFSITE DRAINAGE

Note to reader: this description of drainage includes detailed references to the California Interagency Watershed Map (1999, updated May 2004) for future reference purposes. This includes citing the nested hierarchy of watershed boundaries from large Hydrologic Regions (HR), Hydrologic Units (HU), Hydrologic Areas (HA), Hydrologic Sub-Areas (HSA), Super Planning Watersheds (SPWS), down to the smallest of the group - Planning Watersheds (PWS). For a more succinct and general description of drainage patterns, skip to the fifth paragraph of this section. A topographic map showing contours with relation to the drainage area is provided as Exhibit 2A. A separate, more schematic map of planning watershed identification numbers has been provided as Exhibit 2B.

The Project and its tributary offsite drainage area are located within the Antelope-Fremont Valleys Hydrologic Unit (HU) HU-26 within South Lahontan Hydrologic Region (HR) HR-9. HU-26 is also identified by the United States Environmental Protection Agency (EPA) as watershed number 18090206. Within HU-26, the offsite drainage area begins in the Willow Springs Hydrologic Area

(HA) HA-3 within the Tehachapi mountain range in Kern County, where two drainage areas develop separately (DA-1 and DA-2 per Exhibit 2A).

The first drainage area (DA1-southwest) begins as Super Planning Watersheds (SPWS) South of Oak Creek Canyon, SPWS-2, and Cottonwood Creek, SPWS-3, drain into Sacatara Creek, SPWS-4. South of Oak Creek Canyon, SPWS-2, is composed of four Planning Watersheds (PWS) Tylerhorse Creek, Gamble Spring Canyon, and Burham Canyon, and Bean Canyon. Runoff that drains southwest from the Tehachapi Mountain Range is directed into the SPWS Sacatara Creek, where a portion of its flow crosses the ill-defined boundary into SPWS West Antelope Valley, although all this runoff is conveyed into the Lancaster Hydrologic Area (HA), largely south of Willow Springs Butte, and towards the Project.

The second drainage area (DA2-northeast) begins in Oak Creek Canyon, SPWS-1, where PWS Upper Oak Creek Canyon drains into PWS Lower Oak Creek Canyon. Oak Creek Canyon, SPWS-1, and a portion of South of Oak Creek Canyon, SPWS-2, called Bean Canyon, PWS-4, both then drain into Sacatara Creek, SPWS-4, then into Lancaster, HA-5. Flow then runs to the north of Willow Springs Butte, where some flow is diverted south and towards the Project.

Runoff is conveyed from the Tehachapi mountain range across alluvial fans and into the Antelope Valley basin through the Sacatara Creek SPWS and then into the Lancaster HA. The offsite drainage watershed tributary to the Project Sites is approximately 90,000 acres. Offsite drainage travels to the Project as overland flow via sheet, shallow-concentrated, and channel flow and is generally sheet and shallow flow as it enters the Project. Drainage Area 1 begins in the Tehachapi Mountains as several canyons that drain into the Antelope Valley and eventually combine and flow cross the Project. Drainage Area 2 located north of the Project begins in the Tehachapi Mountains as a canyon bordered to the west by Tehachapi Mountain, Double Mountain, and Covington Mountain. This drainage area concentrates as channel flow south of the intersection of Tehachapi Willow Springs Road and Backus Road. This runoff continues towards Willow Springs Butte where it splits into two flowpaths, one that runs along the east side of this Butte and west of Tropico Hill, which proceeds across Site 6, and another that is directed around the north side of Tropico Hill, which does not impact the Project.

Onsite drainage generally flows towards the east. The overall site is relatively flat, with slopes between 0% and 5%.

3 METHODOLOGY

A combined two-dimensional (2D) hydrologic and hydraulic model was developed using FLO-2D Pro Software to model (Executable dated August 2014) both onsite and offsite flows for the purpose of estimating 100-year onsite flood depths. FLO-2D is a 2D hydrodynamic modeling program that incorporates hydrologic and hydraulic routines into a single model to route rainfall runoff. Primary inputs for this program include topography, rainfall, and soil characteristics used to estimate rainfall losses.

A single-basin hydrology model, using the USACE Hydraulic Engineering Center (HEC) Hydrologic Modeling System (HMS) version 4.1 (HEC-HMS), was prepared to estimate the portion of offsite flows to the north. This second method of computation was employed to reduce the computational load on the FLO-2D model. The flow hydrograph determined using HEC-HMS was used as a boundary condition in FLO-2D to represent the flow from this watershed. Additional details of model setup is provided in the following sub-sections.

The FLO-2D and HEC-HMS model boundaries are illustrated in Exhibit 2A.

3.1 DRAINAGE AREA

As illustrated in Exhibit 3, the Project is located within a drainage area of approximately 90,000-acres. The drainage area begins to the northwest in the Tehachapi Mountains and slopes east towards the town of Rosamond. The FLO-2D Pro model includes a majority of the offsite watershed tributary to the Project, through and around the Sites and beyond, up to HWY I-14 where the modeled area terminates as shown on Exhibit 2.

The remaining offsite watershed, which is modeled outside of FLO-2D, begins in the mountains where several canyons converge to produce Oak Creek, which discharges upstream of several buttes that redirect flow. Most of this flow does not directly enter the Project but is modeled to account any downstream effects. This watershed was modeled using HEC-HMS to produce a hydrograph that was used as a boundary condition in the FLO-2D model. HEC-HMS model setup for this watershed is discussed in Section 3.3.

3.2 FLO-2D MODEL SETUP

The Flo-2D model was set up using a grid size of 75-ft x 75-ft. Within Flo-2D, each grid element is assigned an elevation value using predigital elevation data based on the USGS topographic data. Aerial imagery was used to justify Manning's n values. A universal Manning's n value of 0.04 was assigned to all grid elements which is representative of the sparse vegetation within the study area.

To estimate rainfall losses, SCS Curve Numbers (CN) were assigned to each grid element based on land use and Hydrologic Soil Group. Hydrologic Soil Groups A through D are used to represent the infiltration capacity of the soil based on soil type. Soil Group A has the highest infiltration capacity while Soil Group D has the lowest. Hydrologic Soil Groups were obtained from the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey. The watershed largely consists of Hydrologic Soil Groups A and B. Land use was classified using cover type from the USDA Cropland Data Layer (CDL). Hydrologic Soil Groups and land use were correlated with SCS Cover Type Descriptions and used to calculate CN values per Kern County Hydrology Manual. Hydrologic Soil Groups, Land use, and Curve Numbers are summarized in Exhibits 4 through 6. CN's range between 39 and 98 across the study area.

The FLO-2D model was used to simulate the 100-year, 24-hour storm event and recorded at 30-minute intervals. The precipitation depths were determined from Kern County 100-year, 24-hour Isohyet maps (Kern County Figures B-53 and B-54). Rainfall depths vary from 7-inches in the mountains to 3-inches in the valley and are applied on a spatially-variable basis across the model. A SCS Type I synthetic rainfall distribution was used. Rainfall losses were estimated using the SCS method.

The resulting 100-year flow depths and velocities are depicted in Exhibits 7A through 8B. Flood depths through the Project range from approximately one inch to one foot across most of the Sites, with Site 6 featuring flow depths up to two feet. Flow velocities through the Project range from 0 feet/second to 2 feet/second across most of the Sites and reaching up to 3 feet/second within a portion of Site 6. Scour depths were not evaluated as part of this study.

3.3 HEC-HMS MODEL SETUP

The HEC-HMS model was used to develop the runoff hydrograph for the 49.4 square-mile drainage area located north of the FLO-2D model area. ESRI's ArcMap Arc Hydro Tools were used in conjunction with USGS Digital Elevation Data to delineate this. The Kern County Hydrology Manual (Manual) was used to develop hydrologic parameters for the HEC-HMS model. The average 100-year, 24-hour rainfall amount for the watershed is 3.5 inches, which was applied to the watershed using the Frequency Storm method and the S-Curve for Valley: Undeveloped (Figure E-3d *of the Manual*). The time of concentration and resulting lag time of the watershed were calculated using Figure D-1 and Equation E.1 from the Manual, respectively. Values from Figure C-2 in the Manual were used to assign CN's to the soil and land use types present in the watershed, similar to the FLO-2D model setup. The hydrologic parameters and rainfall were entered into HEC-HMS to model the rainfall-to-runoff relationship for the drainage area. The output hydrograph from HEC-HMS was then entered into FLO-2D at the location noted on Exhibits 7A and 8A to represent the additional upstream flow not directly modeled as rainfall runoff therein.

4 DISCUSSION OF POTENTIAL IMPACTS

The proposed Project represents solar power generating facilities across six Sites. Improvements to the Sites include the installation of solar panels mounted on elevated single-axis tracker racking systems, at-grade compacted native access roads, and the associated electrical equipment. The Project will be surrounded by a 6' high security fence with 1' barbed wire top.

The impacts of solar facilities on the hydrologic process and methods to quantify impacts have not been widely documented in the civil engineering industry. The Technical Paper entitled *Hydrologic Response of Solar Farms*, (Cook and McCuen, 2013), which was published in the Journal of Hydrologic Engineering, researched the hydrologic impacts of utility scale solar generating facilities. The study utilized a model to simulate runoff from pre- and post-solar panel conditions. The study showed that the solar panels themselves have very little impact on runoff volumes or rates. In general, the study found that increases in runoff were from other well-documented causes such as increased imperviousness or significant reduction in vegetal cover; these are generally seen as effects of replacing native ground with residential or commercial development, where rooftops or pavement greatly reduce infiltration compared to their original, pervious conditions.

Increases in imperviousness for the Project will be minimal. Onsite access roads will be compacted native soils. The Site has sparse vegetation in their existing conditions. The Project proposes clearing vegetation for ease of construction, but will avoid grubbing roots to encourage native vegetation to regrow after construction is complete. Remaining vegetation on the Site will make the ground less susceptible to erosion caused by runoff from the raised panels that could otherwise be concentrated on bare earth beneath the panels. Only minor grading is proposed with no changes to the existing drainage patterns. Although the increased impervious area is minimal, Kern County requires retention features be implemented to offset any additional runoff caused by the project; this is further discussed in Part 5 of this report. Retention is expected to be implemented as basins, designed such that they do not impact drainage patterns; for example, basins may be located in existing flowpaths to retain a portion of runoff crossing the site as required by Kern County, or they may be located as elongated basins on a downstream side of the project, however actual design will take place during a later phase of this project. Therefore, it is assumed that no change in drainage patterns will occur as a result of the proposed Project.

All Sites lie within FEMA Flood Zone A, areas of 100-year (base) flood whose elevation has not yet been determined through a FEMA study. The majority of Project flow depths range between 0.25- and 1-feet. The flow across each of the six Sites are characterized as follows:

1. **Site 1** drains toward the east, generally conveying runoff as sheet flow not exceeding 3-inches at velocities not exceeding 1 foot per second.

2. **Site 2** drains toward the east, generally conveying runoff as sheet or shallow-concentrated flow ranging in depth from 1-inch to 6-inches at velocities generally not exceeding 1 foot per second.

3. **Site 3** drains toward the east, generally conveying runoff as sheet or shallow-concentrated flow ranging in depth from 1-inch to 12-inches at velocities generally not exceeding 2 feet per second.

4. **Site 4** drains toward the east, generally conveying runoff as sheet or shallow-concentrated flow ranging in depth from 1-inch to 12-inches at velocities generally not exceeding 2 feet per second.

5. **Site 5** drains toward the east, generally conveying runoff as sheet or shallow-concentrated flow ranging in depth from 1-inch to 12-inches at velocities generally not exceeding 2 feet per second.

6. **Site 6** drains toward the east, generally conveying runoff as sheet or shallow-concentrated flow ranging in depth from 1-inch to 18-inches at velocities generally not exceeding 3 feet per second.

5 ON-SITE RETENTION REQUIREMENTS

The Project will produce minimal additional runoff compared to existing conditions by increasing impervious area slightly across each Site. Although this increase is minimal relative to the Project acreage, the following calculations demonstrate potential retention sizing according to Kern County Development Standards. The requirement of implementing retention basins on each Site may be subject to further discussion based on the unique characteristics of PV Generation Facilities.

New impervious areas include rack piles, inverter skids, and substations or switchyard control buildings. These areas are estimated based on typical PV Array projects and are subject to change according to final design.

New site features that are considered pervious or are impervious yet negligible in area for this exercise include compacted native roads, fence posts or fence post footings, and PV modules, which will be elevated above the ground on racking systems and will shed precipitation onto the existing native soil below, where runoff will infiltrate or runoff similar to existing conditions.

The design volume of storm water retention basins is calculated per Kern County Development Standards (KCDS) Section 408-1, modified by Kern County Development Services Agency in Engineering Bulletin 11-02. The runoff from the ISDD five-day storm event is calculated as follows:

Retention Basin Volume (cubic feet [CF]) = [($\mathbf{D_{10yr\text{-}5day}}$)/12] ($\mathbf{a_i}$) (**Area**) where;

$\mathbf{D_{10yr\text{-}5day}}$ = 10-year, 5-day depth of rainfall (in.) obtained from NOAA Atlas 14, Vol. 6, Ver. 2.0
Determined as **3.80-inches** for Project
$\mathbf{a_i}$ = average percent of impervious area
Area = drainage area of total development (square feet)

Approximate Retention Basin Volume for each Site (note: volumes may change slightly depending on final design):

1. **Site 1**
   Racking Pile Retention Volume = [3.80/12] (0.06%) (3,904,020) = 750 CF
   Inverter Skid Retention Volume = [3.80/12] (10%) (1,680) = 60 CF
   Battery Storage Yard Retention Volume = [3.80/12] (10%) (22,500) = 720 CF
   Switchyard Retention Volume = [3.80/12] (10%) (1,000) = 40 CF
   Substation Retention Volume = [3.80/12] (10%) (80,000) = 2,540 CF
   Total Retention Volume = 750 + 60 + 720 + 40 + 2,540 = **1,570 CF**

2. **Site 2**
   Racking Pile Retention Volume = [3.80/12] (0.06%) (3,890,400) = 740 CF
   Inverter Skid Retention Volume = [3.80/12] (10%) (1,680) = 60 CF
   Battery Storage Yard Retention Volume = [3.80/12] (10%) (30,000) = 950 CF
   Total Retention Volume = 740 + 60 + 950 = **1,750 CF**

3. **Site 3**
   Racking Pile Retention Volume = [3.80/12] (0.06%) (21,359,640) = 4,060 CF
   Inverter Skid Retention Volume = [3.80/12] (10%) (9,240) = 300 CF
   Battery Storage Yard Retention Volume = [3.80/12] (10%) (159,000) = 5,040 CF
   Total Retention Volume = 4,060 + 300 + 5,040 = **9,400 CF**

4. **Site 4**
   Racking Pile Retention Volume = [3.80/12] (0.06%) (13,616,400) = 2,590 CF
   Inverter Skid Retention Volume = [3.80/12] (10%) (5,880) = 190 CF
   Battery Storage Yard Retention Volume = [3.80/12] (10%) (105,000) = 3,330 CF
   Total Retention Volume = 2,590 + 190 + 3,330 = **6,110 CF**

5. **Site 5**
   Racking Pile Retention Volume = [3.80/12] (0.06%) (10,364,400) = 1,970 CF
   Inverter Skid Retention Volume = [3.80/12] (10%) (4,200) = 140 CF
   Battery Storage Yard Retention Volume = [3.80/12] (10%) (90,000) = 2,850 CF
   Total Retention Volume = 1,970 + 140 + 2,850 = **4,960 CF**

6. **Site 6**
   Racking Pile Retention Volume = [3.80/12] (0.06%) (3,454,800) = 660 CF
   Inverter Skid Retention Volume = [3.80/12] (10%) (1,470) = 50 CF
   Battery Storage Yard Retention Volume = [3.80/12] (10%) (30,000) = 950 CF
   Total Retention Volume = 660 + 50 + 950 = **1,660 CF**

The total approximate storage required for the Project is **25,450 cubic feet**.

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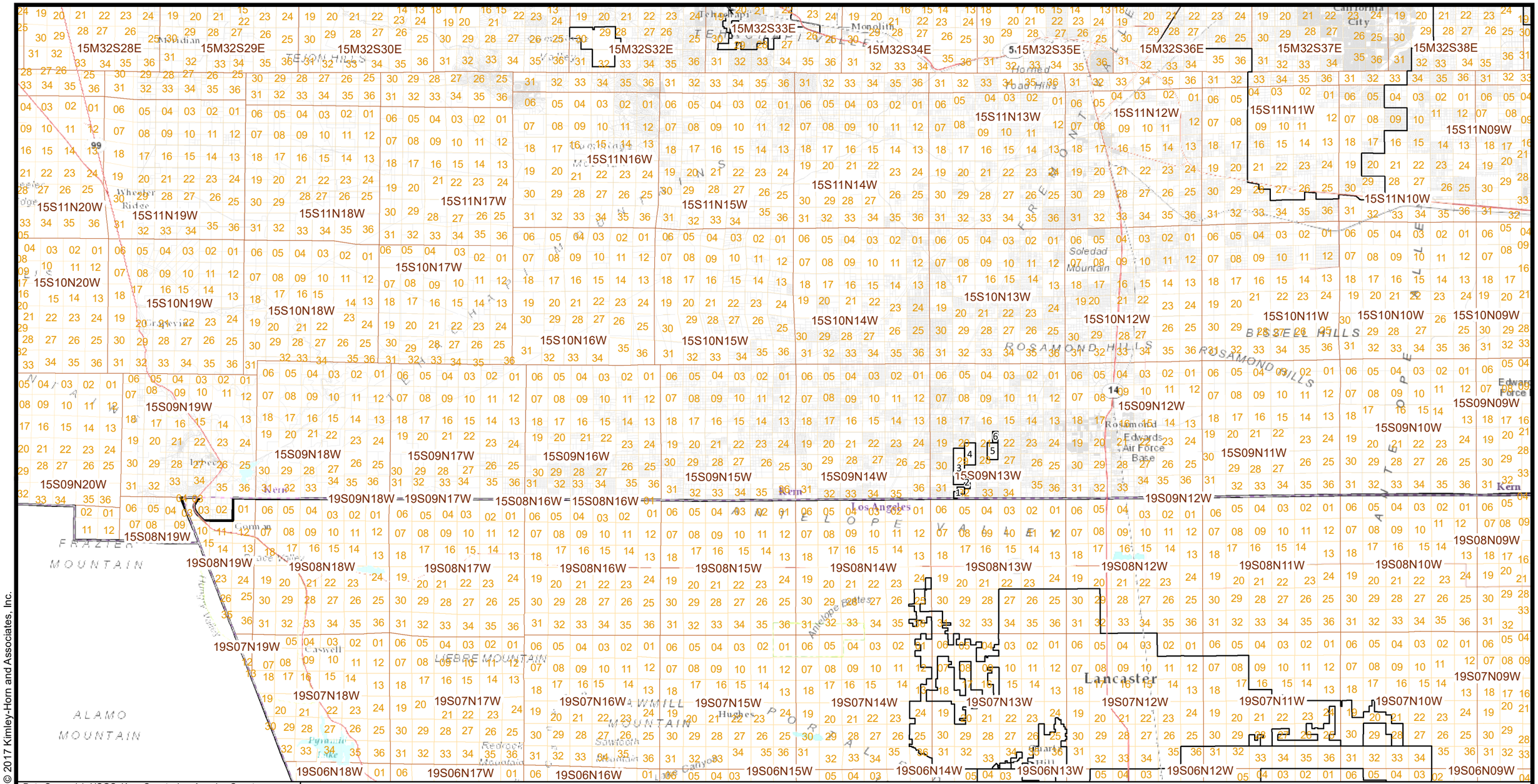
Appendix A – Exhibits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Lancaster
Los Angeles
Kern
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Soledad Mountain
ROSAMOND HILLS
ANTELOPE VALLEY
ANTELOPE SLOPE
FREMONT VALLEY
Wheeler Ridge
Caliente Creek
Oak Creek
Grapevine
Caswell
Pyramid Lake
Sunset Mountain
Redrock Mountain
Hughes
Antelope Buttes
Quartz Hill
Edwards Force
FRAZIER MOUNTAIN
ALAMO MOUNTAIN
LIEBRE MOUNTAIN
PORTAL RIDGE
WHITE WOLF MOUNTAIN
Hungry Valley
Gorman
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Canyon
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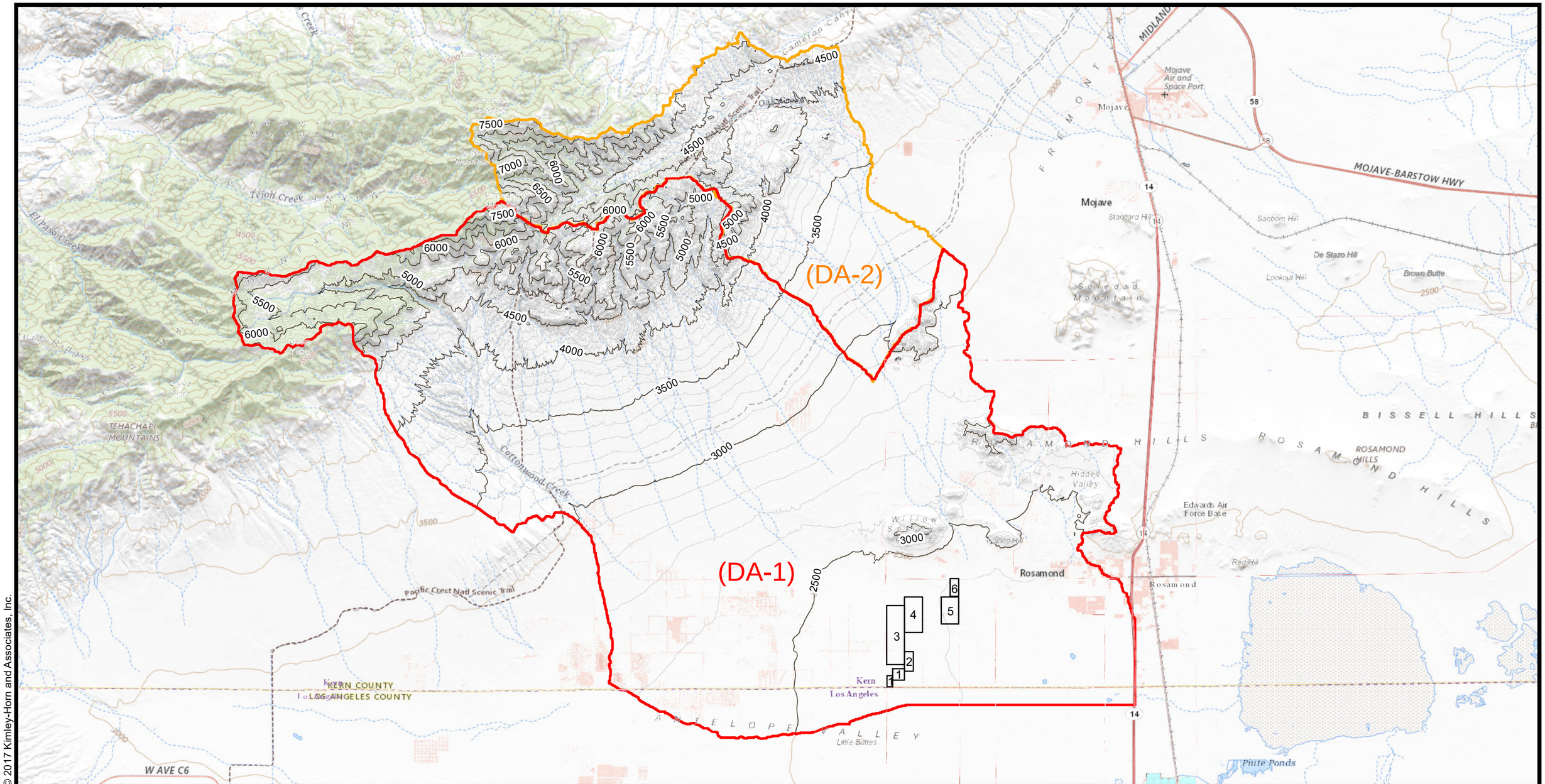
Range
Valley
Canyon



Data Source(s): USGS
Service Layer Credits: USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and

0 8,750 17,500 35,000 Feet

N

Kimley»Horn

- FLO-2D Modeling Boundary (DA-1)
- HEC-HMS Boundary (DA-2)
- # Site Outlines & Number
- 50' Contour
- 250' Contour

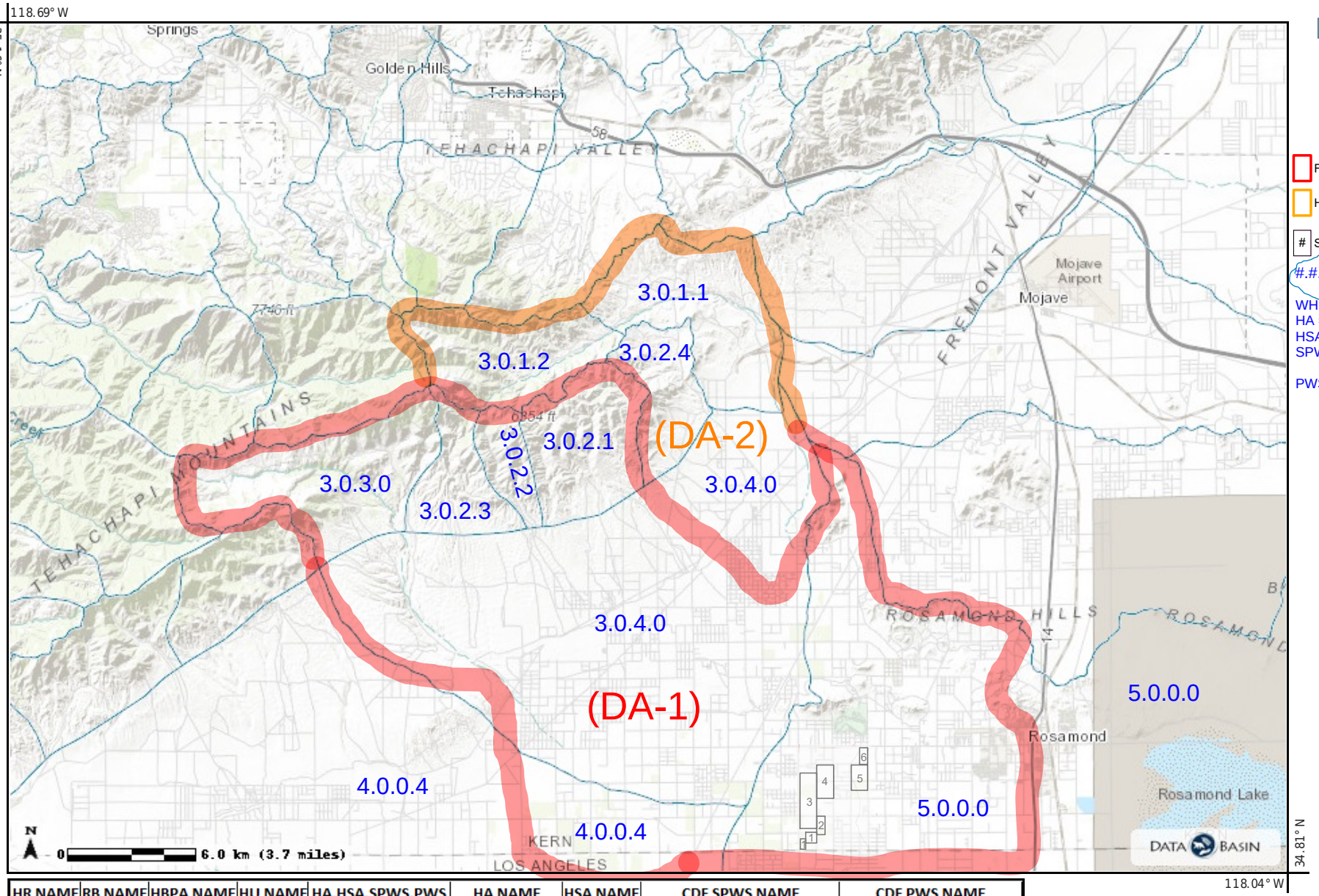
Raceway 2.0 Solar

Kern County, California

Topographic Map

EXHIBIT 2A

Date: 9/16/2019 Time: 1:58:18 PM © 2017 Kimley-Horn and Associates, Inc.



Legend

- Planning Watersheds: Sierra Nevada region, California Interagency Watershed Map of 1999 (Calwater 2.2.1)
- FLO-2D Modeling Boundary (DA-1)
- HEC-HMS Boundary (DA-2)
- # Site Outlines & Number
- #.#.#.# HA.HSA.SPWS.PWS

WHERE:
HA = HYDROLOGIC AREA
HSA = HYDROLOGIC SUBAREA
SPWS = SUPER PLANNING WATERSHED
PWS = PLANNING WATERSHED

HR NAME	RB NAME	HBPA NAME	HU NAME	HA.HSA.SPWS.PWS	HA NAME	HSA NAME	CDF SPWS NAME	CDF PWS NAME
South Lahontan	Lahontan	South Lahontan	ANTELOPE	3.0.1.1	Willow Springs	undefined	Oak Creek Canyon	Lower Oak Creek Canyon
				3.0.1.2				Upper Oak Creek Canyon
				3.0.2.4			South of Oak Creek Canyon	Bean Canyon
				3.0.2.1				Burham Canyon
				3.0.2.3				Tylerhorse Creek
				3.0.2.2				Gamble Spring Canyon
				3.0.4.0			Sacatara Creek	undefined
				3.0.3.0			Cottonwood Creek	undefined
				4.0.0.4	Neenach		West Antelope Valley	undefined
				5.0.0.0	Lancaster		undefined	undefined



Raceway 2.0 Solar

EXHIBIT 2B

PLANNING WATERSHEDS

Map Details

Datasets



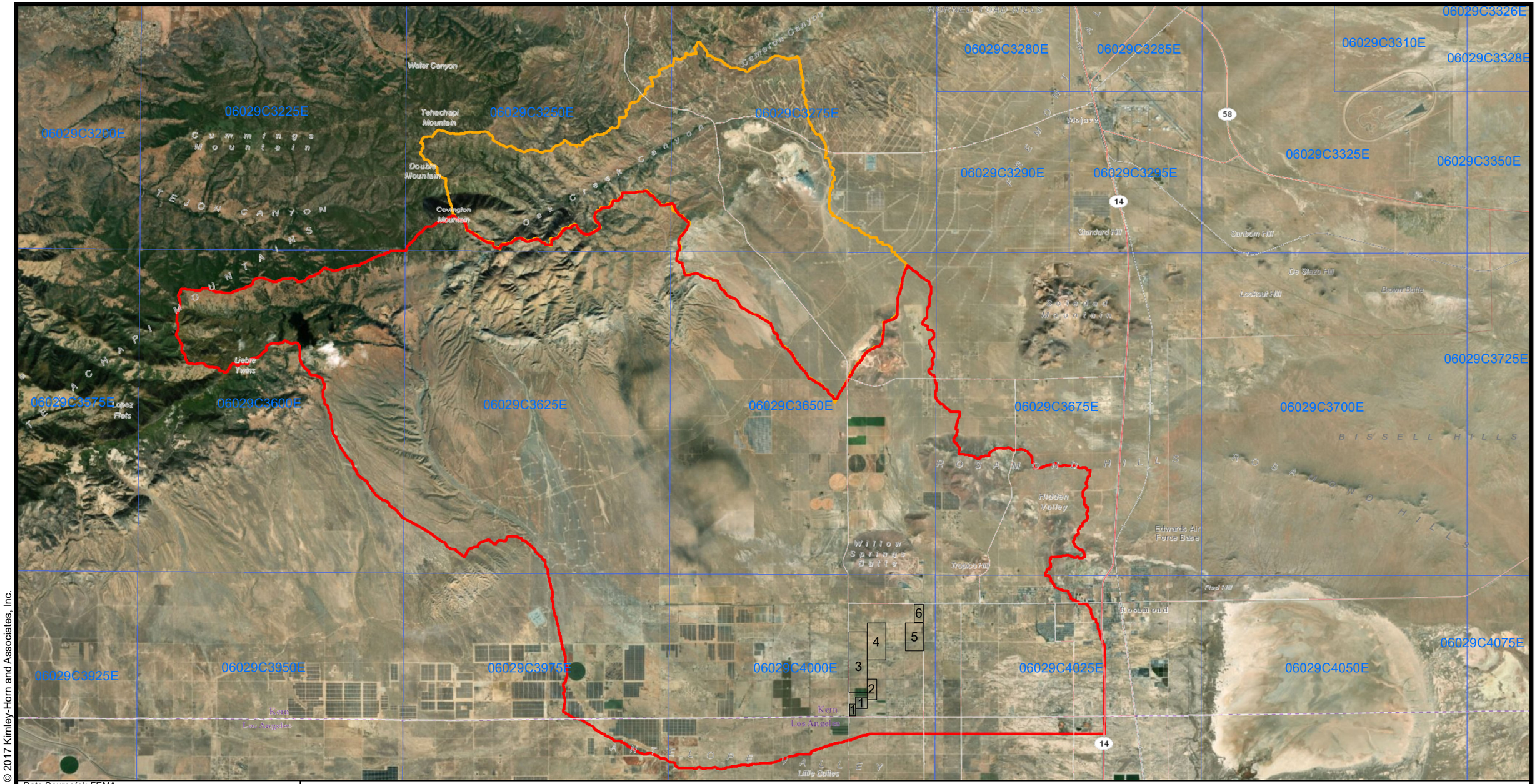
Planning Watersheds: Sierra Nevada region, California Interagency Watershed Map of 1999 (Calwater 2.2.1)

https://databasin.org/datasets/8e1155d918b34f119ba0aabdf483315a

Credits: California Interagency Watershed Mapping Committee, California Department of Forestry and Fire Protection, Tierra Data Systems, California, Department of Water Resources, State Water Resources Control Board, California Department of Fish and Game, State of California Stephen P. Teale Data Center GIS Solutions Group

Layers:

- Planning Watersheds: Sierra Nevada region, California Interagency Watershed Map of 1999 (Calwater 2.2.1)



Data Source(s): FEMA
Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
Sources: Esri, Garmin, USGS, NPS

0 8,500 17,000 34,000 Feet

N

Kimley»Horn

- FLO-2D Modeling Boundary
- HEC-HMS Boundary
- # Site Outline & Number
- # FEMA FIRM Number

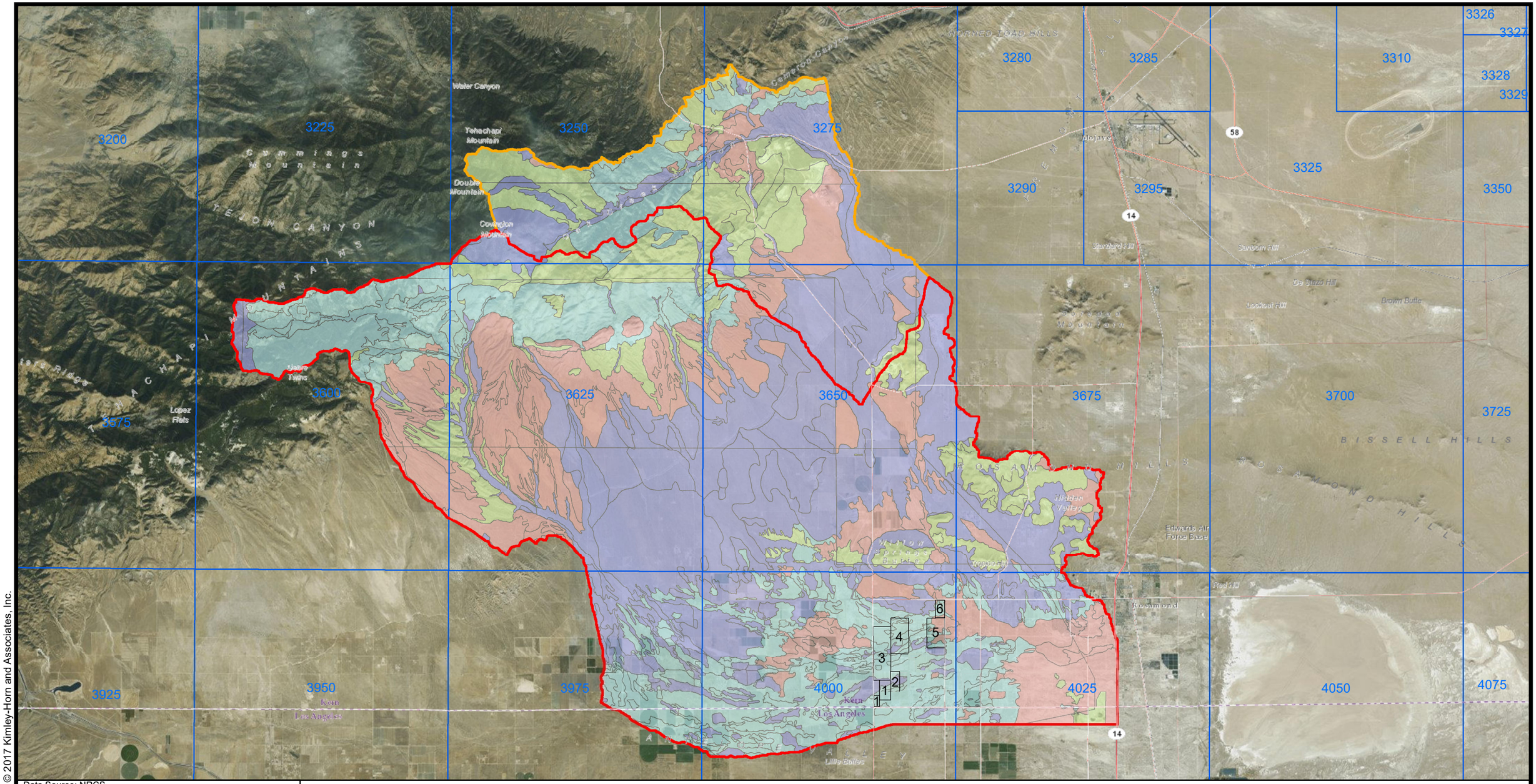
Raceway 2.0 Solar

Kern County, California

FEMA Map

EXHIBIT 3

Date: 9/16/2019 Time: 2:18:31 PM © 2017 Kimley-Horn and Associates, Inc.



Data Source: NRCS

Service Layer Credits: Sources: Esri, DeLorme, USGS, NPS Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

0 7,000 14,000 28,000 Feet

N

Kimley»Horn

- FLO-2D Boundary
- GEO HMS Boundary
- # Site Outline & Number

Hydrologic Soil Group (HSG)

- A
- B
- C
- D

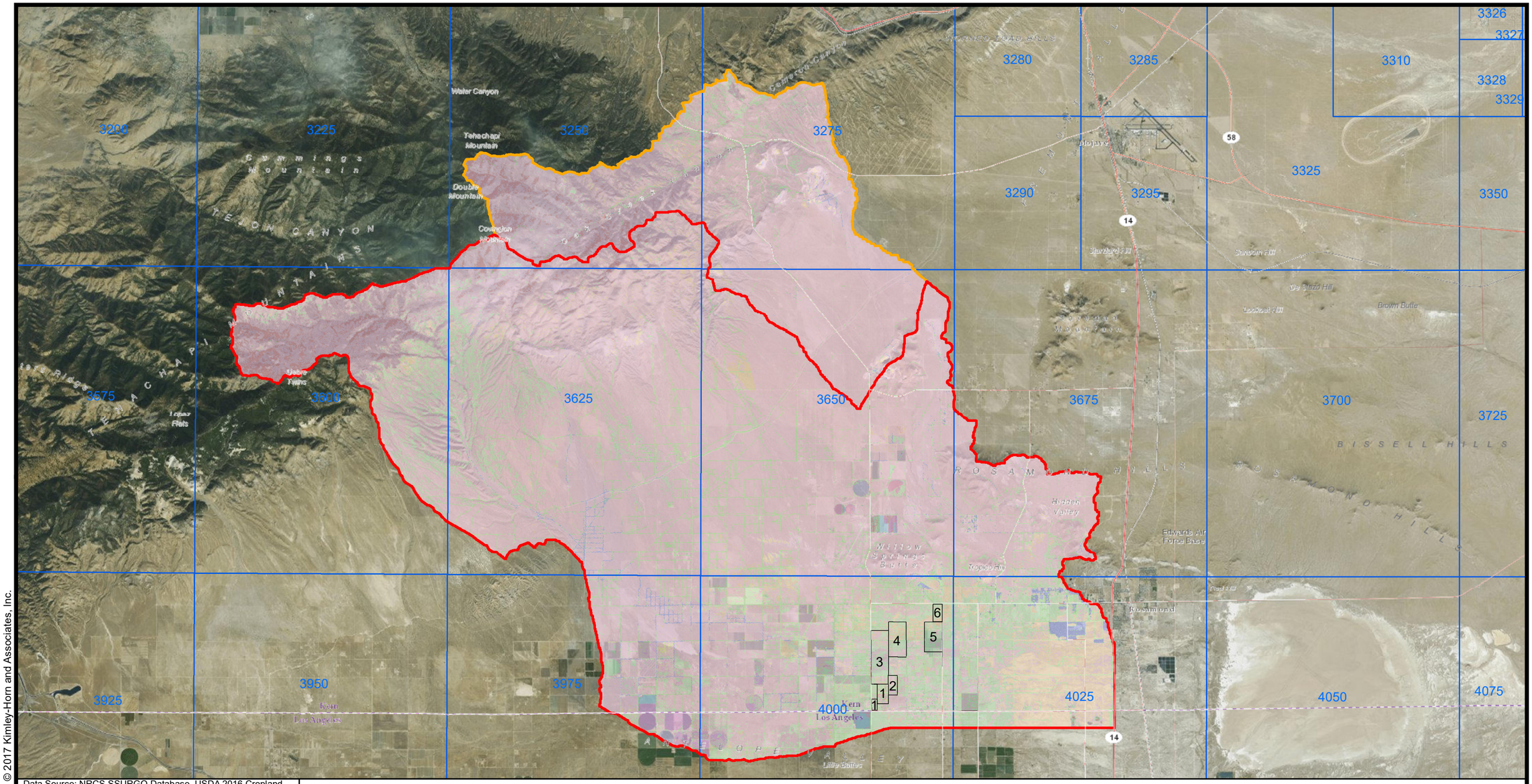
Raceway 2.0 Solar

Kern County, California

Soils Map

EXHIBIT 4

Date: 11/6/2017 Time: 2:09:57 PM © 2017 Kimley-Horn and Associates, Inc.



Data Source: NRCS SSURGO Database, USDA 2016 Cropland Data Layer
Service Layer Credits: Sources: Esri, DeLorme, USGS, NPS Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

0 7,000 14,000 28,000 Feet

N

Kimley»Horn

FLO-2D Boundary

GEO HMS Boundary

Site Outline & Number

Land Use

- Barren
- Chaparral Broadleaf-Poor
- Close Seeded-Poor
- Fallow
- Open Water
- Orchards, Evergreen-Poor
- Pasture-Poor
- Residential or Commercial Landscaping-Good
- Row Crops-Poor
- Small Grain-Poor
- Turf-Poor
- Woodland-Poor

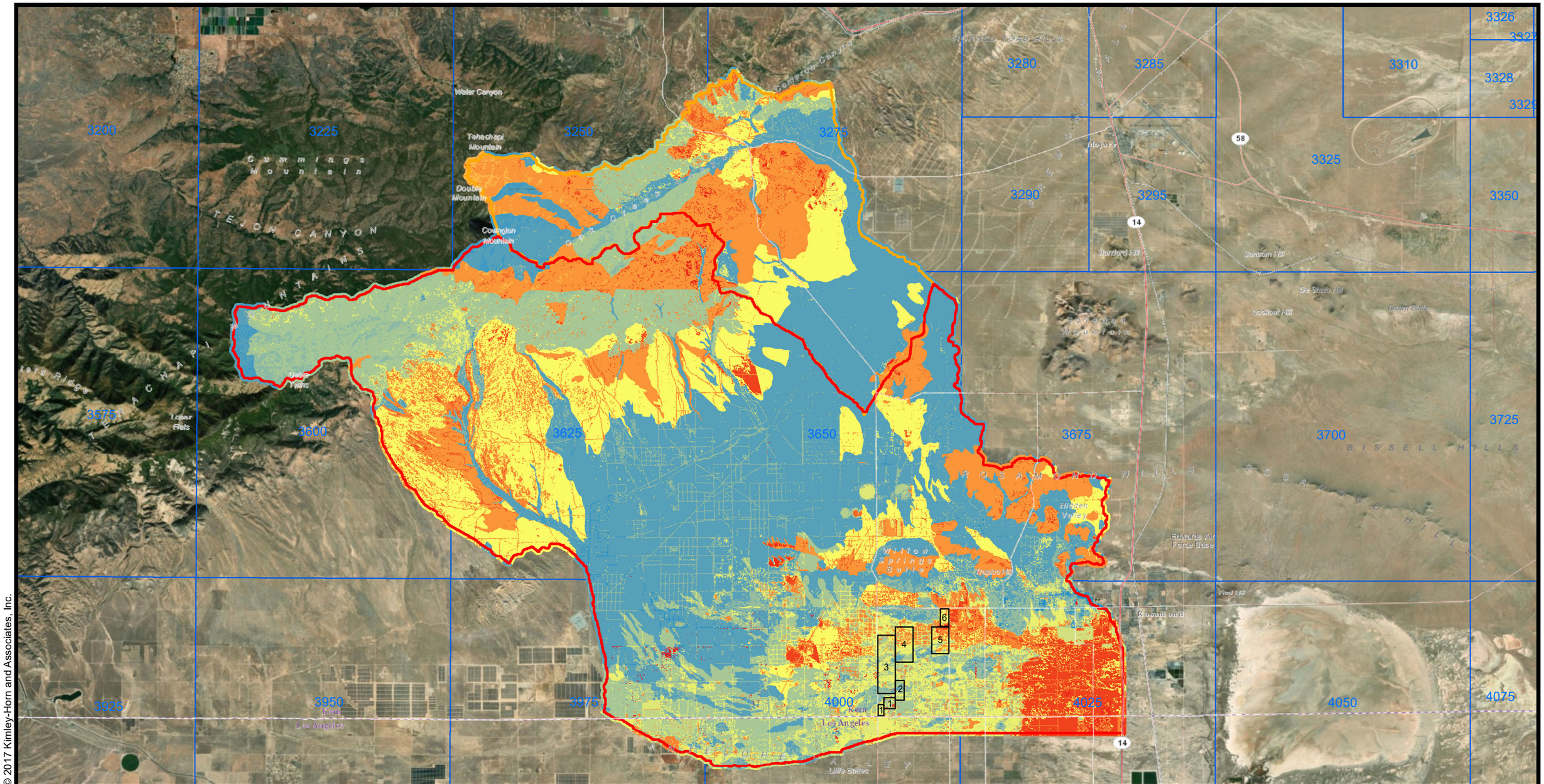
Raceway 2.0 Solar

Kern County, California

Land Use Map

EXHIBIT 5

Date: 11/6/2017 Time: 2:42:46 PM © 2017 Kimley-Horn and Associates, Inc.



Data Source: NRCS SSURGO Database,
USDA 2016 Cropland Data Layer
Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS,

0 7,000 14,000 28,000 Feet

N

Kimley»Horn

- FLO-2D Boundary
- GEO HMS Boundary
- # Site Outline & Number

Curve Number (CN)

39	61	72	79	82.5	86	91
45	66	73	80	83	87.5	94
53	68	74	81	84	88	98
57	70	77	82	85	89	

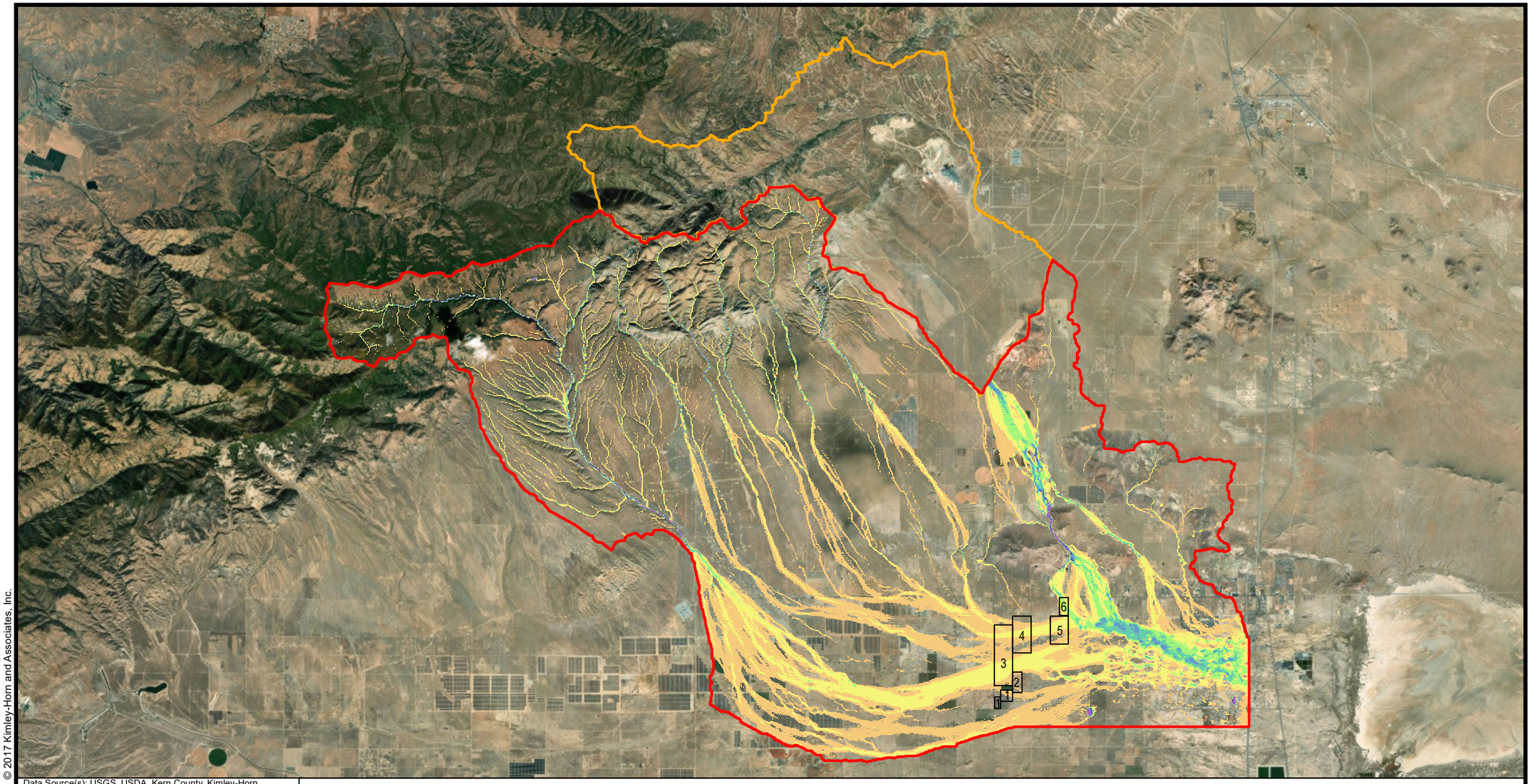
Raceway 2.0 Solar

Kern County, California

Curve Number Map

EXHIBIT 6

Date: 9/16/2019 Time: 2:42:45 PM © 2017 Kimley-Horn and Associates, Inc.



Data Source(s): USGS, USDA, Kern County, Kimley-Horn
Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

0 8,500 17,000 34,000 Feet

N

Kimley»Horn

FLO-2D Modeling Boundary

HEC-HMS Modeling Boundary

Site Outline & Number

Peak Flow Depth [feet]

0.25 - 0.50
0.5 - 1.0
1.0 - 1.5
1.5 - 2.0
2.0 - 3.0
3.0 - 4.0
4.0 +

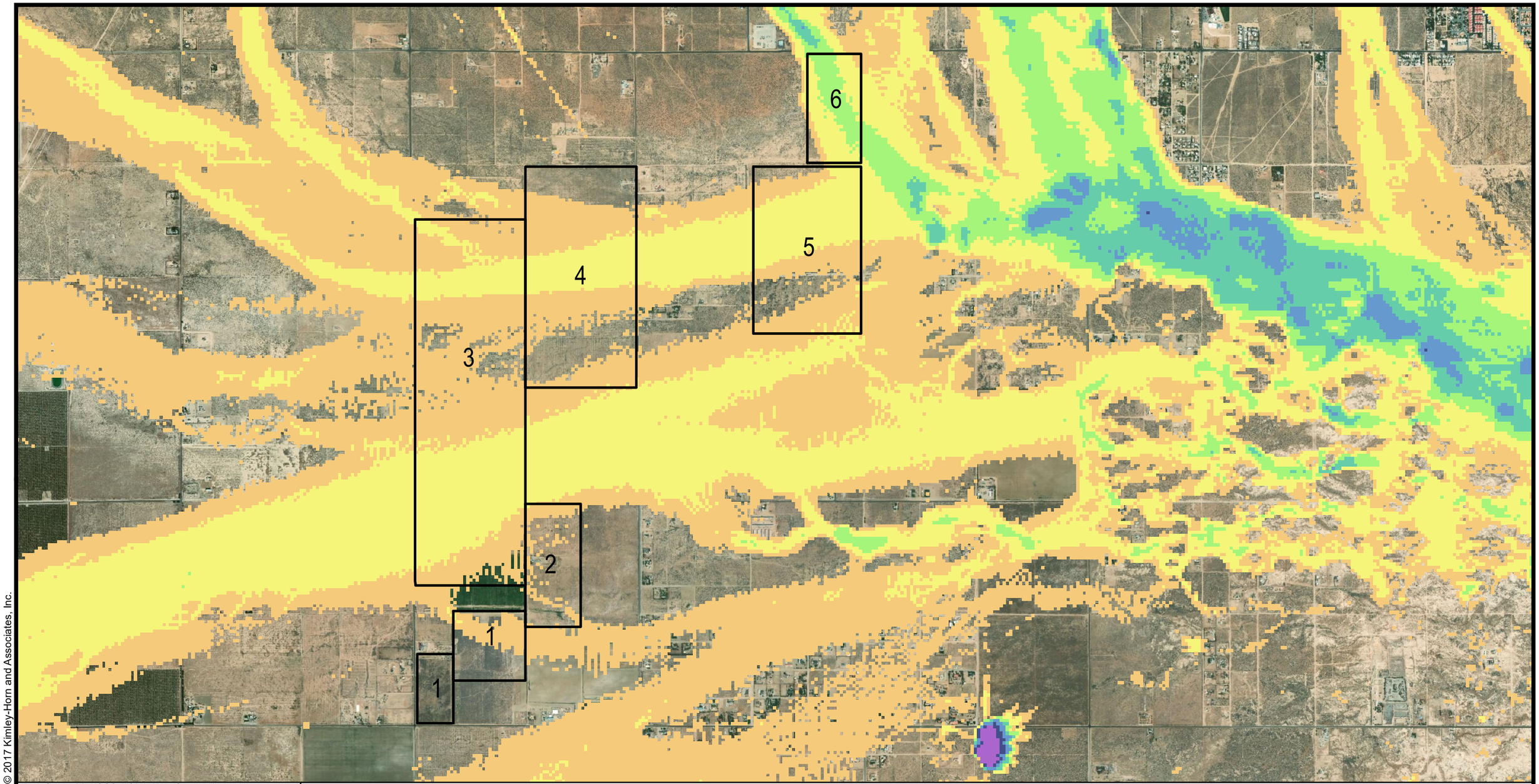
Raceway 2.0 Solar

Kern County, California

100-Year Flow Depths
Overall Watershed

EXHIBIT 7A

Date: 9/16/2019 Time: 2:50:50 PM © 2017 Kimley-Horn and Associates, Inc.



Data Source(s): USGS, USDA, Kern County, Kimley-Horn
Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

0 1,400 2,800 5,600 Feet

N

Kimley»Horn

Site Outline & Number

Peak Flow Depth [feet]

0.00 - 0.25
0.25 - 0.50
0.5 - 1.0
1.0 - 1.5
1.5 - 2.0
2.0 - 3.0
3.0 - 4.0
4.0 +

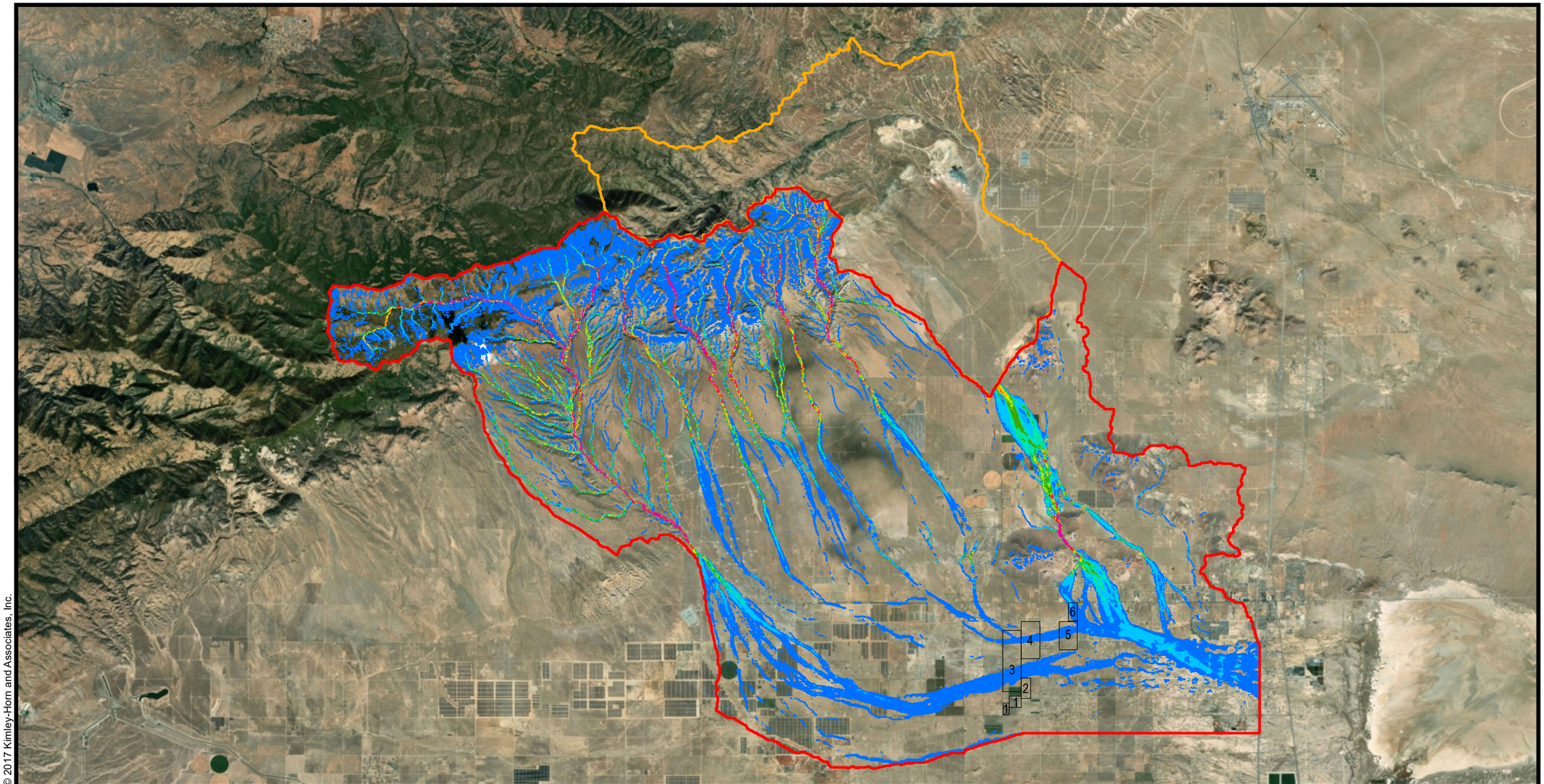
Raceway 2.0 Solar

Kern County, California

100-Year Flow Depths
Project Sites

EXHIBIT 7B

Date: 9/16/2019 Time: 2:56:54 PM © 2017 Kimley-Horn and Associates, Inc.



Data Source(s): USGS, USDA, Kern County, Kimley-Horn
Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

0 8,500 17,000 34,000 Feet

N

Kimley»Horn

FLO-2D Modeling Boundary

HEC-HMS Modeling Boundary

Site Outline & Number

Peak Flow Velocity [feet/second]

0 - 1	5 - 6	10 - 20
1 - 2	6 - 7	20 +
2 - 3	7 - 8	
3 - 4	8 - 9	
4 - 5	9 - 10	

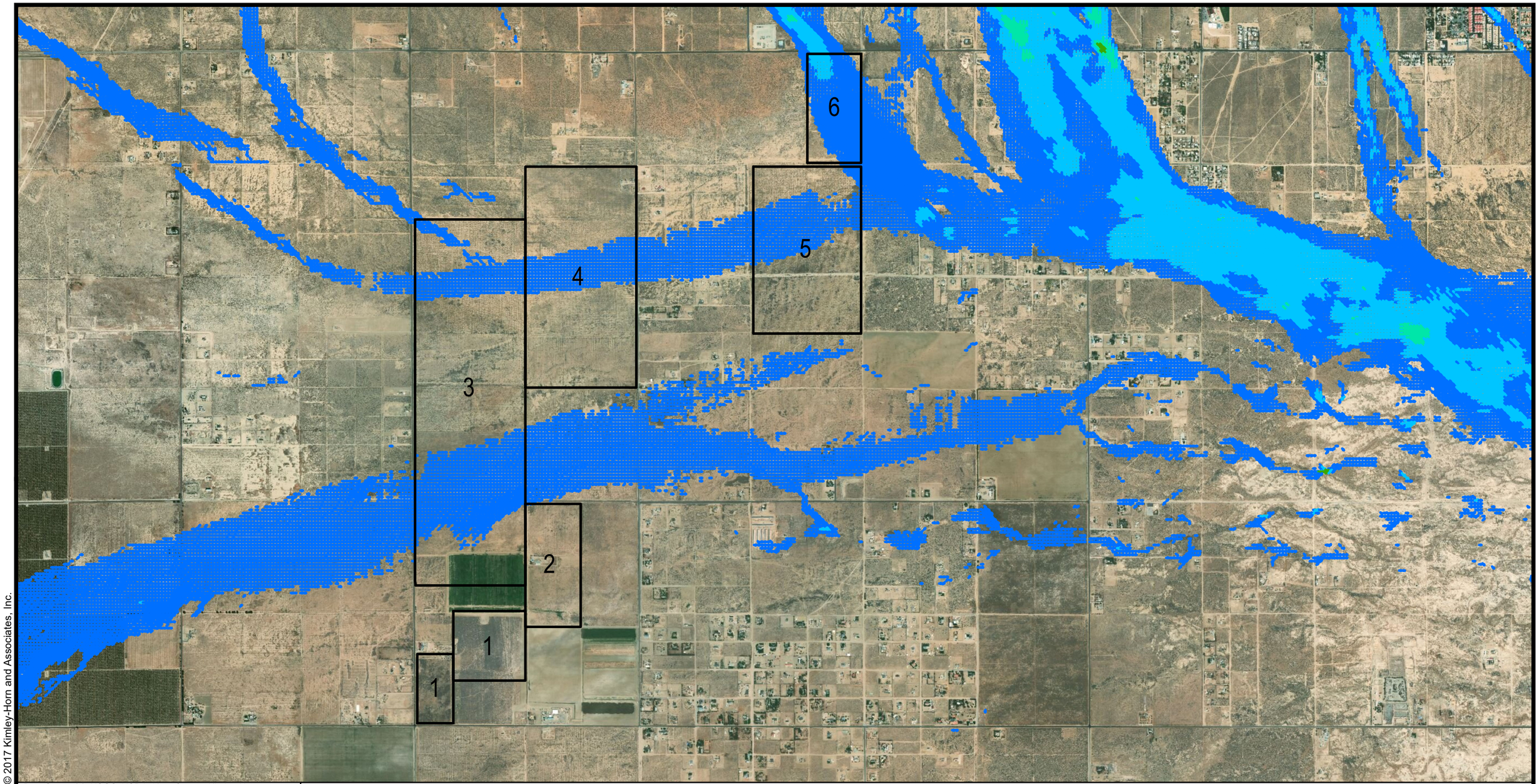
Raceway 2.0 Solar

Kern County, California

100-Year Flow Velocities
Overall Watershed

EXHIBIT 8A

Date: 9/16/2019 Time: 3:04:48 PM © 2017 Kimley-Horn and Associates, Inc.



Data Source(s): USGS, USDA, Kern County, Kimley-Horn
Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

0 1,400 2,800 5,600 Feet

N

Kimley»Horn

Site Outline & Number

Peak Flow Velocity [feet/second]

0 - 1	6 - 7
1 - 2	7 - 8
2 - 3	8 - 9
3 - 4	9 - 10
4 - 5	10 - 20
5 - 6	20 +

Raceway 2.0 Solar

Kern County, California

100-Year Flow Velocities
Project Sites

EXHIBIT 8B

Date: 9/16/2019 Time: 3:11:10 PM © 2017 Kimley-Horn and Associates, Inc.

Appendix B – Hydrologic Calculations

Modeling inputs are described herein. Model output files are available upon request but may require the described program to view. FLO-2D output shapefiles for depths, velocities, and elevations are available upon request and are displayed in Exhibits 7A, 7B, 8A, and 8B.

Appendix C – On-Site Retention Reference Documents

The following reference documents were used to determine on-site retention requirements:

1. Kern County Development Standards (KCDS) Bulletin 11-02 – Sump Volume Requirements

2. NOAA Precipitation Frequency Data for Project

3. Design Precipitation Interpolation Graph for Project

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DEVELOPMENT SERVICES AGENCY
Engineering, Surveying and Permit Services Department
Planning and Community Development Department
Roads Department

Engineering Bulletin 11-02

Subject: Sump Volume Requirements **Date: December 21, 2011**
Application: Kern County Development Standards

Background: In 1995, Kern County revised the standard by which retention basin sizing is based, and published it in the latest edition of the Kern County Development Standards dated August 5, 2010. Division 4 of the Development Standards defined the design volume for basins as runoff from the Intermediate Storm Design Discharge (ISDD) 5-day rainfall event from the impervious area. The equation is;

Runoff Volume = 0.12 (D_{10}) (a_i) (Area) where:

D_{10} = 10 yr 24-hr. depth of rainfall (in.)
a_i = average percentage of impervious area
Area = Drainage area of total development
0.12 = 1.44 x 1/12
1.44 = 5 day mass ratio (KC Hydrology Manual, Table B-1)
1/12 = Conversion of rainfall depth in inches to feet

The revision to the standard was chosen for consistency with the newly created multi-day detention basin sizing standard and to approximate the sump sizing criteria used by the City of Bakersfield in their application of 100yr 24hr rainfall event. The new Development Standards also linked ISDD calculations to the application of rainfall/runoff methodology found in the Kern County Hydrology Manual. Since the Hydrology Manual had adopted rainfall data found in NOAA Atlas 2, Volume XI, retention basin sizing was also tied to that data base.

Data Update: In May of 2011 the National Weather Service published NOAA Atlas 14, Volume 6, Version 2.0 for California. As stated in the introduction of the publication, this document supersedes precipitation-frequency estimates found in NOAA Atlas 2, Volume 11 and NOAA Atlas 14 Volume 1, which covered Kern County's desert region. Gage data used in the precipitation-frequency analysis for NOAA Atlas 14, Volume 6 incorporates the latest, quality-verified rainfall information available up through June, 2010. The precipitation-frequency data is now available to the public, via a graphic interface, at the Hydrometeorological Design Studies Center's web site. (http://hdsc.nws.noaa.gov/hdsc/pfds/). It contains both short and long duration, including multi-day rainfall data in tabular and graphic formats.

Policy: Retention basin sizing shall continue to be based upon runoff from the ISDD 5 day storm event from impervious area. The equation is now;

Runoff Volume (cu.ft.) = [($D_{10yr\text{-}5day}$)/12] (a_i) (Area) where;

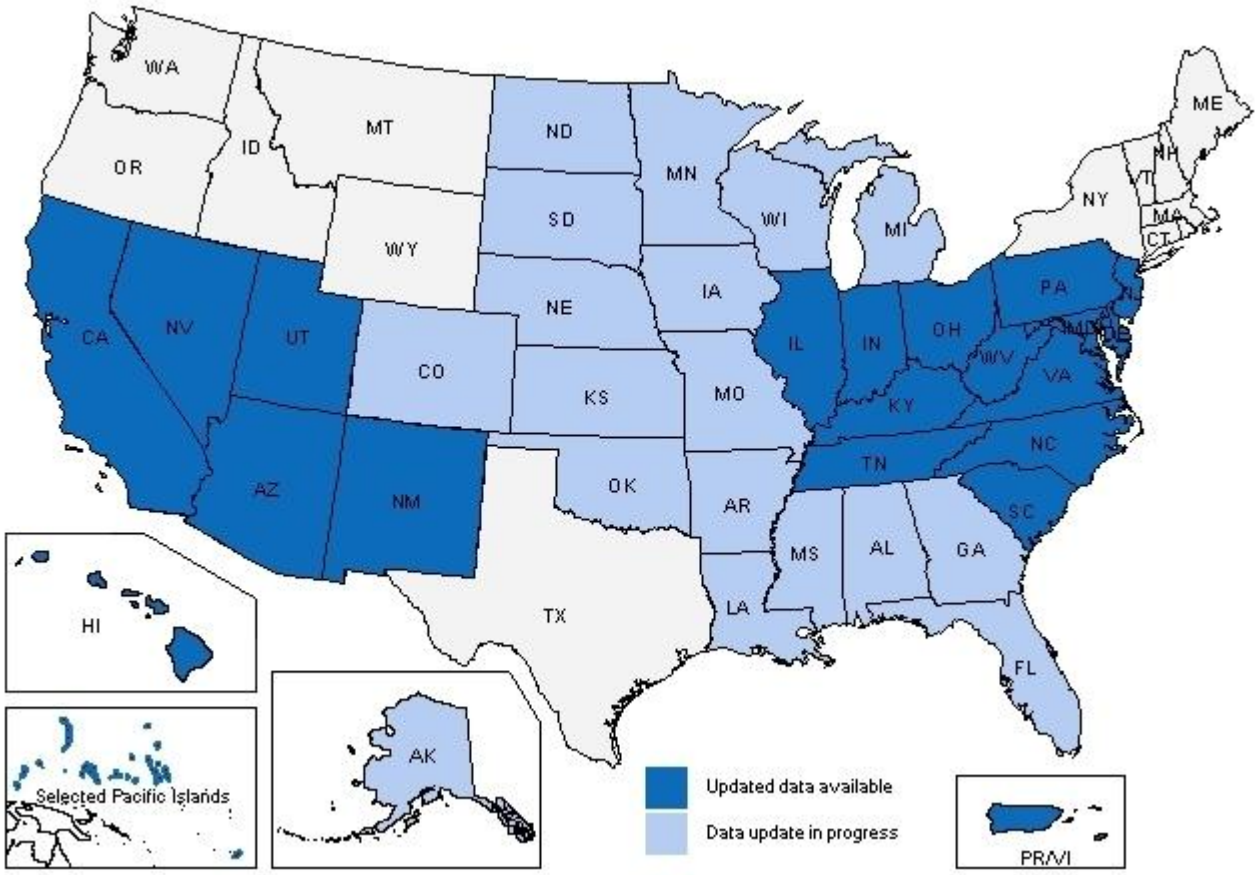
$D_{10\text{-}5day}$ = 10yr 5 day depth of rainfall (in.) obtained from NOAA Atlas 14, Vol 6, Ver. 2.0
a_i = average percentage of impervious area
Area = Drainage area of total development (sq.ft.)

Example Problem;

Determine the retention basin requirement for a 1.00 acre industrial development located in Bakersfield, CA (Lat. 35.3940 Lon. -119.0505). Assume the development will have 95% imperviousness.

1) Determine the 10yr 5 day depth of rainfall. Connect to the Precipitation Frequency Data Server at http://hdsc.nws.noaa.gov/hdsc/pfds/
2) Click the drop down box and select California or move the cursor onto the map of California and click the left mouse button.

State: Choose a state (or click map)



3). Under **Data Description** select Data type (**precipitation depth**), Units (**English**) and Time series type (**partial duration**).
4) **Select Location ;** .Manually enter Latitude and Longitude.
5) Click submit button.

NOAA ATLAS 14 POINT PRECIPITATION FREQUENCY ESTIMATES

DATA DESCRIPTION

Data type: precipitation depth **Units:** english **Time series type:** partial duration

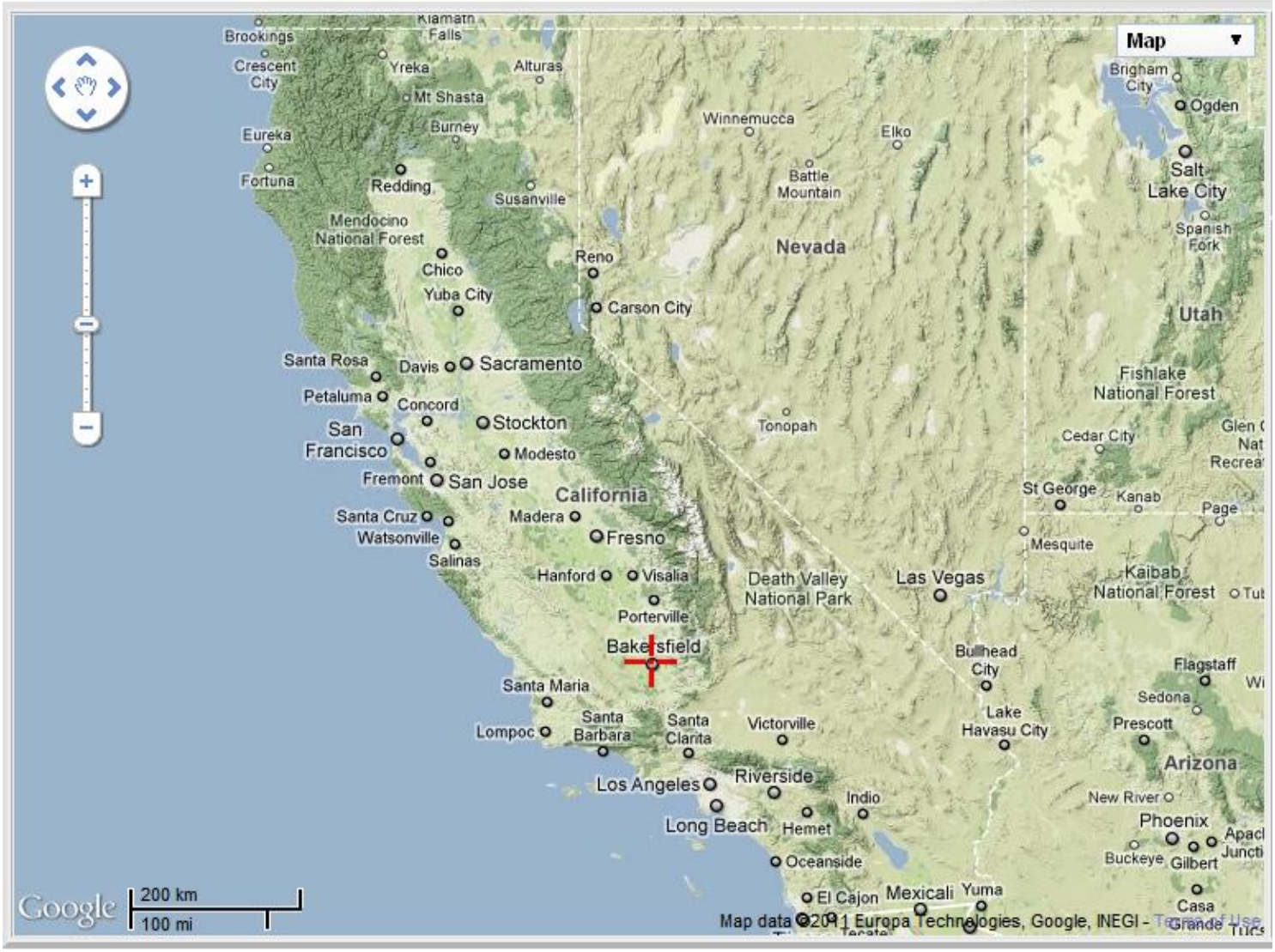
SELECT LOCATION

1. Manually:

a) Enter location (decimal degrees, use "-" for S and W): latitude: 35.3940 longitude: -119.0505 submit

b) Select station: select station

2. Use map:



NOAA Atlas 14, Volume 6, Version 2
Location name: Bakersfield, California, US*
Coordinates: 35.3940, -119.0505
Elevation: 404ft*
* source: Google Maps

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval(years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.077 (0.063–0.095)	0.097 (0.080–0.120)	0.127 (0.104–0.158)	0.154 (0.125–0.193)	0.195 (0.153–0.252)	0.230 (0.177–0.303)	0.269 (0.202–0.362)	0.313 (0.229–0.433)	0.421 (0.296–0.607)	0.580 (0.393–0.863)
10-min	0.110 (0.090–0.136)	0.140 (0.114–0.172)	0.183 (0.149–0.226)	0.221 (0.179–0.276)	0.280 (0.220–0.361)	0.330 (0.254–0.434)	0.386 (0.290–0.519)	0.449 (0.328–0.621)	0.604 (0.424–0.870)	0.831 (0.564–1.24)
15-min	0.133 (0.109–0.164)	0.169 (0.138–0.208)	0.221 (0.180–0.273)	0.268 (0.217–0.334)	0.339 (0.266–0.436)	0.399 (0.307–0.525)	0.467 (0.350–0.628)	0.543 (0.397–0.751)	0.731 (0.513–1.05)	1.01 (0.682–1.50)
30-min	0.182 (0.149–0.224)	0.231 (0.189–0.285)	0.302 (0.247–0.374)	0.366 (0.296–0.456)	0.463 (0.363–0.596)	0.546 (0.420–0.717)	0.638 (0.479–0.859)	0.743 (0.542–1.03)	0.999 (0.701–1.44)	1.37 (0.932–2.05)
60-min	0.256 (0.210–0.315)	0.325 (0.266–0.401)	0.425 (0.347–0.526)	0.515 (0.417–0.642)	0.651 (0.511–0.839)	0.768 (0.590–1.01)	0.898 (0.674–1.21)	1.05 (0.763–1.45)	1.41 (0.986–2.02)	1.93 (1.31–2.88)
2-hr	0.354 (0.290–0.437)	0.446 (0.365–0.550)	0.574 (0.468–0.709)	0.684 (0.554–0.853)	0.846 (0.663–1.09)	0.978 (0.752–1.29)	1.12 (0.842–1.51)	1.28 (0.933–1.77)	1.50 (1.05–2.16)	1.95 (1.33–2.91)
3-hr	0.417 (0.342–0.513)	0.524 (0.429–0.647)	0.673 (0.550–0.833)	0.801 (0.649–0.999)	0.985 (0.773–1.27)	1.14 (0.872–1.49)	1.29 (0.971–1.74)	1.47 (1.07–2.03)	1.71 (1.20–2.46)	1.97 (1.34–2.94)
6-hr	0.520 (0.426–0.641)	0.659 (0.540–0.813)	0.850 (0.694–1.05)	1.01 (0.820–1.26)	1.24 (0.976–1.60)	1.43 (1.10–1.88)	1.63 (1.22–2.19)	1.84 (1.34–2.54)	2.14 (1.50–3.08)	2.38 (1.61–3.54)
12-hr	0.606 (0.497–0.747)	0.780 (0.638–0.962)	1.02 (0.836–1.27)	1.24 (1.00–1.54)	1.54 (1.21–1.99)	1.80 (1.38–2.36)	2.07 (1.55–2.78)	2.37 (1.73–3.27)	2.79 (1.96–4.02)	3.15 (2.14–4.69)
24-hr	0.742 (0.676–0.832)	0.966 (0.878–1.08)	1.29 (1.17–1.45)	1.58 (1.42–1.79)	2.01 (1.74–2.37)	2.38 (2.02–2.86)	2.78 (2.30–3.44)	3.24 (2.60–4.12)	3.92 (3.01–5.21)	4.50 (3.33–6.20)
2-day	0.865 (0.787–0.969)	1.12 (1.02–1.26)	1.50 (1.36–1.69)	1.84 (1.65–2.09)	2.36 (2.05–2.78)	2.81 (2.39–3.38)	3.32 (2.74–4.10)	3.90 (3.13–4.96)	4.78 (3.67–6.35)	5.54 (4.10–7.64)
3-day	0.931 (0.847–1.04)	1.20 (1.09–1.35)	1.61 (1.46–1.81)	1.97 (1.77–2.24)	2.53 (2.19–2.98)	3.01 (2.56–3.63)	3.56 (2.94–4.39)	4.18 (3.35–5.31)	5.13 (3.94–6.82)	5.96 (4.41–8.22)
4-day	0.992 (0.903–1.11)	1.28 (1.17–1.44)	1.71 (1.55–1.93)	2.10 (1.88–2.38)	2.68 (2.32–3.15)	3.18 (2.69–3.82)	3.73 (3.08–4.61)	4.36 (3.50–5.54)	5.31 (4.07–7.05)	6.13 (4.54–8.45)
7-day	1.12 (1.02–1.26)	1.46 (1.33–1.64)	1.94 (1.76–2.18)	2.36 (2.12–2.68)	2.97 (2.58–3.50)	3.48 (2.95–4.18)	4.02 (3.32–4.97)	4.62 (3.70–5.87)	5.49 (4.21–7.29)	6.21 (4.59–8.56)
10-day	1.22 (1.11–1.37)	1.59 (1.45–1.78)	2.11 (1.91–2.38)	2.56 (2.30–2.90)	3.19 (2.77–3.76)	3.71 (3.15–4.46)	4.25 (3.52–5.25)	4.84 (3.88–6.15)	5.67 (4.35–7.53)	6.34 (4.69–8.74)
20-day	1.53 (1.39–1.71)	2.01 (1.83–2.26)	2.67 (2.42–3.01)	3.23 (2.90–3.67)	4.01 (3.48–4.72)	4.63 (3.92–5.57)	5.27 (4.35–6.50)	5.93 (4.76–7.55)	6.85 (5.26–9.10)	7.57 (5.60–10.4)
30-day	1.79 (1.63–2.01)	2.37 (2.15–2.66)	3.15 (2.86–3.55)	3.81 (3.42–4.33)	4.73 (4.11–5.57)	5.46 (4.63–6.57)	6.21 (5.13–7.67)	6.99 (5.60–8.89)	8.05 (6.18–10.7)	8.87 (6.57–12.2)
45-day	2.20 (2.00–2.47)	2.90 (2.64–3.26)	3.86 (3.50–4.35)	4.67 (4.19–5.30)	5.80 (5.03–6.83)	6.70 (5.68–8.06)	7.62 (6.29–9.40)	8.57 (6.87–10.9)	9.87 (7.58–13.1)	10.9 (8.05–15.0)
60-day	2.52 (2.30–2.83)	3.32 (3.02–3.72)	4.41 (3.99–4.96)	5.33 (4.78–6.05)	6.62 (5.74–7.79)	7.64 (6.48–9.19)	8.70 (7.19–10.7)	9.78 (7.85–12.4)	11.3 (8.65–15.0)	12.4 (9.19–17.1)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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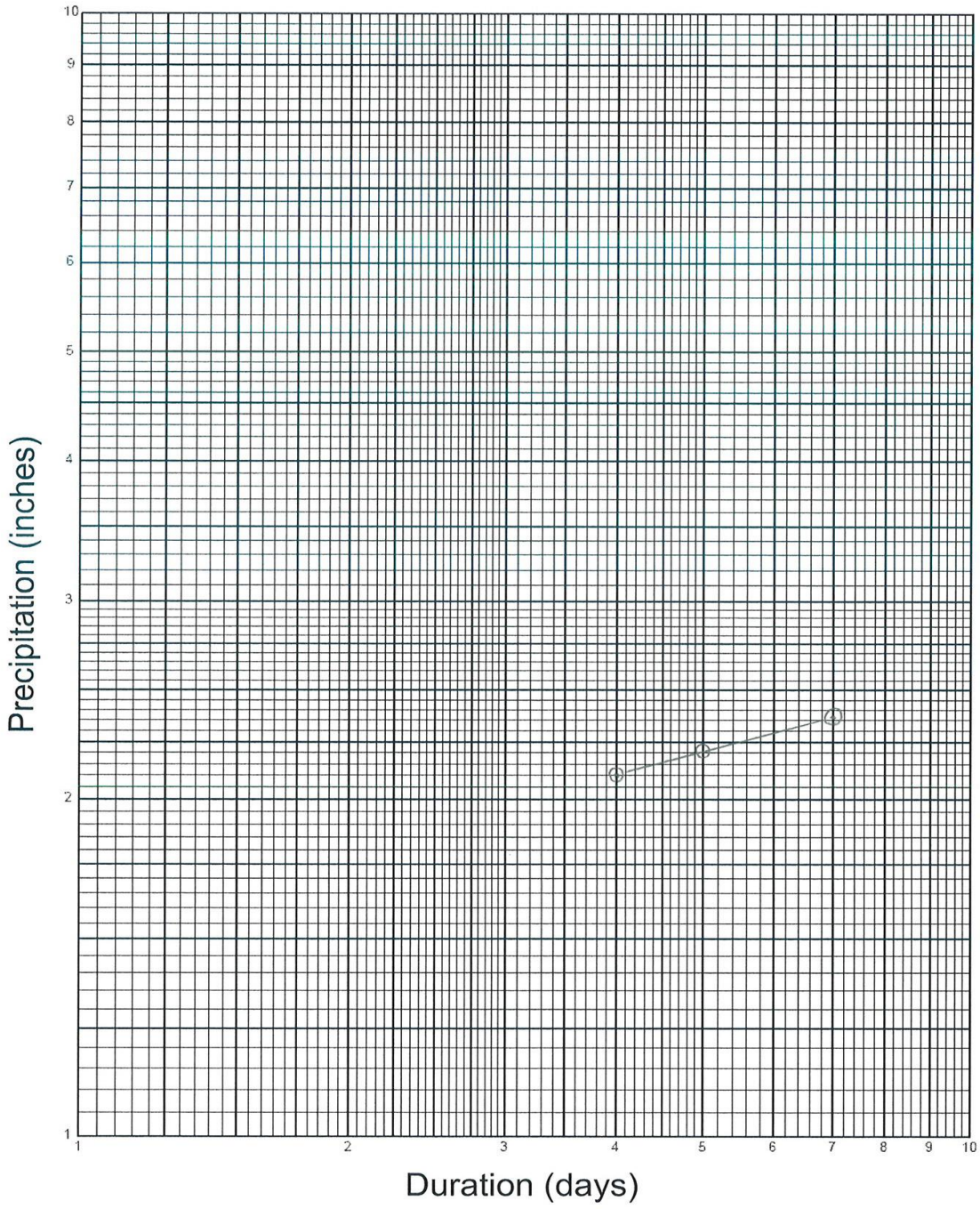
6) Select 10yr 4day rainfall depth – **2.10** and 10yr 7 day rainfall depth – **2.36**
7) Plot points on log–log graph paper.



8) Read the solution for the 10 yr 5 day depth of rainfall– **2.20 inches**

9) Sump volume calculation:

Runoff Volume (cu.ft.) = $[(D_{10yr\text{-}5day})/12]$ (a_i) (Area)
= [(2.20)/12](0.95)(1.00 ac. x 43560 sq.ft/ac)
= 7,586.7 cu.ft or 7,590 cu.ft.

NOAA Atlas 14, Volume 6, Version 2
Location name: Rosamond, California, USA*
Latitude: 34.8381°, Longitude: -118.2744°
Elevation: 2415.49 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	**0.070** (0.058-0.086)	**0.093** (0.077-0.114)	**0.125** (0.103-0.154)	**0.152** (0.124-0.189)	**0.191** (0.151-0.245)	**0.222** (0.172-0.290)	**0.255** (0.192-0.342)	**0.290** (0.213-0.400)	**0.341** (0.239-0.490)	**0.382** (0.259-0.568)
10-min	**0.101** (0.083-0.123)	**0.134** (0.111-0.164)	**0.180** (0.148-0.221)	**0.218** (0.178-0.270)	**0.274** (0.216-0.350)	**0.318** (0.246-0.416)	**0.366** (0.276-0.490)	**0.416** (0.305-0.574)	**0.488** (0.343-0.702)	**0.547** (0.371-0.814)
15-min	**0.122** (0.101-0.149)	**0.162** (0.134-0.198)	**0.217** (0.179-0.267)	**0.264** (0.216-0.327)	**0.331** (0.261-0.424)	**0.385** (0.297-0.503)	**0.442** (0.333-0.593)	**0.504** (0.369-0.694)	**0.591** (0.415-0.849)	**0.662** (0.449-0.985)
30-min	**0.168** (0.138-0.205)	**0.223** (0.184-0.273)	**0.299** (0.246-0.367)	**0.363** (0.297-0.450)	**0.456** (0.359-0.583)	**0.530** (0.409-0.693)	**0.609** (0.459-0.815)	**0.693** (0.508-0.955)	**0.812** (0.571-1.17)	**0.911** (0.618-1.36)
60-min	**0.235** (0.194-0.288)	**0.313** (0.258-0.383)	**0.420** (0.345-0.515)	**0.510** (0.416-0.631)	**0.639** (0.505-0.819)	**0.744** (0.575-0.972)	**0.854** (0.644-1.15)	**0.972** (0.713-1.34)	**1.14** (0.802-1.64)	**1.28** (0.868-1.90)
2-hr	**0.352** (0.291-0.430)	**0.464** (0.383-0.568)	**0.615** (0.506-0.754)	**0.740** (0.604-0.916)	**0.916** (0.723-1.17)	**1.06** (0.815-1.38)	**1.20** (0.904-1.61)	**1.35** (0.990-1.86)	**1.56** (1.10-2.24)	**1.72** (1.17-2.56)
3-hr	**0.440** (0.363-0.538)	**0.580** (0.478-0.709)	**0.766** (0.630-0.940)	**0.920** (0.751-1.14)	**1.13** (0.895-1.45)	**1.30** (1.01-1.70)	**1.48** (1.11-1.98)	**1.66** (1.21-2.28)	**1.90** (1.34-2.73)	**2.09** (1.42-3.11)
6-hr	**0.612** (0.506-0.748)	**0.811** (0.669-0.993)	**1.07** (0.883-1.32)	**1.29** (1.05-1.59)	**1.58** (1.25-2.03)	**1.81** (1.40-2.37)	**2.04** (1.54-2.73)	**2.28** (1.67-3.14)	**2.60** (1.83-3.74)	**2.84** (1.93-4.23)
12-hr	**0.787** (0.650-0.963)	**1.08** (0.889-1.32)	**1.46** (1.20-1.79)	**1.76** (1.44-2.18)	**2.17** (1.71-2.78)	**2.48** (1.92-3.25)	**2.80** (2.11-3.75)	**3.11** (2.28-4.29)	**3.54** (2.48-5.08)	**3.85** (2.62-5.73)
24-hr	**1.03** (0.913-1.18)	**1.46** (1.29-1.68)	**2.01** (1.78-2.32)	**2.45** (2.15-2.85)	**3.04** (2.58-3.66)	**3.49** (2.89-4.29)	**3.93** (3.19-4.96)	**4.39** (3.45-5.69)	**4.99** (3.76-6.74)	**5.44** (3.96-7.61)
2-day	**1.25** (1.11-1.44)	**1.78** (1.58-2.05)	**2.48** (2.19-2.86)	**3.04** (2.66-3.54)	**3.79** (3.21-4.56)	**4.37** (3.62-5.37)	**4.95** (4.00-6.23)	**5.54** (4.36-7.18)	**6.33** (4.78-8.56)	**6.93** (5.05-9.71)
3-day	**1.38** (1.23-1.59)	**1.97** (1.75-2.27)	**2.75** (2.43-3.17)	**3.38** (2.96-3.94)	**4.24** (3.59-5.10)	**4.89** (4.06-6.02)	**5.56** (4.50-7.01)	**6.25** (4.92-8.10)	**7.18** (5.42-9.71)	**7.89** (5.75-11.1)
4-day	**1.47** (1.31-1.69)	**2.10** (1.86-2.42)	**2.94** (2.60-3.40)	**3.63** (3.18-4.22)	**4.56** (3.87-5.49)	**5.28** (4.38-6.49)	**6.01** (4.86-7.57)	**6.76** (5.32-8.77)	**7.78** (5.87-10.5)	**8.57** (6.24-12.0)
7-day	**1.63** (1.44-1.87)	**2.33** (2.07-2.68)	**3.27** (2.89-3.78)	**4.05** (3.55-4.71)	**5.11** (4.33-6.15)	**5.92** (4.91-7.28)	**6.74** (5.46-8.50)	**7.59** (5.97-9.84)	**8.73** (6.59-11.8)	**9.60** (7.00-13.4)
10-day	**1.69** (1.50-1.94)	**2.43** (2.15-2.79)	**3.42** (3.03-3.95)	**4.24** (3.72-4.94)	**5.37** (4.55-6.47)	**6.24** (5.18-7.67)	**7.12** (5.76-8.97)	**8.02** (6.31-10.4)	**9.25** (6.98-12.5)	**10.2** (7.42-14.3)
20-day	**1.99** (1.76-2.29)	**2.89** (2.56-3.33)	**4.12** (3.64-4.76)	**5.15** (4.51-5.99)	**6.58** (5.58-7.93)	**7.71** (6.40-9.48)	**8.86** (7.17-11.2)	**10.1** (7.91-13.0)	**11.7** (8.80-15.8)	**12.9** (9.40-18.1)
30-day	**2.28** (2.02-2.62)	**3.31** (2.94-3.81)	**4.75** (4.20-5.48)	**5.96** (5.22-6.94)	**7.67** (6.50-9.24)	**9.02** (7.49-11.1)	**10.4** (8.43-13.1)	**11.9** (9.33-15.4)	**13.8** (10.4-18.7)	**15.3** (11.2-21.5)
45-day	**2.68** (2.37-3.08)	**3.89** (3.45-4.48)	**5.58** (4.93-6.45)	**7.03** (6.16-8.19)	**9.10** (7.72-11.0)	**10.8** (8.93-13.2)	**12.5** (10.1-15.7)	**14.3** (11.2-18.5)	**16.7** (12.6-22.6)	**18.6** (13.6-26.1)
60-day	**3.02** (2.68-3.47)	**4.36** (3.87-5.02)	**6.26** (5.53-7.23)	**7.89** (6.92-9.19)	**10.2** (8.68-12.3)	**12.1** (10.1-14.9)	**14.1** (11.4-17.8)	**16.2** (12.7-20.9)	**19.0** (14.3-25.7)	**21.2** (15.5-29.7)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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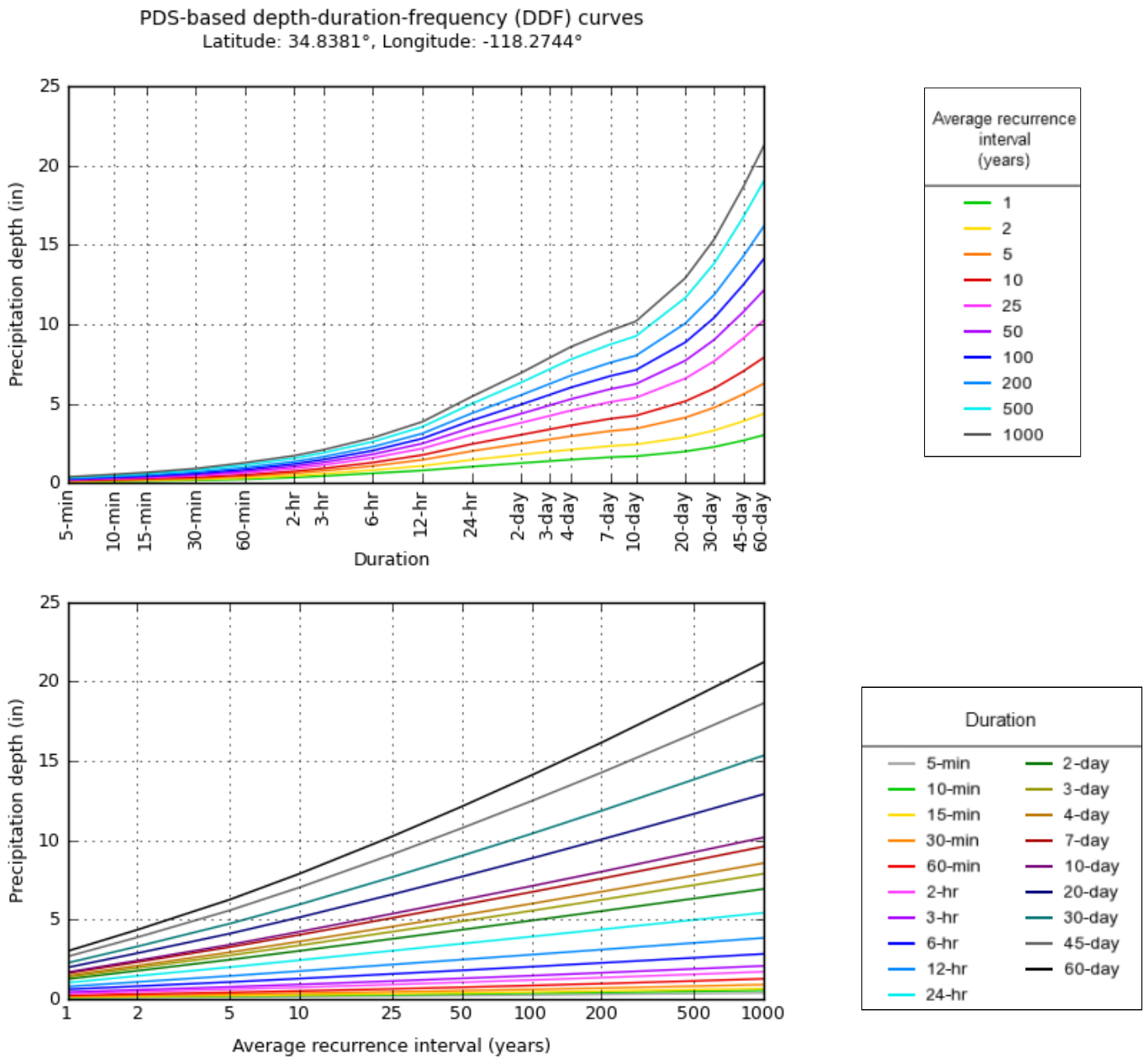
PF graphical



NOAA Atlas 14, Volume 6, Version 2

Created (GMT): Fri Nov 10 15:34:02 2017

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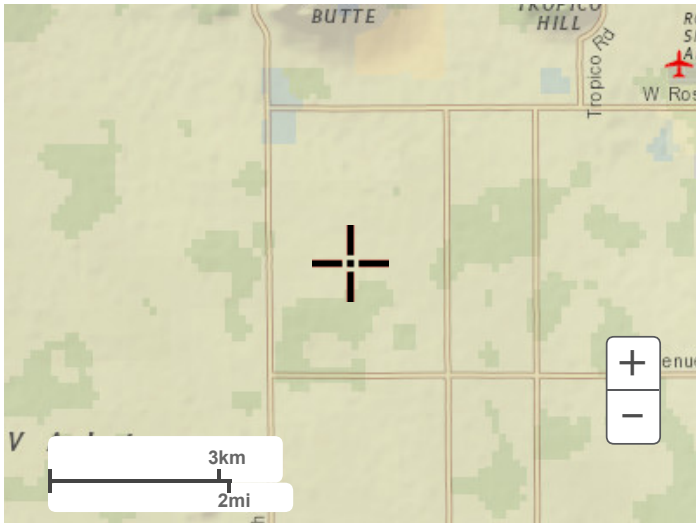
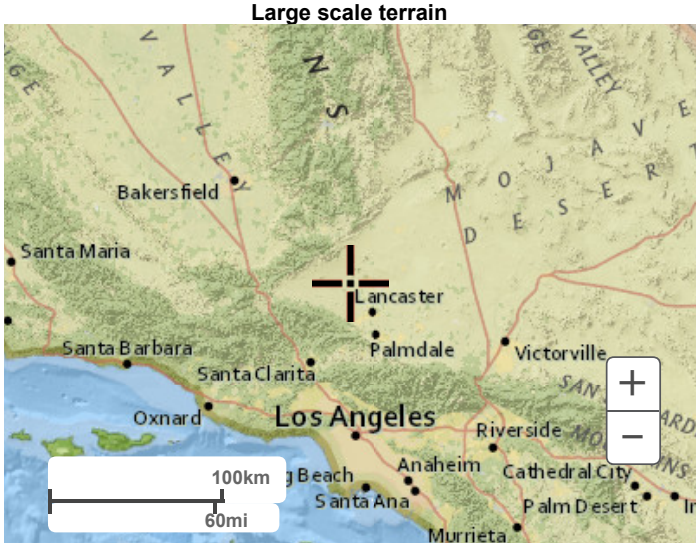
Maps & aerials

Small scale terrain



Large scale terrain



Large scale map



Large scale aerial



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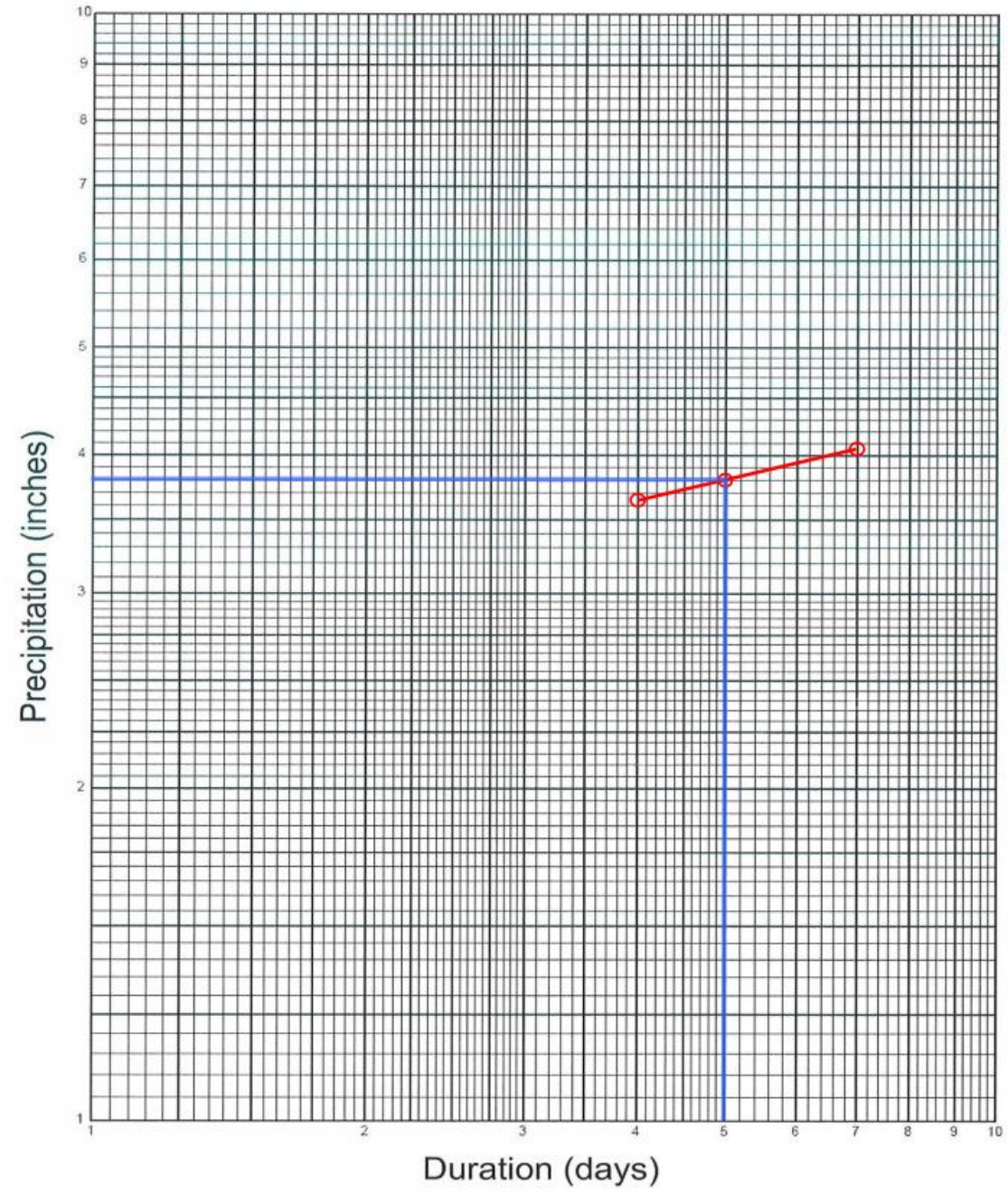
US Department of Commerce
National Oceanic and Atmospheric Administration
National Weather Service
National Water Center
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

Disclaimer

10-Year Storm Duration	Precipitation Depth*
4-day	3.63-inches
5-day**	**3.80-inches**
7-day	4.05-inches

* Per NOAA Atlas 14, Volume 6, Version 2.0, included as previous sheets.

** Per logarithmic graphical interpolation below:



Appendix J
Water Supply Assessment

ecology and environment, inc.

Memorandum

To: Dallas Pugh, Permitting Manager, sPower

From: Chuck Cleeves, Environmental Specialist/Project Manager, Ecology and Environment, Inc.

Date: January 21, 2020

Re: Raceway 2.0 Solar Project: Technical Memorandum – Water Supply Evaluation

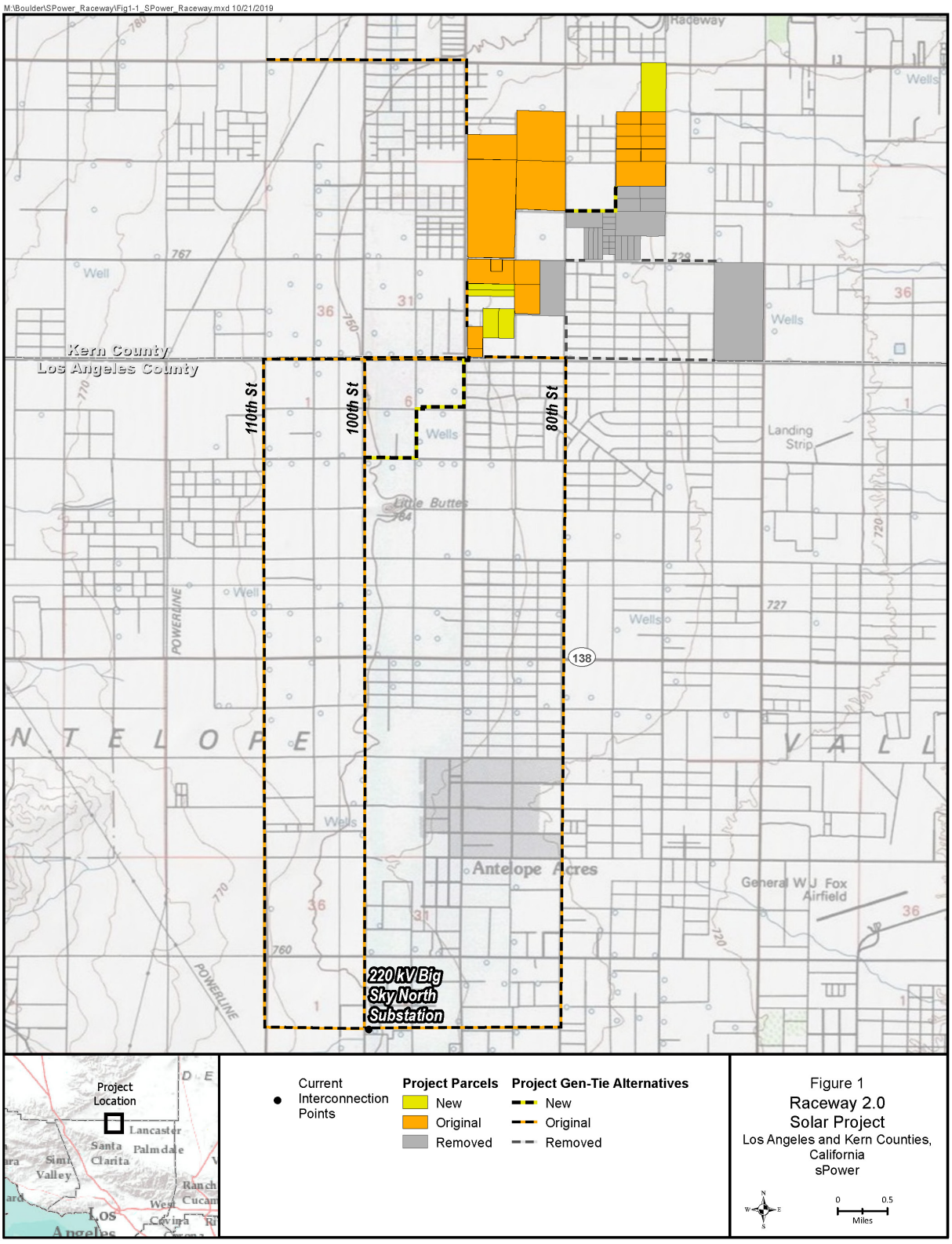
cc: Sean Fox, Project Director, Ecology and Environment, Inc.

Ecology and Environment, Inc. (E & E) has prepared this technical memorandum to document the availability of water for the Raceway 2.0 Solar Project. This memorandum identifies the anticipated quantity of water necessary for both construction and operation/maintenance for the Raceway Solar Project 2.0 (proposed Project).

Project Description

The proposed project is reduced in size from the original proposed project (Figure 1). The proposed project consists of six sites and would develop photovoltaic (PV) solar facilities and the associated infrastructure necessary to generate a combined total of 291 megawatts (MW) of renewable electrical energy and/or energy storage capacity on approximately 1,311 acres of privately-owned land. The proposed project consists of the following sites: Raceway Solar 1, Raceway Solar 2, Raceway Solar 3, Raceway Solar 4, Raceway Solar 5, and Raceway Solar 6.

The project applicant proposes that the project either be built at the same time as a single, 291 MW facility or, alternatively, developed as six independent facilities depending upon market conditions. The proposed project includes advanced energy battery storage units.
The power generated by the proposed project would be interconnected to an existing transmission network (Attachment 1). The project has five interconnection options. It is expected that one main path would be used for the gen-tie corridor, with deviations from the path as necessary.



Data Sources: USGS Topographic Base

SUMMARY OF WATER ASSESSMENT EFFORTS

The original Raceway project anticipated requiring approximately 500 acre-feet of water for construction activities, and 19 acre-feet of water annually for operation/maintenance activities for the life of the project. On March 2, 2018 the Antelope Valley – East Kern Water Authority (AVEK), the local water supplier, provided a "will serve" letter for the project (Attachment 2). This "will serve" letter was provided by Mr. Matthew Knudson, the Assistant General Manager of AVEK.

The Raceway 2.0 project is approximately 30% smaller than the originally proposed project, however, the anticipated water need stays the same as previously identified. On January 9, 2020, the March 2018 "will serve" letter with the original quantities was confirmed in a telephone call with Mr. Matthew Knudson from AVEK. With this confirmation, the identified water needs of the project are met.

Attachment 1
Project Description

Attachment 2
Will Serve Letter

OFFICERS

DWAYNE CHISAM, P.E.
General Manager

MATTHEW KNUDSON
Assistant General Manager

HOLLY H. HUGHES
Secretary-Treasurer

ANTELOPE VALLEY - EAST KERN WATER AGENCY
AVEK
ESTABLISHED 1959

A PUBLIC AGENCY

BOARD OF DIRECTORS

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ROBERT A. PARRIS
Division 5

MARLON BARNES
Division 6

GARY VAN DAM
Division 7

March 2, 2018

VIA EMAIL: gbean@spower.com

Mr. Garret Bean, VP Development
S Power
5000 East Spring Street, Suite 130
Long Beach, CA 90815

RE: WATER SUPPLY – RACEWAY SOLAR PROJECT SITES 1 THROUGH 7

Dear Mr. Garret Bean:

Thank you for your inquiry regarding water supply for the Raceway Solar Project Sites 1 through 7 (Project) in Kern County, CA. We understand that the Raceway Solar Project Sites 1 through 7 would entail construction and operation of a 400 megawatt (MW) solar generating facility on approximately 1,854 acres. The proposed project is expected to utilize approximately 500 acre-feet of water during construction activities and up to 19 acre-feet per year during operations for the life of the solar Project.

The Antelope Valley-East Kern Water Agency (AVEK) Act passed by legislature in 1959 grants every property owner and water supplier in the AVEK service area access to imported water supplies. AVEK has existing infrastructure and sufficient water supply to meet the construction and operation water demand for the Raceway Solar Project. The specific terms and conditions governing the purchase of water by sPower from AVEK would be contained in a detailed, definitive Water Purchase Agreement between sPower and AVEK.

If you have any questions, please feel free to contact me at 661-349-7310.

Respectfully yours,

MATTHEW KNUDSON,
Assistant General Manager

MRK/mrk

Appendix K
Noise Technical Memorandum

Technical Memorandum

To: Dallas Pugh, Permitting Manager, sPower

From: Silvia Yanez, Environmental Specialist, Ecology and Environment, Inc., member WSP

Date: January 17, 2020

Re: Raceway 2.0 Solar Project: Noise Technical Memorandum

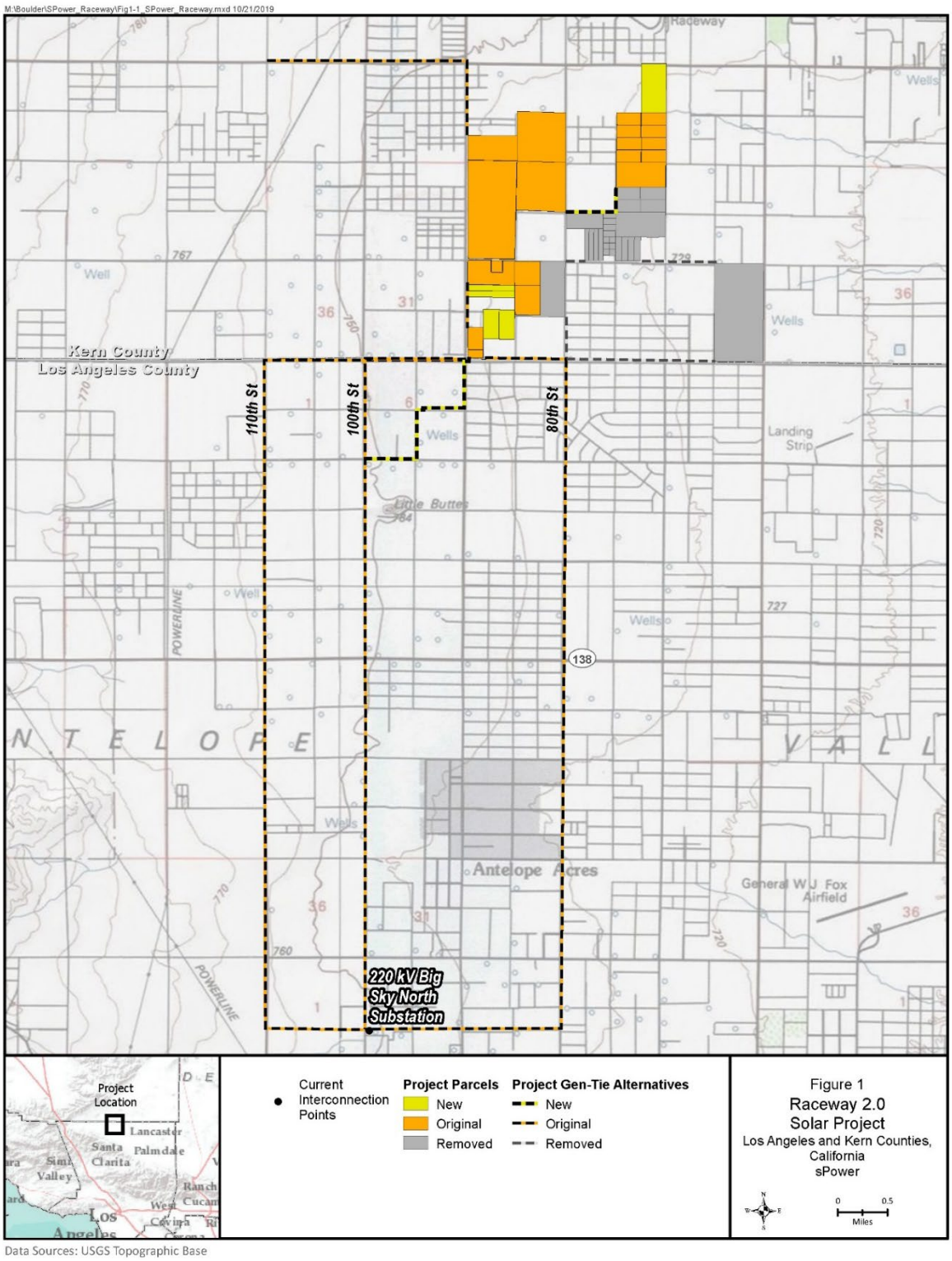
cc: Sean Fox, Project Manager, Ecology and Environment, Inc.

Ecology and Environment, Inc., member of WSP (hereafter referred to as E & E) has prepared this Technical Memorandum to document the updates to the Final Noise Report (Report) prepared for the original Raceway Solar Project in February 2018 (Attachment 1). This memorandum summarizes the main project features revised in the Report and identifies relevant updates made to the analysis of the potential construction- and operation-related impacts on noise from implementation of the new Raceway Solar Project 2.0 (proposed project). Revisions include updated location of noise-sensitive receptors mapping.

PROJECT DESCRIPTION

The proposed project is reduced in size from the original proposed project (Figure 1). The proposed project consists of six sites and would develop photovoltaic (PV) solar facilities and the associated infrastructure necessary to generate a combined total of 291 megawatts (MW) of renewable electrical energy and/or energy storage capacity on approximately 1,311 acres of privately owned land. The proposed project consists of the following sites: Raceway Solar 1, Raceway Solar 2, Raceway Solar 3, Raceway Solar 4, Raceway Solar 5, and Raceway Solar 6.

The project applicant proposes that the project either be built at the same time as a single, 291-MW facility or, alternatively, developed as six independent facilities, depending upon market conditions. The proposed project includes advanced energy battery storage units.


M:\Boulder\SPower_Raceway\Fig1-1_SPower_Raceway.mxd 10/21/2019
Raceway
Kern County
Los Angeles County
110th St
100th St
80th St
Landing Strip
Little Buttes
POWERLINE
138
Antelope Acres
General WJ Fox Airfield
220 kV Big Sky North Substation
Project Location
Lancaster
Palmdale
Santa Clarita
Los Angeles
Current Interconnection Points
Project Parcels
New
Original
Removed
Project Gen-Tie Alternatives
New
Original
Removed
Figure 1
Raceway 2.0
Solar Project
Los Angeles and Kern Counties, California
sPower
0
0.5
Miles
Data Sources: USGS Topographic Base

The power generated by the proposed project would be interconnected to an existing transmission network. The proposed project would interconnect via an approximately 10- to 12-mile, 34-kV and/or 230-kV generation tie (gen-tie) line originating at a direct current (DC) collection system located at the southwestern portion of the project site. Electricity at the previously approved collector substation would ultimately be delivered to the Big Sky Substation (owned and operated by the applicant) located along West Avenue J and 100th Street West in the City of Lancaster.

The project has five interconnection options as further described in the full revised Project Description (Attachment 2). It is expected that one main path would be used for the gen-tie corridor, with deviations from the path as necessary.

SUMMARY OF NOISE REPORT UPDATES

The Report described existing ambient noise conditions and noise-sensitive receptors located in the vicinity of the original project area, applicable standards, ordinances, and regulations, as well as provided a qualitative discussion of project-related noise impacts during construction and operations and maintenance. The impact discussion was prepared based on applicable quantitative noise data collected at nearby facilities previously approved by the Kern County Planning Department. This memorandum identifies relevant updates to the key sections based on the new proposed project information, including revised locations of noise-sensitive receptors and verification of changes required to the discussion of noise impacts.

The following relevant updates to the Report have been identified.

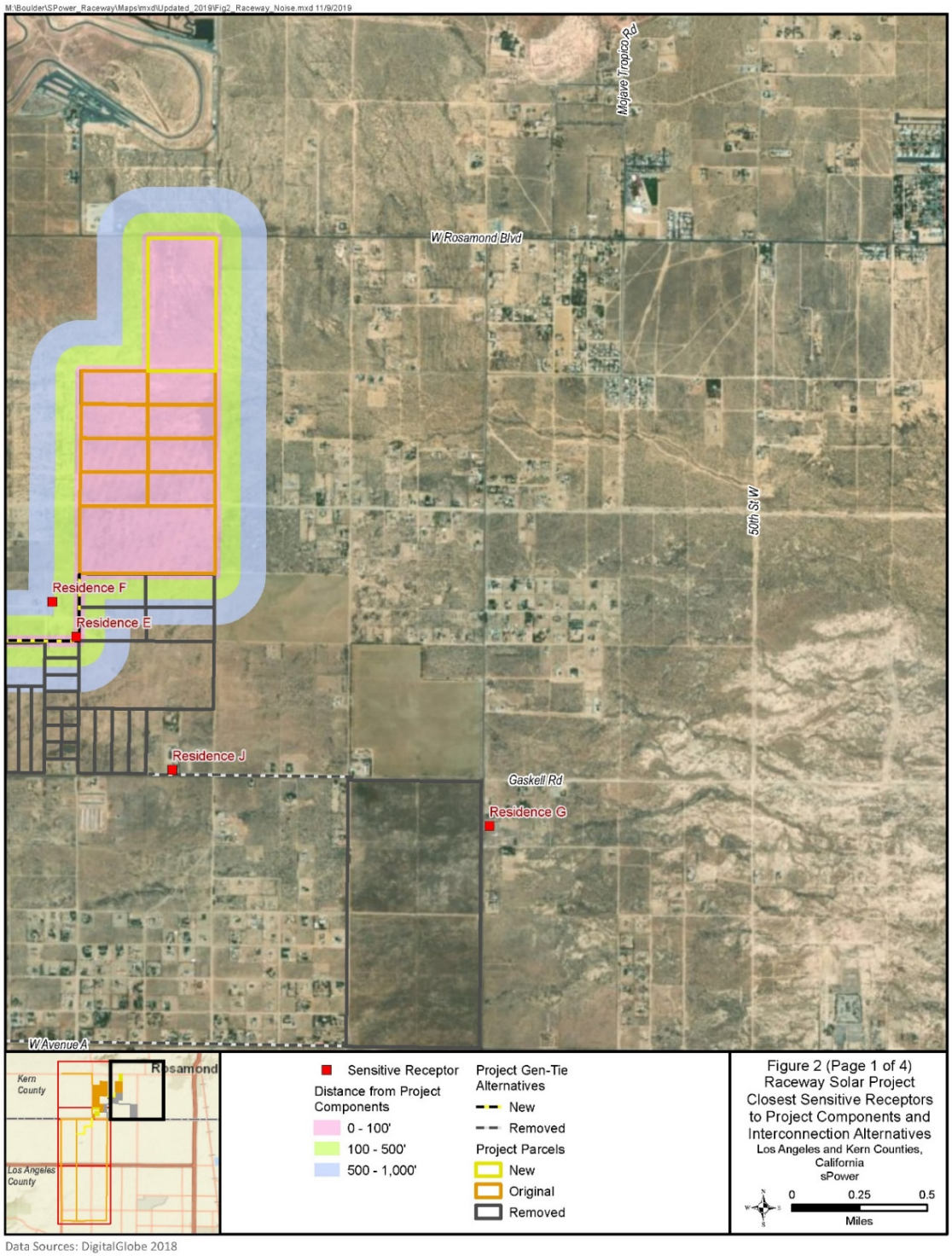
Chapter 1: Introduction and Project Overview

Section 1.2 has been revised based on the most recent design updates for the proposed project including renewable energy and storage capacity, acreage, site descriptions, and zoning designations. Solar facilities previously named as “Site 1” through “Site 7” will be relabeled as “Site 1” through “Site 6,” as the new proposed solar site configuration removes and redistributes land from previous “Site 5” and “Site 7.” Most project components would still be located in Kern County (approximately 5 miles west of the community of Rosamond, within the Willow Springs community), except for the optional interconnection lines, which would include sections in the City of Lancaster, Los Angeles County.

Chapter 2: Environmental Setting

The proposed project area and surrounding landscape would remain as primarily undeveloped, agricultural, residential, and existing solar arrays. Existing noise sources identified in Section 2.2 of the Report would not change with the new proposed solar site layout.

The Report identified noise-sensitive receptors within 1,000 feet of the original components, in compliance with Chapter 8.36.020 of the Kern County Code of Ordinances. Distances were measured from the original boundary to the boundary of each sensitive receptor’s property. Figure 2 of this memorandum includes the updated sensitive receptor locations and their relative location to the project components.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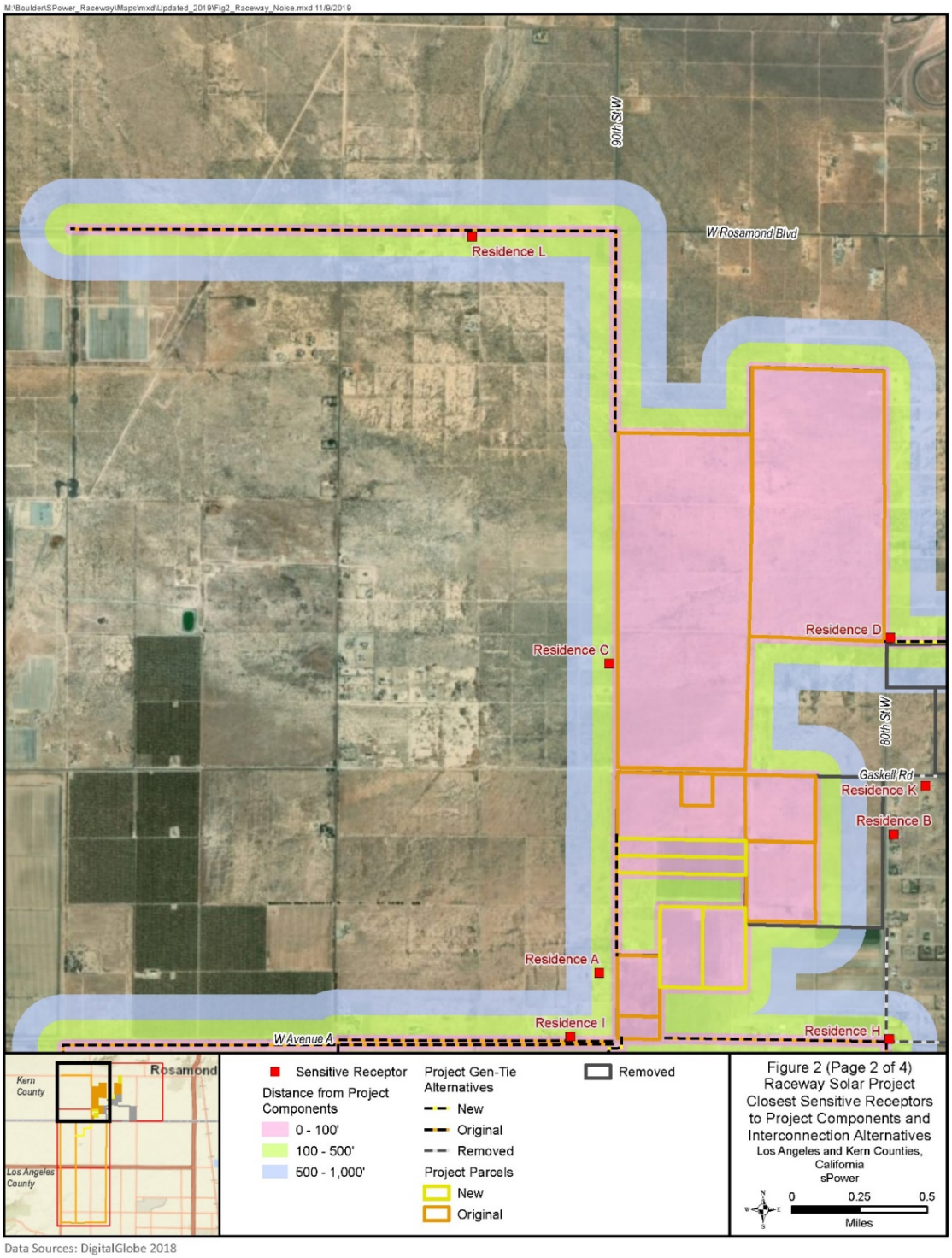
Mojave Tropico Rd
W Rosamond Blvd
50th St W
Residence F
Residence E
Residence J
Gaskell Rd
Residence G
W Avenue A
Rosamond
Kern County
Los Angeles County
Sensitive Receptor
Distance from Project Components
0 - 100'
100 - 500'
500 - 1,000'
Project Gen-Tie Alternatives
New
Removed
Project Parcels
New
Original
Removed
Figure 2 (Page 1 of 4)
Raceway Solar Project
Closest Sensitive Receptors to Project Components and Interconnection Alternatives
Los Angeles and Kern Counties, California
sPower
0
0.25
0.5
Miles
Data Sources: DigitalGlobe 2018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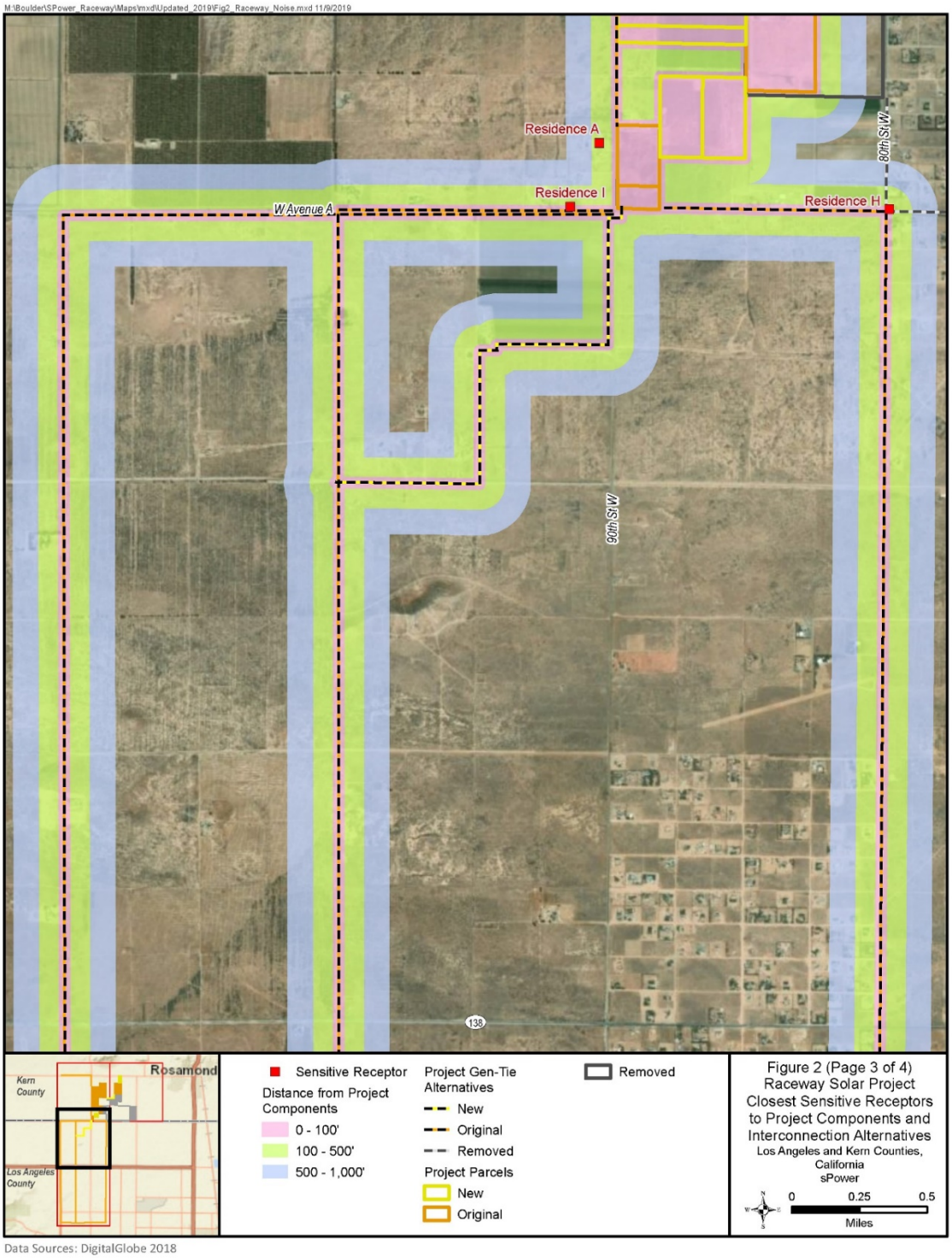
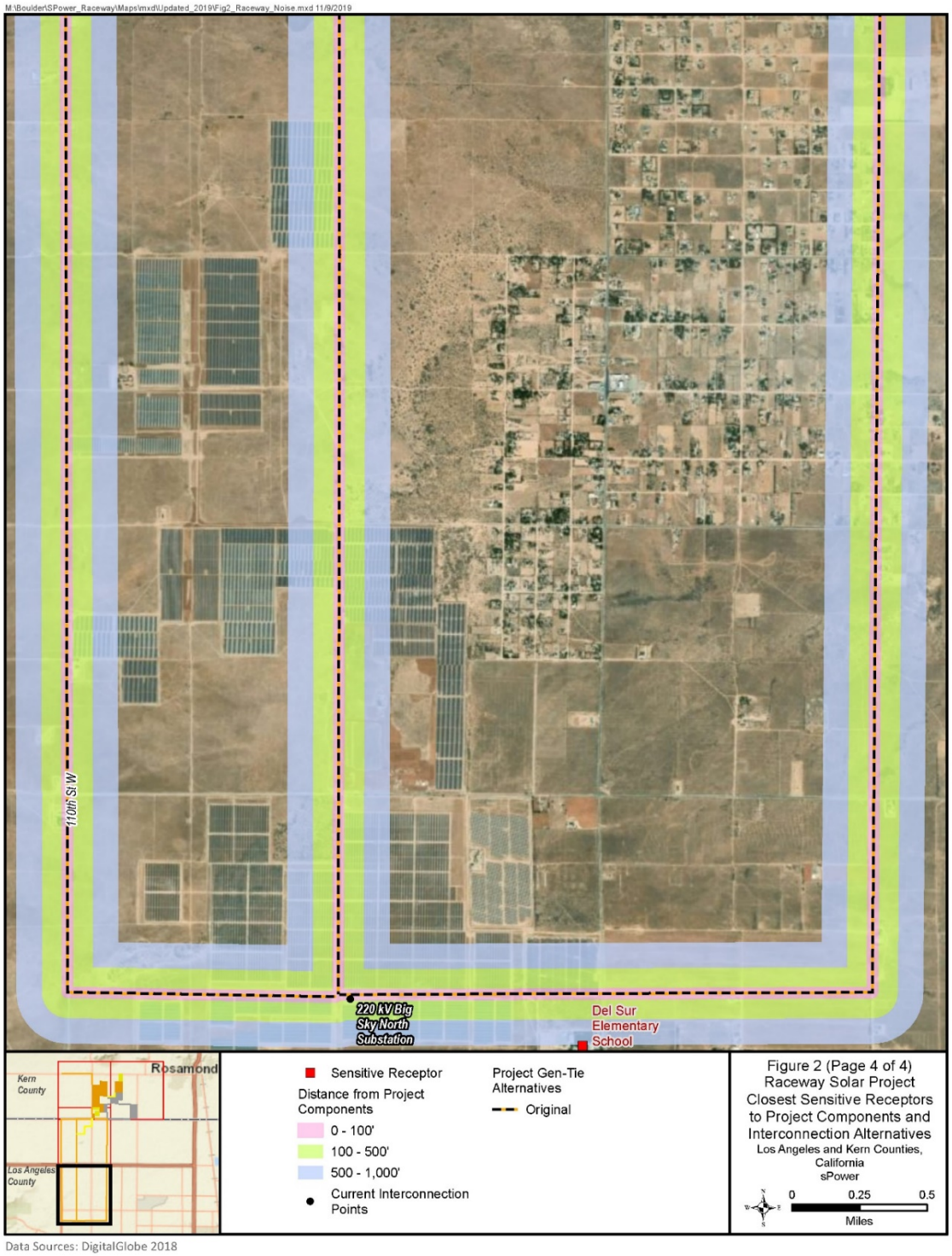
90th St W
W Rosamond Blvd
Residence L
Residence D
Residence C
80th St W
Gaskell Rd
Residence K
Residence B
Residence A
Residence I
Residence H
W Avenue A
Kern County
Los Angeles County
Rosamond
Sensitive Receptor
Distance from Project Components
0 - 100'
100 - 500'
500 - 1,000'
Project Gen-Tie Alternatives
New
Original
Removed
Project Parcels
New
Original
Removed
Figure 2 (Page 2 of 4)
Raceway Solar Project
Closest Sensitive Receptors to Project Components and Interconnection Alternatives
Los Angeles and Kern Counties, California
sPower
0
0.25
0.5
Miles
Data Sources: DigitalGlobe 2018


M:\Boulder\SPower_Raceway\Maps\mxd\Updated_2019\Fig2_Raceway_Noise.mxd 11/9/2019
Residence A
Residence I
Residence H
W Avenue A
80th St W
90th St W
138
Rosamond
Kern County
Los Angeles County
Sensitive Receptor
Distance from Project Components
0 - 100'
100 - 500'
500 - 1,000'
Project Gen-Tie Alternatives
New
Original
Removed
Project Parcels
New
Original
Removed
Figure 2 (Page 3 of 4)
Raceway Solar Project
Closest Sensitive Receptors to Project Components and Interconnection Alternatives
Los Angeles and Kern Counties, California
sPower
0
0.25
0.5
Miles
Data Sources: DigitalGlobe 2018


M:\Boulder\SPower_Raceway\Maps\mxd\Updated_2019\Fig2_Raceway_Noise.mxd 11/9/2019
110th St W
220 kV Big Sky North Substation
Del Sur Elementary School
Rosamond
Kern County
Los Angeles County
Sensitive Receptor
Distance from Project Components
0 - 100'
100 - 500'
500 - 1,000'
Current Interconnection Points
Project Gen-Tie Alternatives
Original
Figure 2 (Page 4 of 4)
Raceway Solar Project
Closest Sensitive Receptors to Project Components and Interconnection Alternatives
Los Angeles and Kern Counties, California
sPower
0
0.25
0.5
Miles
Data Sources: DigitalGlobe 2018

The following updates have been identified as part of the new proposed project:

- Sensitive receptors identified as 'Residence A,' 'Residence C,' and 'Residence D' remain unchanged from the previous Report since their nearest solar site boundaries have not been removed or relocated.
- Sensitive receptors identified as 'Residence B,' Residence E,' and 'Residence F' are updated to reflect the new solar site boundary in their vicinity.
- The sensitive receptor identified as 'Residence G' is no longer applicable, since the original Site 7 has been removed.
- Sensitive receptors identified as 'Residence H,' 'Residence I,' 'Residence J,' 'Residence K,' 'Residence L,' and 'Residence M' remain unchanged as they relate to the optional interconnection transmission lines previously approved by the County.
- Figure 3c will remain unchanged since the proposed optional 80th Street interconnection line would still be located approximately 780 feet from the Del Sur Elementary School, along the same route on Avenue G-12.

Chapter 4: Methodology, Results, and Discussion

The qualitative desktop-level noise impact analysis provided in the Report evaluates:

- Potential effects of the project on existing ambient noise levels;
- The potential for the project to exceed applicable standards; and
- The anticipated noise exposure at the nearest noise-sensitive receptors identified in the project vicinity.

Noise-sensitive receptors described in Section 2.3 of the Report were identified via aerial satellite imagery within 1,000 feet of the proposed project components to maintain consistency with the Kern County General Plan. The analysis involved determining the closest sensitive receptor to each project component, as well as how many other sensitive receptors exist within 100 feet, 500 feet, and 1,000 feet of each component. In instances where it was unclear if a residential structure was occupied, it was assumed to be occupied for the sake of producing a conservative analysis.

It is anticipated that most construction activities associated with the new solar site configuration would occur more than 1,000 feet away from the sensitive receptors identified in Table 3 of the Report. However, due to the potential use of loud construction equipment, such as vibratory pile drivers, it is expected that sensitive receptors in Willow Springs could be temporarily exposed to noise levels in exceedance of local permissible standards (55 dBA at the receptor boundary). Those noise levels would be intermittent and reduced during times when the vibratory pile driver is not operating at its highest capacity. Additionally, in compliance with Kern County Noise

Ordinance (Municipal Ordinance Code 8.36.020) construction activities would not occur between the hours of 9:00 p.m. and 6:00 a.m. on weekdays and 9:00 p.m. to 8:00 a.m. on weekends for construction sites located within 1,000 feet of an occupied residential dwelling.

Noise from the proposed project operation and maintenance activities would be similar to the sources and levels discussed for original solar site configuration and not expected to exceed applicable noise standards in Kern County and Los Angeles County. The proposed project would be unstaffed and would be monitored remotely, with the support of regular on-site staff security and monitoring visits.

CONCLUSIONS

Changes to the 2018 Noise Report prepared for the Raceway Solar Project primarily involve updates to the list of sensitive receptors, specifically to those residences located in the proximity of the new Sites 1, 5, and 6. Despite the revised distances to receptors, the potential for temporary and intermittent construction noise impacts for receptors located in Willow Springs would not change. Measures, such as resident notifications and construction hours in compliance with the Kern County Noise Ordinance, will still be required to minimize temporary impacts due to increase in ambient noise levels at the nearest sensitive receptors.

Attachment 1

2018 Final Noise Report

ecology and environment, inc.
Global Environmental Specialists
7440 S. Creek Road, Suite 400
Sandy, UT 84093
Tel: (801) 561-1036, Fax: (888) 852-4650

MEMORANDUM

Date: February 14, 2018

To: Nancy Hsu
sPower

From: Janice Gardner
Ecology & Environment, Inc.

Subject: Raceway Solar Project Peer Review of Noise Memorandum – Response to Comments.

Ecology and Environment, Inc, has reviewed the peer review comments on the Raceway Solar Project Noise Memorandum and has provided the following responses.

Comment: All requested changes/clarifications listed below are to be made to the text and/or figures referenced in the specified study. The full revised study shall then be resubmitted to the County in two ways: (1) As a Microsoft Word-version of the study, with all changes/revisions shown in "track-change" for County review; and, (2) As a PDF-version of the clean "Final" study which reflects the revised submittal date and with all changes accepted. The PDF study shall be labeled as "Final" and shall not state "Revised" or "Addendum." Should you have any questions regarding this submittal format or process, please do not hesitate to contact Staff for further discussion. Note: Within this or future Data Requests, some instances may occur where necessary revisions are minor or where an additional appendix is appropriate in lieu of a fully revised Study. Please contact Staff directly to discuss these types of resubmittals

Response: Noted.

Noise Memorandum

Background. Our County Consultant reviewed the Noise Memorandum prepared by Ecology and Environment, Inc. and dated November 2017.

Overall, the memorandum's impact analysis lacks sufficient detail. The memorandum's "desktop" approach does not clearly demonstrate whether there would be exceedance of standards or a substantial temporary or permanent increase during construction and operation. The memorandum also lacks a discussion of potential vibration impacts is lacking, as well as an analysis of exposure of persons to noise in the vicinity of airports and airstrips. All of these criteria are needed for a sufficient CEQA-level analysis of the noise impacts of the Project.

Please make the following changes/clarifications to this Technical Report:

Comment: DR 1. In Section 1.1 (page 1) of the report, the terms “desktop-level” and “qualitative” are used to describe the noise memorandum. Please clarify these terms are synonymous and mean not quantitative. Please state why a quantitative noise assessment was not performed.

Response: Noted throughout document and updated content to justify qualitative approach.

Comment: DR 2. In Section 1.1 (page 1), define acronym “sPower’s” as “Sustainable Power Group.”

Response: Noted and updated.

Comment: DR 3. In Section 2.1 (page 7), define acronym “CUP” as “conditional use permit.”

Response: Noted. Remove the term “CUP” and replaced with ‘Site” as it is more accurate for this document.

Comment: DR 4. In Section 2.2 (page 7), the nearest schools are identified; however, this paragraph should be included under Section 2.3 Sensitive Receptors.

Response: This content was updated to clarify schools as sources of ambient noise. Schools as sensitive receptors are included in Section 2.3 Sensitive Receptors, see notes in Table 3 (Del Sur Elementary School).

Comment: DR 5. In Section 4.2 (page 19), 2nd paragraph, this statement is made: “Based on the list of equipment proposed for use during construction and typical noise levels for those pieces of equipment, maximum noise emission levels were identified in the guide to estimate combined noise levels at various distances.” Where is this list of Project’s proposed construction equipment, and the estimate of combined noise levels at various distances? Table 7 includes a general list of equipment, but it is assumed that only some would be used for the Project.

Response: Noted and content was added to provide additional detail.

Comment: DR 6. In Section 4.2 (page 20), this statement is made: “Some equipment that may be used during Project construction has the potential to exceed permissible thresholds for sensitive receptors. Due to the Project’s size and scope, most construction activities associated with the solar arrays would occur more than 1,000 feet away from the sensitive receptors.” Please identify the equipment being referred to, which sensitive receptors would be affected, and what limits would be exceeded.

Response: Noted and content was added to provide additional detail.

Comment: DR 7. In Section 4.3 (page 21), this statement is made: “Because noise sensitive receptors are not expected to be within close proximity of transformers and inverters, they would not be expected to experience noise impacts from these operations and maintenance sources.” Please identify the noise level of inverters and transformers, their distance to nearest receptors, and whether the noise levels would exceed thresholds during day, evening, and night periods.

Another statement is made: “To further reduce the potential for noise-related impacts associated with inverter and transformer operation, the applicant has proposed installing this equipment in consolidated areas.” Please identify these proposed areas and distances to receptors.
With regard to this statement: “Inverters are usually enclosed and encased, which would reduce its operational noise levels…This would restrict inverter and transformer noise to isolated areas, far from sensitive receptors,” please identify whether the Project’s inverters would be enclosed.

Response: Noted and content was added to provide additional detail.

Thank you,

ECOLOGY AND ENVIRONMENT, INC.



Janice Gardner

Ecology and Environment, Inc.

Final Noise Memorandum

Raceway Solar Project

Kern County, California

For:

Sustainable Power Group, LLC

2180 South 1300 East
Suite 600
Salt Lake City, UT 84106-2749

By:

7440 South Creek Road
Suite 400
Sandy, Utah 84093

February 2018

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CNEL	Community Noise Equivalent Level
dB	decibels
dBA	A-weighted decibels
DC	direct current
E & E	Ecology & Environment, Inc.
FHWA	Federal Highway Administration
FTA	Federal Transit Administration
gen-tie	generation power tie
kV	kilovolt
LADWP	Los Angeles Department of Water and Power
L_{dn}	day-night level
L_{eq}	sound equivalent level
MW	megawatt
Project	Raceway Solar Project
PV	photovoltaic
SCE	Southern California Edison
sPower	Sustainable Power Group, LLC
V	volts

1.1 Introduction

On behalf of Sustainable Power Group, LLC (sPower) (the applicant), Ecology and Environment, Inc. (E & E) conducted a qualitative desktop-level noise assessment of the existing and projected ambient noise conditions in the vicinity of the proposed Raceway Solar Project (Project) site, in Kern County, California, and in nearby parts of Kern County, Los Angeles County, and portions of the City of Lancaster where sensitive receptors may be exposed to Project construction- and operation-related noise impacts. This qualitative noise memorandum describes existing ambient noise conditions and noise sensitive receptors located in the vicinity of the Project area, applicable standards, ordinances, and regulations, and the potential Project-related noise impacts. Because there are multiple solar facilities within close proximity to the Project, it was determined that reviewing, analyzing, and incorporating the quantitative noise data collected at nearby facilities was an appropriate method to qualitatively evaluate existing noise conditions and potential noise impacts associated with the Project. The referenced quantitative noise analyses have been approved by Kern County in its CEQA process. This memorandum is intended to provide supporting information during preparation of the Draft Environmental Impact Report, as part of the Kern County Planning Department California Environmental Quality Act (CEQA) process.

1.2 Project Overview

The Project would involve the construction, operation, and eventual decommissioning of a solar photovoltaic (PV) power generating facility with an energy storage system. The Project would be capable of producing up to approximately 400 megawatts (MW) of renewable electricity and storing up to 2,000 MW hours of electricity. The Project would be located on approximately 1,854 acres of private land in southeastern Kern County, California. Raceway Solar 1, 2, 3, 5, 6, and 7 are zoned Estate 2.5 Acres (E 2.5), and Raceway Solar 4 is zoned Agriculture. The Project would be located approximately 5 miles west of the community of Rosamond, within the Willow Springs community. All solar arrays and interconnection lines between solar arrays would be located in Kern County. For a map of Project components and surrounding areas, see Figure 1. Table 1 lists Project components.

Major components of each facility would include PV modules mounted on single-axis or dual-axis tracker systems, electrical collection systems, data monitoring equipment, an energy storage system, a meteorological data collection system, private access roads, fencing, and a 34 kilovolt (kV) and/or 230 kV gen-tie line. There are four potential routes for interconnections to nearby substations. The Project may interconnect to sPower's previously approved collector substation via three proposed 10- to 12-mile 34 kV and/or 230 kV gen-tie lines originating at a direct current collection system located at the southwestern portion of the Project area, or to a planned Los Angeles Department of Water and Power (LADWP) substation northwest of the Project area via an additional proposed gen-tie route. Potential interconnection routes would be as follows:

- 100th Street West and West Avenue G-12;
- 110th Street West and Avenue G-12;
- 80th Street and Avenue G-12; and
- Rosamond Boulevard to the proposed LADWP Substation

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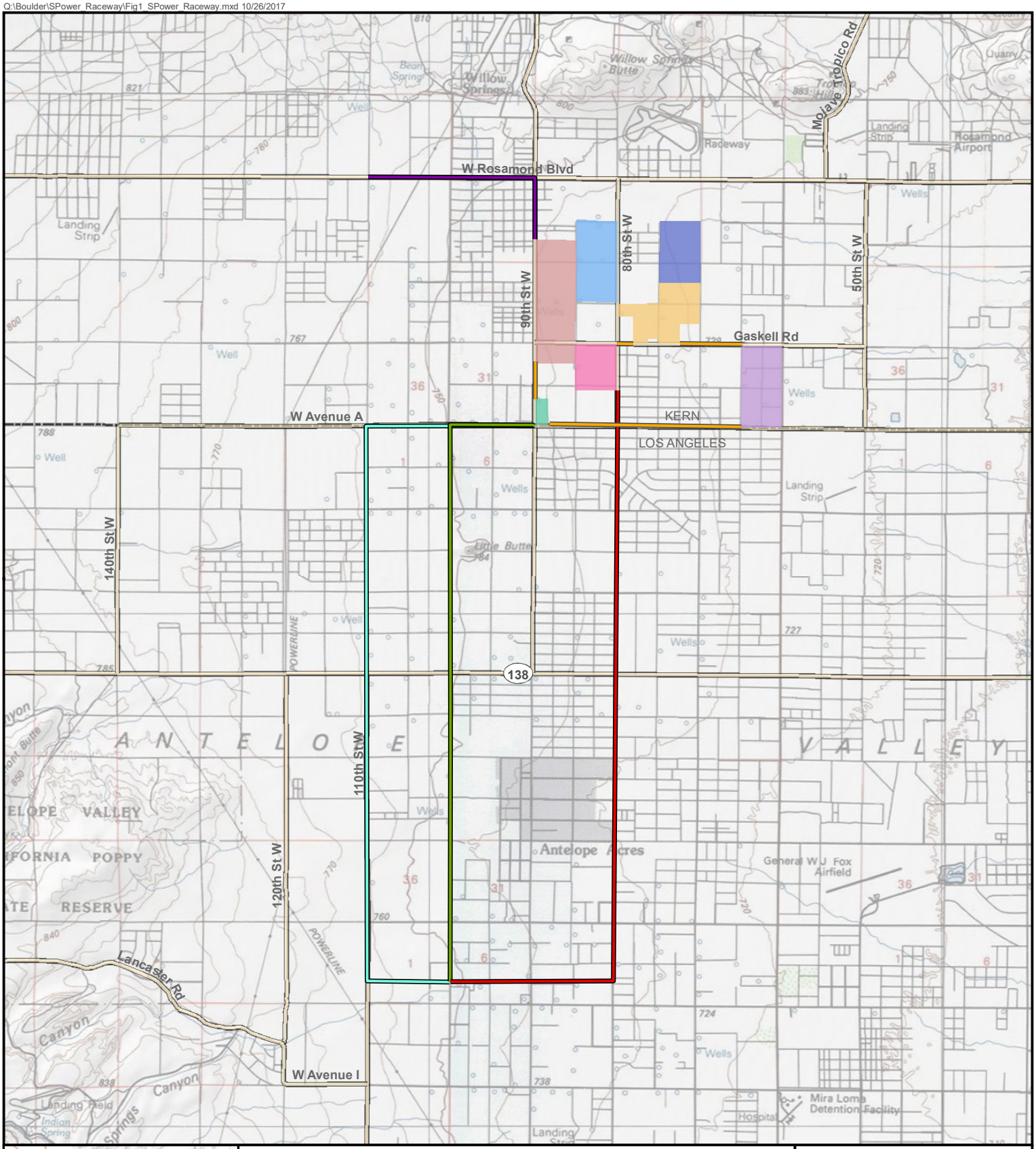
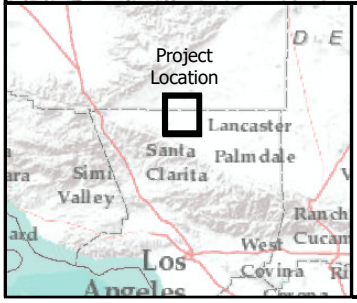




Interconnection Alternatives
- 80th Street
- Rosamond Blvd
- 100th Street
- 110th Street
- Gen-tie

Raceway Solar Projects
- Site 1
- Site 2
- Site 3
- Site 4
- Site 5
- Site 6
- Site 7

- Major Road
- County Boundary

Figure 1
Raceway Solar Project
Los Angeles and Kern Counties, California
sPower

0 0.5 1 Miles

Data Sources: USGS Topographic Base

Table 1 Raceway Solar Project Component Locations

Project Component	County and City
Site 1	Kern
Site 2	Kern
Site 3	Kern
Site 4	Kern
Site 5	Kern
Site 6	Kern
Site 7	Kern
80th Street Interconnection	Kern and Los Angeles, City Lancaster
90th Street Interconnection	Kern
100th Street Interconnection	Kern Los Angeles, City of Lancaster
110th Street Interconnection	Los Angeles
Interconnection Line Avenue A	Kern
Gaskell Road/70th Street Interconnection	Kern
Gaskell Road/80th Street Interconnection	Kern
Rosamond Boulevard Interconnection	Kern

Source: sPower 2017

PV system installation would include earthwork, grading, and erosion control, as well as erection of the PV modules, supports, and associated electrical equipment. The energy storage system would be modular and fully enclosed and would employ telecommunication systems to charge and discharge the battery according to power delivery needs. Typical modular energy storage systems are approximately 102 inches in height and 20 to 40 feet in length. The energy storage system would be located near inverter stations or near switchgear. Cables would be installed in underground ducts, utilizing standard trenching techniques, electrical routing, backfilling, and compaction. The energy storage system could also be located on a centralized battery onsite.

Construction is expected to be completed in approximately 10 to 12 months. Upon commissioning, the Project would enter the operational phase. For the duration of the operational phase, the Project would be operated on an unstaffed basis and monitored remotely, with regular on-site personnel visitations for security, maintenance, and system monitoring.

1.3 Noise Fundamentals

Sound is a pressure wave transmitted through the air and is measured by decibels (dB), frequency of pitch, and duration. Because the human ear can detect a large range of intensities, the dB scale is based on multiples of 10 (logarithmic scale). Each interval of 10 dB indicates a sound energy level 10 times greater than the previous level and is perceived by the human ear as being roughly twice as loud. To account for the fact that human hearing does not process all frequencies equally, an A-weighted decibel (dBA) scale was developed. The dBA scale deviates from the "linear" dB weighting curve appropriately for specific frequency values. Therefore, the "A-weighted" noise scale is used for measurements and standards involving the human perception of noise. It is widely accepted that the average human ear can perceive changes of 3 dBA, and a change of 5 dBA is readily perceptible. A 10 dBA increase is considered to be a doubling in loudness. Noise is defined as objectionable or unwanted sound.

Noise level descriptors are commonly used to characterize the average ambient noise environment in a given area. The sound equivalent level, or L_{eq}, is generally used to characterize the average sound energy that occurs during a relatively short period of time, such as an hour. Two other descriptors, the day-night level (L_{dn}) and Community Noise Equivalent Level (CNEL), are used for an entire 24-hour period. The value of the L_{dn} and CNEL are generally within 1 dB of each other and therefore are often used interchangeably in noise analysis. Both the L_{dn} and CNEL noise level descriptors are used to place a stronger emphasis on noise that occurs during nighttime hours (10:00 p.m. to 7:00 a.m.) by applying a 10 dB "penalty" to those hours, but the CNEL also applies an approximate 5 dB "penalty" to the evening hours of 7:00 p.m. to 10:00 p.m. Common acoustical metrics are included in Table 2.

Table 2 Common Acoustical Metrics and Definitions

Noise Metric	Description
Community Noise Equivalent Level (CNEL)	The CNEL value is a metric representing a 24-hour average sound level. The metric includes a 5 dBA penalty during relaxation hours (7 p.m. to 10 p.m.) and a 10 dBA penalty for sleeping hours (10 p.m. to 7 a.m.). CNEL is similar to L_{dn} (which does not include the evening penalty).
Decibel (dB)	Decibels, which are units for measuring the volume of sound, are measured on a logarithmic scale, representing points on a sharply rising curve. For example, 10 dB sounds are 10 times more intense than 1 dB sounds, and 20 dB sounds are 100 times more intense. A 10 dB increase in sound level is perceived by the human ear as a doubling of the loudness of the sound.
A-Weighted Decibel (dBA)	A sound pressure level that has been weighted to quantitatively reduce the effect of high- and low-frequency noise. It was designed to approximate the response of the human ear to sound.
Day-Night Average Noise (L_{dn})	The 24-hour average sound level, expressed in a single decibel rating, for the period from midnight to midnight obtained after the addition of a 10 dBA penalty to sound levels for the periods between 10 p.m. and 7 a.m.
Equivalent Noise Level (L_{eq})	The average acoustic energy content of noise for a stated period of time. The Leq of a time-varying signal and that of a steady signal are the same if they deliver the same acoustic energy over a given time. The Leq may also be referred to as the average sound level.
Maximum Noise Level (L_{max})	L_{max} is the highest exponential time-averaged sound level that occurs during a stated time period. It reflects peak operating conditions and addresses the annoying aspects of intermittent noise.
Minimum Noise Level (L_{min})	L_{min} is the minimum exponential time-averaged sound level that occurs during a stated time period. It reflects baseline operating conditions and is commonly referenced as the noise floor.
Percentile Noise Exceedance Levels (L_n, where n is an integer such as L_1, L_{10}, L_{50}, L_{90})	The A-weighted noise levels that are equaled or exceeded by a fluctuating sound level 1%, 10%, 50%, and 90% of a stated time period.

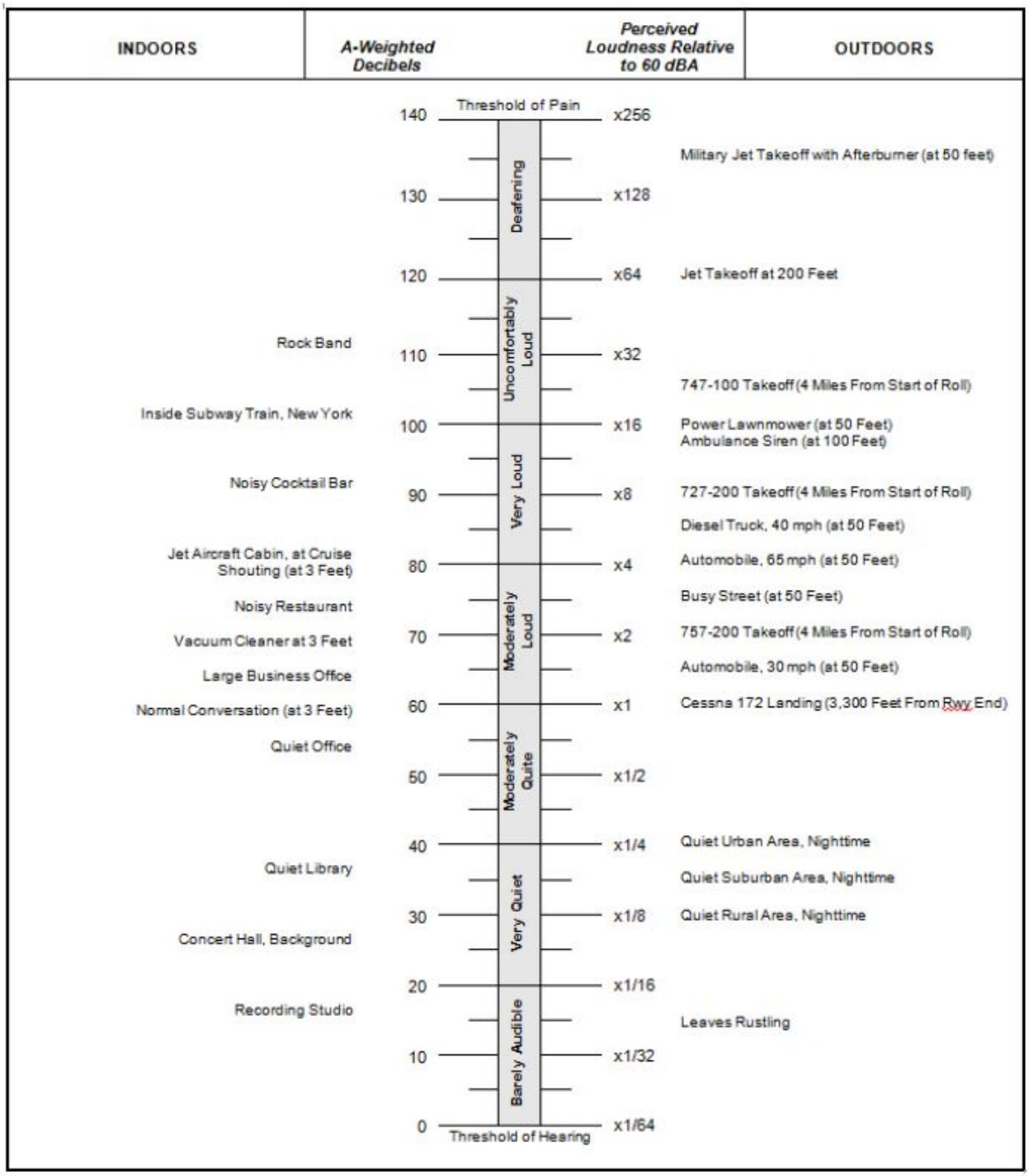
Source: AMBIENT Air Quality and Noise Consulting 2015

Noise levels in communities usually relate to the intensity of nearby human activity. As shown in Figure 2, typical noise levels in communities are generally considered to be low at levels below 45 dBA at nighttime, moderate in the 45 to 60 dBA range, and high above 60 dBA. In wilderness areas, L_{dn} noise levels can be below 35 dBA. In small towns or wooded and lightly used residential areas, the L_{dn} is more

likely to be around 50 to 60 dBA (EPA 1974). Figure 2 shows the relationship of perceived loudness to commonly experienced noise events.

Sound from a small localized source (approximating a “point” source) radiates uniformly outward as it travels away from the source in a spherical pattern. The sound level attenuates or drops off at a rate of 6 dBA when the distance is doubled. Natural terrain features such as hills and dense woods, as well as fabricated features such as buildings, fences, and walls, can alter noise levels. Wind, temperature, and other atmospheric effects could also alter the path of sound.

Figure 2 Noise Levels of Commonly Experienced Noise Events (dBA)



Source: AMBIENT Air Quality & Noise Consulting 2015

2.1 Environmental Setting

The Project would be located in southeastern Kern County, California, with additional Project components (interconnection lines) potentially extending into Los Angeles County. The Project's solar arrays would be located entirely within Kern County, with the southernmost boundaries of the Site 1 and Site 7 sites aligning with the southern boundary of Kern County, along West Avenue A. Energy generated by the Project would be transported either south into Los Angeles County via a gen-tie line to sPower's previously approved collector substation, or northwest to the proposed LADWP substation within Kern County.

2.2 Ambient Noise Sources

The Project area and surrounding landscape is primarily undeveloped, agricultural, residential, and existing solar arrays. Existing noise sources near the Project area include the Willow Springs International Raceway, agricultural industry, and roads including Antelope Valley Freeway, Aerospace Highway, and West Avenue A. Representative ambient noise levels in Kern County, measured approximately 6 miles from Project Site 3, range from 28-38 dBA L_{eq}, and from 43.2-51 dBA L_{max} (AMBIENT Air Quality & Noise Consulting 2015). However, it is expected that ambient noise in the Willow Springs community would be higher, due to increased traffic noise and residential use. Previously measured ambient noise levels in Los Angeles County adjacent to proposed interconnection components range from 45-66L_{eq}, and from 72-84dBA L_{max} (Aspen Environmental Group 2015).

There are four airports within 5 miles of the Project area. Little Buttes Antique Airfield is approximately 1.8 miles south of the Project area and immediately west of the 80th Street interconnection line. Lloyd's Landing Airport is approximately 3.5 miles north of the Project area and approximately 2.9 miles north of the Rosamond Boulevard interconnection line. General William J. Fox Airport is approximately 5.5 miles southeast of the Project area and approximately 2.4 miles east of the 80th Street interconnection line. Rosamond Skypark is located approximately 2.7 miles northeast of the Project area. While Edwards Air Force Base is located approximately 35 miles northeast of the Project area, flight activity associated with the base is a major existing source of noise within the area (Kern County Planning Department 2008).

Schools can be sources of ambient noise, as recess sessions and school bus trips can temporarily increase existing ambient noise levels. The nearest schools are Del Sur Elementary School, approximately 7 miles south of the Project area and approximately 780 feet south of the Avenue G-12 segment of the 80th Street interconnection line. Tropico Middle School is located approximately 1.6 miles northeast of the Project area; Rosamond High School is located approximately 4.2 miles northeast of the Project area; and Westpark Elementary School is located approximately 3.4 miles east of the Project area. The only school within 5 miles of the Project that may temporarily elevate existing ambient noise levels within the Project area is Del Sur Elementary School, as it is 780 feet from the 80th Street interconnection line, though noise at this source would be temporary and intermittent. Noise from Tropico Middle School, Rosamond High School, and Westpark Elementary School would be unlikely to reach any components of the proposed project area.

2.3 Sensitive Receptors

Human response to noise varies depending on the time of day, type and intensity of the noise, and individual sensitivity of each receptor. Some land uses are considered more sensitive to noise than others due to the amount of noise exposure and the types of activities typically involved at the receptor location. Typically, sensitive receptors on noise-sensitive lands include residences, hospitals, places of worship, libraries and schools, nature and wildlife preserves, and parks. Human exposure to excessive noise levels can contribute to temporary or permanent hearing loss, stress, and annoyance resulting from sleep deprivation and speech interference.

Table 3 lists noise-sensitive receptors that may be impacted by Project construction, and operation and maintenance activities. For the purpose of this analysis, sensitive receptors were identified within 1,000 feet of Project components, in compliance with Chapter 8.36.020 of the Kern County Code of Ordinances (Kern County 2010). See Figures 3a to 3c for a map of the closest sensitive receptors to each Project component. Distances were measured from the Project boundary to the boundary of each sensitive receptor's property (see Chapter 4 for a detailed description of the methodology used to analyze noise sensitive receptors).

Table 3 Noise Sensitive Receptors in the Vicinity of the Project

Project Component	Noise Sensitive Receptors identified in the Vicinity of the Project					
	Closest Sensitive Receptor Distance from Project Component (feet from Project Boundary to Property Boundary)[a]		Number of Sensitive Receptors by Distance to Project Component			
			Within 100 feet	101–500 feet	501–1,000 feet	Total Sensitive Receptors
Site 1	Residence A	120 feet	2	2	2	6
Site 2	Residence B	120 feet	0	11	4	15
Site 3	Residence C	95 feet	3	1	0	4
Site 4	Residence D	65 feet	5	2	7	14
Site 5	Residence E	30 feet	10	9	6	25
Site 6	Residence F	615 feet	0	0	5	5
Site 7	Residence G	55 feet	12	11	14	37
80th Street Gen-Tie[b]	Residence H	Adjacent	54	36	58	148
90th Street Connect	Residence A	175 feet	0	2	2	4
100th Street Gen-Tie	Residence I	Adjacent	5	1	1	7
110th Street Gen Tie	Residence I	100 feet	9	1	1	11
Connecting Line A	Residence J	Adjacent	34	29	41	104
Gaskell Road/70th Street Connect	Residence K	Adjacent	7	1	3	11
Gaskell Road/80th Street Connect	Residence L	95 feet	2	2	2	6
Rosamond Boulevard Gen-Tie	Residence M	Adjacent	11	4	3	18

Source: Google Earth 2017

Notes:

[a] Distances were rounded to the nearest 5 feet

[b] Del Sur Elementary School is located approximately 780 feet south of the proposed 80th Street gen-tie line, along Avenue G-12. It is the only non-residential sensitive receptor within the vicinity of the Project.

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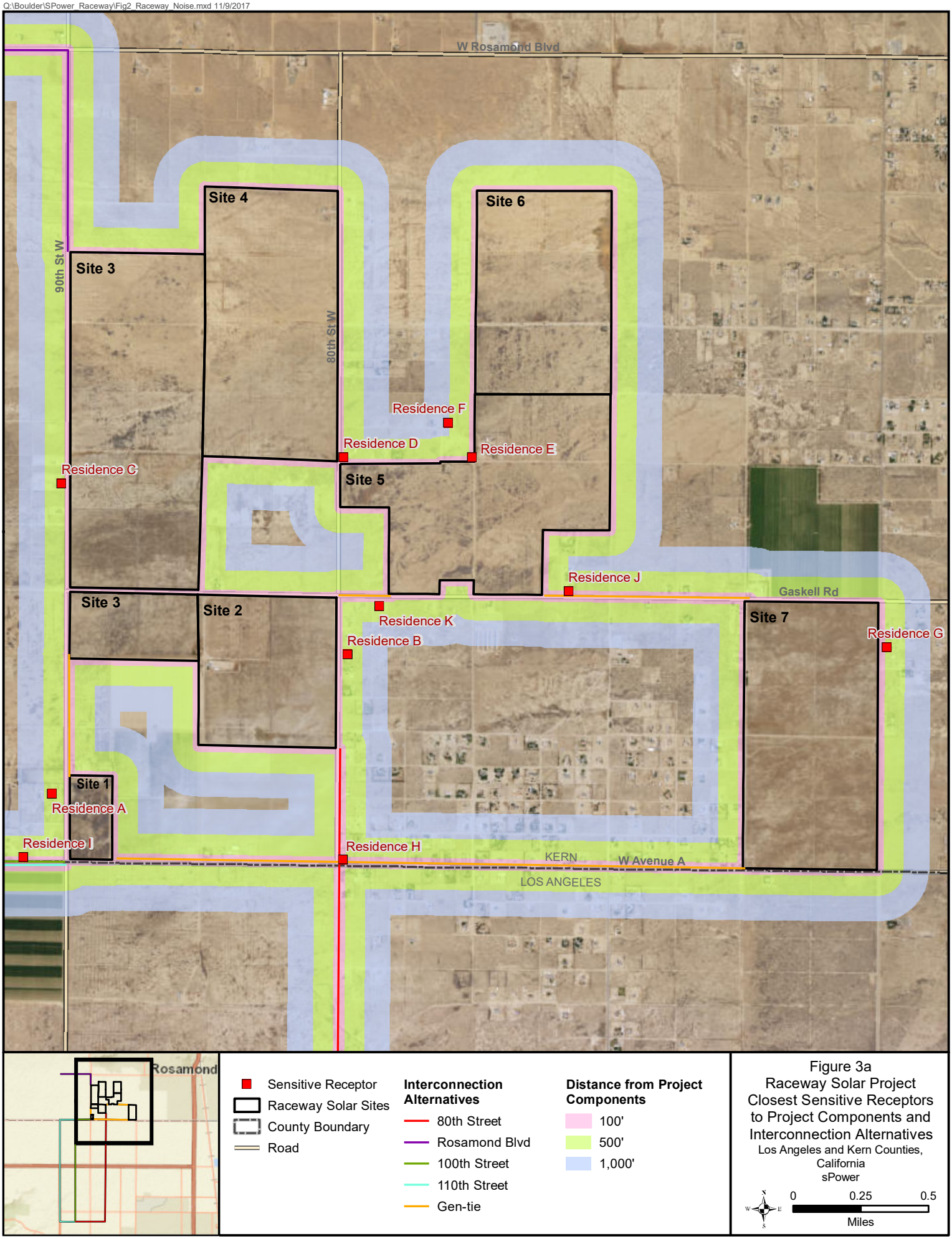

Figure 3a
Raceway Solar Project
Closest Sensitive Receptors to Project Components and Interconnection Alternatives
Los Angeles and Kern Counties, California
sPower

Data Sources: Google Earth 2017

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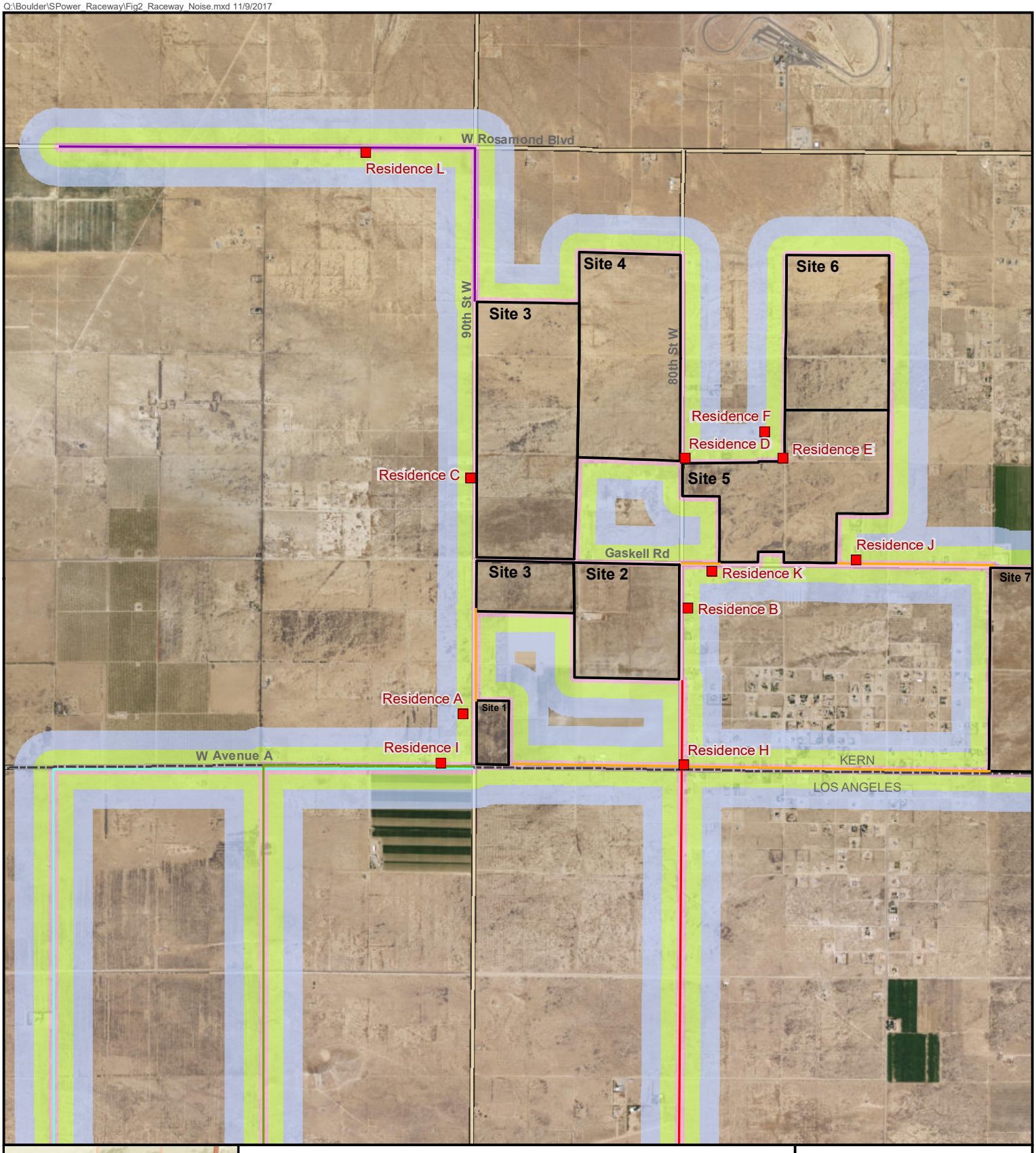

Figure 3b
Raceway Solar Project
Closest Sensitive Receptors to Project Components and Interconnection Alternatives
Los Angeles and Kern Counties, California
sPower

Data Sources: Google Earth 2017

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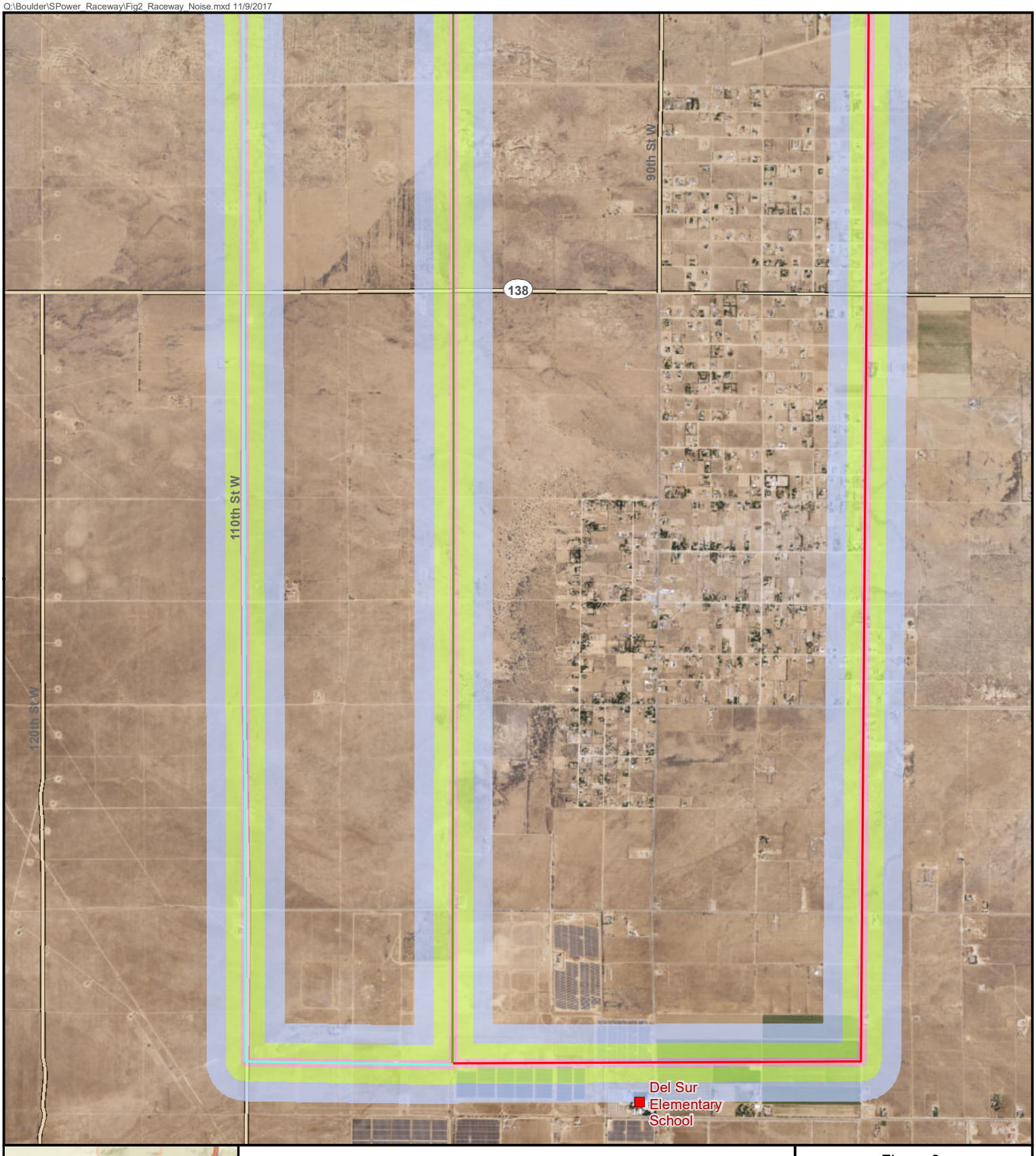

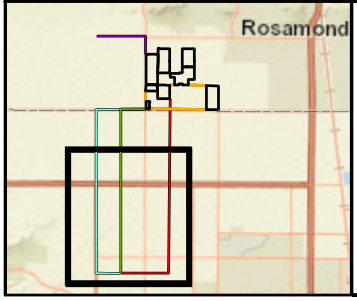

Sensitive Receptor
County Boundary
Road

Interconnection Alternatives
80th Street
100th Street
110th Street

Distance from Project Components
100'
500'
1,000'

Figure 3c
Raceway Solar Project
Closest Sensitive Receptors to Project Components and Interconnection Alternatives
Los Angeles and Kern Counties, California
sPower

0 0.25 0.5
Miles

Data Sources: Google Earth 2017

3.1 Federal

There are no federal noise standards that directly regulate community noise. Regulating noise is generally the responsibility of local governments. However, several federal agencies have developed community noise guidelines.

The U.S. Environmental Protection Agency published guidelines on recommended maximum noise levels to protect public health and welfare with adequate margins of safety. A noise level of 70 dBA equivalent sound level over a 24-hour period was identified as the level of environmental noise that could lead to hearing loss over a 40-year period (EPA 1974). In addition, noise levels of 55 dBA L_{dn} outdoors and 45 dBA indoors were identified as noise thresholds that would prevent activity interference or annoyance (FTA 2006). Workers' exposure to noise is regulated by the federal occupational noise regulations established by the Occupational Safety and Health Administration in 29 Code of Federal Regulations Section 1910.95.

3.2 State

California Code of Regulations, Title 8, Sections 5095-5100

Worker noise exposure is regulated statewide by California Code of Regulations, Title 8, Section 5096, "Exposure Limits for Noise." This regulation establishes a maximum permissible sound level of 90 dBA for worker exposure during an 8-hour period and limits exposure to higher sound levels during shorter periods of time. When employees are subjected to sound levels exceeding those listed in this regulation, feasible administrative or engineering controls shall be utilized, and a Hearing Conservation Program will be implemented to reduce noise impacts to workers, if determined necessary. If controls fail to reduce noise emissions to within permissible levels, personal protective equipment shall be provided and used to reduce worker noise exposure to levels acceptable according to applicable regulations. (State of California 1997)

3.3 Regional and Local

Because the Project would have components in both Kern County and Los Angeles County, there is potential for noise-related impacts to sensitive receptors in both counties. Therefore, this memorandum evaluates the regulatory basis for noise in both jurisdictions.

3.3.1 Ordinance Code of Kern County

The Ordinance Code of Kern County is a compilation of legal regulations within the county, and applicable clauses related to these regulations. The plan is intended to improve access and understanding of county laws for county employees and private citizens. Title 8 in the Ordinance Code of Kern County pertains to Health and Safety. In this section, sensitive receptors within the county are defined as schools, hospitals, convalescent homes, food establishments, parks and recreation areas, and single and multiple-family dwellings. Title 8 ordinances directly relating to noise are described in Ordinance Code Section

8.36 - Noise Control. The following ordinances from Section 8.36 pertain to the project. (Kern County 2010)

Kern County Code of Ordinances No. G-8035, § 25 8.36.020 - Prohibited Sounds. *It is unlawful for any person to do, or cause to be done, any of the following acts within the unincorporated areas of the county:*

> *H. To create noise from construction, between the hours of 9 p.m. and 6 a.m. on weekdays and 9 p.m. and 8 a.m. on weekends, which is audible to a person with average hearing faculties or capacity at a distance of 150 feet from the construction site, if the construction site is within 1,000 feet of an occupied residential dwelling except as provided below:*
>
> 1. *The development services agency director or his designated representative may for good cause exempt some construction work for a limited time.*
>
> 2. *Emergency work is exempt from this section.*

3.3.2 Kern County General Plan

The Noise Element of the Kern County General Plan was developed to comply with California Government Code Section 65302(f), which requires local jurisdictions to develop policies pertaining to noise and noise sources. The Noise Element presented in Chapter 3 of the Kern County General Plan was developed accordance with Guidelines for the Preparation and Content of Noise Elements of the General Plan, published by the California Office of Noise Control in 1976. The described purposes of the plan are to establish reasonable standards for maximum desired noise levels in Kern County, and to develop an implementation program that would effectively deal with the noise problem. The following goals, policies, and implementation measures from Chapter 3: Noise Element pertain to the Project (Kern County Planning Department 2009a):

Goal 1: *Ensure that residents of Kern County are protected from excessive noise and that moderate levels of noise are maintained.*

Policy 1: *Review discretionary industrial, commercial, or other noise-generating land use projects for compatibility with nearby noise-sensitive land uses.*

Policy 2: *Require noise level criteria applied to all categories of land uses to be consistent with the recommendations of the California Division of Occupational Safety and Health.*

Policy 4: *Utilize good land use planning principles to reduce conflicts related to noise emissions.*

Policy 7: *Employ the best available methods of noise control.*

Implementation Measure F: *Require proposed commercial and industrial uses or operations to be designed or arranged so that they will not subject residential or other noise sensitive land uses to exterior noise levels in excess of 65 dB L_{dn} and interior noise levels in excess of 45 dB L_{dn}.*

Additionally, Policy 10 of the Energy Element of the Kern County General Plan requires an acoustical analysis for energy project proposals that might impact sensitive and highly-sensitive land uses, in accordance with the Noise Element of the General Plan (Kern County Planning Department 2009b).

3.3.3 Willow Springs Specific Plan Update

The Project area is within the jurisdiction of the Willow Springs Specific Plan Update. Noise standards within this area are described in Table 4 (Kern County Planning Department 2008).

Table 4 Willow Springs Specific Plan Update Noise Level Standards

Noise-sensitive Land Use	Day (L_{50} dBA)	Night (L_{50} dBA)	CNEL (L_{dn})
Insensitive Uses	65	60	75
Moderately Sensitive Uses	60	55	70
Sensitive Uses	55	45	65
Highly Sensitive Uses	50	40	60

Source: Kern County Planning Department 2008
L_{50} = percentile noise exceedance levels
L_{dn} = day-night average noise
CNEL = Community Noise Equivalent Level
dBA = A-weighted decibel

Noise-sensitive land uses as described in the Willow Springs Specific Plan Update are described below (Kern County Planning Department 2008):

- ***Insensitive Land Uses.*** *Noise level does not affect the successful operation of these particular activities. A wide variety of uses can be included in this category, including public utilities, transportation systems, and other noise-related uses.*
- ***Moderately Sensitive Land Uses.*** *Some degree of noise control must be present if these activities are to be successfully carried out. Included here are general business and recreational uses.*
- ***Sensitive Uses.*** *Lack of noise control will severely impact these uses, reducing the quality of life. This category primarily contains residential uses.*
- ***Highly Sensitive Uses.*** *A high degree of noise control is necessary for the successful operation of these activities. Examples include hospitals and churches.*

The Willow Springs Specific Plan Update incorporates Mitigation and Implementation Measures intended to reduce impacts on sensitive receptors within the previously sensitive land use areas. The following measures are relevant to the Project:

Implementation Measure 6: *For new industrial uses, noise levels shall be measured from that property line closest to residences or to planned residential areas. The noise level at this property line shall not exceed the adopted standards.*

Implementation Measure 7: *For areas where residential land uses are proposed within the 65 CNEL contour of a noise source, measures, such as building setbacks, construction of a noise barrier, or orientation of the buildings shall be implemented to reduce noise impacts to less than significant levels.*

3.3.4 Los Angeles County Code of Ordinances, Chapter 12.08 Noise Control

While all Project solar arrays would be located in Kern County, some proposed gen-tie routes would extend south into Los Angeles County. Sensitive receptors within Los Angeles County could therefore experience noise-related impacts associated with Project activities.

Chapter 12.08 of the Los Angeles County Code of Ordinances pertains to noise control. The following ordinances described in the Los Angeles County Code of Ordinances, Chapter 12.08 Noise Control pertain to construction associated with the Project. Table 5 describes the maximum permissible construction noise levels at affected structures. (Los Angeles County 1978)

Los Angeles County Code of Ordinances 12.08.440 – Construction Noise; Ord. 11778 § 2:

A. Operating or causing the operation of any tools or equipment used in construction, drilling, repair, alteration or demolition work between weekday hours of 7:00 p.m. and 7:00 a.m., or at any time on Sundays or holidays, such that the sound therefrom creates a noise disturbance across a residential or commercial real-property line, except for emergency work of public service utilities or by variance issued by the health officer is prohibited.

B. Noise Restrictions at Affected Structures. The contractor shall conduct construction activities in such a manner that the maximum noise levels at the affected buildings will not exceed those listed in the following schedule (see Table 5 Maximum Permissible Construction Noise Levels at Affected Structures).

C. All mobile or stationary internal-combustion-engine-powered equipment or machinery shall be equipped with suitable exhaust and air-intake silencers in proper working order.

Table 5 Maximum Permissible Construction Noise Levels at Affected Structures (dBA)

Equipment Type	Time at which Ordinance is Applicable	Single Family Residences	Multi-Family Residences	Semi-residential/ Commercial	Businesses
Mobile Equipment	Daily, except Sundays and legal holidays, 7:00 a.m. to 8:00 p.m.	75	80	85	85
	Daily, 8:00 p.m. to 7:00 a.m. and all day Sunday and legal holidays	60	64	70	85
Stationary Equipment	Daily, except Sundays and legal holidays, 7:00 a.m. to 8:00 p.m.	60	65	70	85
	Daily, 8:00 p.m. to 7:00 a.m. and all day Sunday and legal holidays	50	55	60	85

Source: Los Angeles County 1978 (Ord. 11778 § 2 (Art. 5 § 501(c))

The following exterior noise standards apply to any receptor within a designated noise zone (County of Los Angeles 1978). Table 6 lists exterior noise standards within designated noise zones in Los Angeles County, as described in the Los Angeles County Code of Ordinances Chapter 12.08.390 (A). As defined in Section 12.08.390 of the code, nighttime hours are from 10:00 PM through 7:00 AM, and daytime hours are from 7:00 AM through 10:00 PM.

Table 6 Authorized Exterior Noise Levels Applicable to Receptor Properties in Los Angeles County

Noise Zone	Designated Noise Zone Lane Use (Receptor Property)	Time Interval	Exterior Noise Level (dB)
I	Noise-Sensitive Zone[(a)]	Anytime	45
II	Residential Properties	Nighttime	45
		Daytime	50
III	Commercial Properties	Daytime	55
		Nighttime	60
IV	Industrial Properties	Anytime	70

Source: Los Angeles County Code of Ordinances Section 12.08.390

Note:

(a) As defined in Section 12.08.470, noise-sensitive zones are zones that are designated by the health officer, and must be indicated by the display of conspicuous signs in at least three separate locations within 1/10th of a mile (164 meters, or 540 feet) of the institution or facility.

Key:

dB = decibels

The following provisions and standards from the Los Angeles County Code of Ordinances Section 12.08.390 also apply to the Project:

A. *Unless otherwise herein provided, no person shall operate or cause to be operated, any source of sound at any location within the unincorporated county, or allow the creation of any noise on property owned, leased, occupied or otherwise controlled by such person which causes the noise level, when measured on any other property either incorporated or unincorporated, to exceed any of the following exterior noise standards:*

> ***Standard No. 1*** *shall be the exterior noise level which may not be exceeded for a cumulative period of more than 30 minutes in any hour. Standard No. 1 shall be the applicable noise level from subsection A of this section; or, if the ambient L_{50} exceeds the foregoing level, then the ambient L_{50} becomes the exterior noise level for Standard No. 1.*
>
> ***Standard No. 2*** *shall be the exterior noise level which may not be exceeded for a cumulative period of more than 15 minutes in any hour. Standard No. 2 shall be the applicable noise level from subsection A of this section plus 5 dB; or, if the ambient L_{25} exceeds the foregoing level, then the ambient L_{25} becomes the exterior noise level for Standard No. 2.*
>
> ***Standard No. 3*** *shall be the exterior noise level which may not be exceeded for a cumulative period of more than five minutes in any hour. Standard No. 3 shall be the applicable noise level from subsection A of this section plus 20 dB; or, if the ambient $L_{8.3}$ exceeds the foregoing level, then the ambient $L_{8.3}$ becomes exterior noise level for Standard No. 3.*
>
> ***Standard No. 4*** *shall be the exterior noise level which may not be exceeded for a cumulative period of more than one minute in any hour. Standard No. 4 shall be the applicable noise level from subsection A of this section plus 15 dB; or, if the ambient $L_{1.7}$ exceeds the foregoing level, then the ambient $L_{1.7}$ becomes the exterior noise level for Standard No. 4.*
>
> ***Standard No. 5*** *shall be the exterior noise level which may not be exceeded for any period of time. Standard No. 5 shall be the applicable noise level from subsection A of*

this section plus 20 dB; or, if the ambient L_0 exceeds the foregoing level then the ambient L_0 becomes the exterior noise level for Standard No. 5.

B. *If the measurement location is on a boundary property between two different zones, the exterior noise level utilized in subsection B of this section to determine the exterior standard shall be the arithmetic mean of the exterior noise levels in subsection A of the subject zones. Except as provided for above in this subsection C, when an intruding noise source originates on an industrial property and is impacting another noise zone, the applicable exterior noise level as designated in subsection A shall be the daytime exterior noise level for the subject receptor property.*

C. *The ambient noise histogram shall be measured at the same location along the property line utilized in subsection B of this section, with the alleged intruding noise source inoperative. If for any reason the alleged intruding noise source cannot be turned off, the ambient noise histogram will be estimated by performing a measurement in the same general area of the alleged intruding noise source but at a sufficient distance such that the noise from the alleged intruding noise source is at least 10dB below the ambient noise histogram in order that only the actual ambient noise histogram be measured. If the difference between the ambient noise histogram and the alleged intruding noise source is 5 to 10dB, then the level of the ambient noise histogram itself can be reasonably determined by subtracting a one-decibel correction to account for the contribution of the alleged intruding noise source.*

D. *In the event the intrusive exceeds the exterior noise standards as set forth in subsections B and C of this section at a specific receptor property and the health officer has reason to believe that this violation at said specific receptor property was unanticipated and due to abnormal atmospheric conditions, the health officer shall issue an abatement notice in lieu of a citation. If the specific violation is abated, no citation shall be issued therefor. If, however, the specific violation is not abated, the health officer may issue a citation.*

3.3.5 Los Angeles County General Plan 2035

Chapter 11 of the Los Angeles County General Plan 2035 aims to reduce and limit the exposures of the general public to excessive noise levels (Los Angeles County Department of Regional Planning 2015). According to this plan, the County of Los Angeles defines sensitive receptors as residences, hospitals, schools, childcare facilities, and places of assembly. Existing sources of noise within the county are airports, railways, freeways and primary arterials, heavy industry, and warehousing facilities. Goal N 1 of this chapter contains policies intended to reduce excessive noise impacts on the general public, including sensitive receptors. The following Goal 1 policies correspond to the Project:

Policy N 1.1: *Utilize land uses to buffer noise-sensitive uses from sources of adverse noise impacts.*

Policy N 1.3: *Minimize impacts to noise-sensitive land uses by ensuring adequate site design, acoustical construction, and use of barriers, berms, or additional engineering controls through Best Available Technologies (BAT).*

Policy N 1.4: *Enhance and promote noise abatement programs in an effort to maintain acceptable levels of noise as defined by the Los Angeles County Exterior Noise Standards and other applicable noise standards.*

Policy N 1.6: *Ensure cumulative impacts related to noise do not exceed health-based safety margins.*

Policy N 1.7: *Utilize traffic management and noise suppression techniques to minimize noise from traffic and transportation systems.*

Policy N 1.9: *Require construction of suitable noise attenuation barriers on noise sensitive uses that would be exposed to exterior noise levels of 65 dBA CNEL and above, when unavoidable impacts are identified.*

4.1 Methodology

To determine the Project's potential noise-related impacts on the surrounding area, a qualitative desktop-level analysis of the Project area was conducted using aerial satellite imagery. The analysis also included a review of recent publications with ambient noise data for the Project area, and existing literature about noise from similar solar PV array project construction equipment and operations and maintenance sources.

The results of the qualitative desktop-level analysis are intended to evaluate the potential effects of the Project on existing ambient noise levels, the potential for the Project to exceed applicable standards, and the anticipated noise exposure at the nearest noise sensitive receptors in the Project vicinity. For the purposes of this analysis, the nearest noise sensitive receptors within 1,000 feet of Project components in Los Angeles County and Kern County have been identified, to maintain Project-wide consistency with the Kern County General Plan. Sensitive receptors were identified via aerial satellite imagery. In instances where it was unclear if a residential structure was occupied, it was assumed to be occupied for the sake of producing a conservative analysis. The analysis involved determining the closest sensitive receptor to each Project component, as well as how many other sensitive receptors exist within 100 feet, 500 feet, and 1,000 feet of each component. Some residences may be sensitive receptors for more than one Project component. For a map of all sensitive receptors, see Figures 2a through 2c.

4.2 Construction Noise

Noise resulting from construction activities would occur throughout the Project area, but would occur intermittently, only in various points at any given time. Construction equipment produces varying amounts of noise, which would attenuate at a rate of approximately 6 dBA per doubling of distance from a point source. Construction activities that would be major sources of noise would include vegetation clearing and grading, truck loading and unloading, and installing underground electrical lines. Additionally, the installation of PV modules would involve pouring concrete foundations, and installing support structures.

To evaluate potential noise impacts relating to Project construction, reference noise levels were obtained from the Federal Highway Administration (FHWA) Roadway Construction Noise Model User's Guide, which provides a comprehensive assessment of noise level usage factors for construction equipment (FHWA 2006). Based on the list of equipment proposed for use during construction and typical noise levels for those pieces of equipment, maximum noise emission levels were identified in the guide to estimate combined noise levels at various distances.

Noise levels resulting from construction equipment depend on several factors, including the number and type of equipment operating, the level of operation, and the distance between sources and receptors (Table 7). Further, each piece of equipment would not be utilized at its maximum sound level for the entire work period; a usage factor is therefore assigned to each piece of construction equipment. The model considers construction equipment noise specification data published by the FHWA, typical usage

factors per type of equipment, and relative distances measured from the source of noise to the nearest sensitive receptor.

Table 7 Construction Equipment Noise at Various Distances

Equipment	Acoustical Usage Factor (%)	Measured Lmax, dBA (at 50 feet)
Backhoe	40	78
Compactor (ground)	20	83
Compressor (air)	40	78
Concrete Mixer Truck	40	79
Concrete Pump Truck	20	81
Crane	16	81
Dozer	40	82
Dump Truck	40	76
Excavator	40	81
Flat Bed Truck	40	74
Front End Loader	40	79
Generator	50	81
Grader	40	83
Paver	50	77
Pickup Truck	40	75
Pneumatic Tools	50	85
Roller	20	80
Scraper	40	84
Tractor[1]	40	84
Vibratory Pile Driver	20	101
Warning Horn	5	83
Welder/Torch	40	74

Source: FHWA 2006

Key:

dBA = A-weighted decibels

Lmax = maximum A-weighted sound level

[1] Noise level shown from Spec. 721.560 rather than from actual measurements, due to measured data being unavailable.

Some equipment that may be used during Project construction has the potential to exceed permissible thresholds for sensitive receptors. Most project-related noise would be associated with preparation of the sites that would support the solar arrays, and with construction of the solar arrays themselves. These phases generally involves equipment such as trucks, scrapers, graders, dozers, and vibratory pile drivers (AMBIENT Air Quality & Noise Consulting 2015). Due to the Project's size and scope, most construction activities associated with the solar arrays would occur more than 1,000 feet away from the sensitive receptors. The construction equipment with the greatest potential to exceed permissible thresholds for sensitive receptors is the vibratory pile driver, which produces noise at a level of 101 dBA at 50 feet, when operating at its highest capacity. At 1,000 feet, the vibratory pile driver operating at its highest capacity would have attenuated to 75 dBA, which is the acceptable daytime construction noise limit for mobile equipment in Los Angeles County (see Table 5). The Willow Springs Specific Plan Update describes a general maximum permissible noise level of 55 dBA for sensitive receptors during daytime, including residents (see Table 4) (Kern County Planning Department 2008). Sensitive receptors

in Willow Springs would likely be subjected to noise levels in exceedance of local permissible standards. Those noise levels would be temporary and intermittent, and would be reduced during times when the vibratory pile driver is not operating at its highest capacity. No vibratory pile drivers would be utilized for gen-tie construction, so sensitive receptors located along gen-tie lines would not be subjected to this elevated noise source. In order to minimize noise-related impacts to sensitive receptors near solar arrays, sPower would provide notice to residential land uses within 1,000 feet of the project boundary prior to the start of construction and decommissioning activities.

For additional construction activities that must occur within 1,000 feet of sensitive receptors, such as gen-tie trenching, the applicant has proposed to utilize best management practices, which would reduce the noise levels experienced by sensitive receptors if they are above permissible jurisdictional thresholds. Examples of best management practices that would reduce construction-related noise levels include:

- Ensuring that all construction equipment is regularly maintained and in working order, according to manufacturer recommendations; ensuring that intake silencers and mufflers are up to equipment standards; and, if possible using equipment known to produce reduced noise emissions, such as electric engines;
- Directing trucks along major streets or thoroughfares;
- Limiting construction activities adjacent or near to sensitive receptors; when such work is mandatory, installing noise control barriers to reduce impacts to sensitive receptors;
- Limit unnecessary idling of construction equipment.

4.3 Operations and Maintenance Noise

The PV panel axis-motors, gen-tie lines, transformers, switchgear, ground-cover vegetation removal, and control building are all potential sources of noise associated with Project operation and maintenance activities. Project operations would require periodic visits by maintenance staff for panel inspection, cleaning, and repair. There would be no full-time staff onsite, and panel washing would occur periodically, on an as-needed basis. Limited deliveries would be necessary for replacing PV modules and equipment during Project operation. These activities are not expected to occur on a regular basis and would not generate a significant amount of traffic- or vehicle-related noise in the Project area or the surrounding area.

Transformers and inverters would be permanent operational noise sources resulting from the Project. Each solar array would include inverters to convert direct current power into alternating current power and transformers to increase alternating power to medium voltage.

Because noise sensitive receptors are not expected to be within close proximity of transformers and inverters, they would not be expected to experience noise impacts from these operations and maintenance sources. To further reduce the potential for noise-related impacts associated with inverter and transformer operation, the applicant has proposed installing this equipment in consolidated areas. The inverters and transformers would be fully enclosed and encased, which would minimize their operational noise levels when compared to non-encased models. The enclosed transformers and inverters that would be used for the Project would generate less than 79 dBA, as measured approximately 3 feet (1 meter) from the point source (Power Electronics 2017), which would attenuate to less than 40 dBA over the course of 100 feet. The enclosed transformers and inverters would not be located within 100 feet of sensitive receptors.

Inverter and transformer noise would be restricted to isolated areas far from sensitive receptors, and would not create noise levels in exceedance of permissible standards.

The gen-tie, collection system, and substation equipment serving the Project would also generate audible noise, which is generally characterized as a hissing or humming sound. This audible noise is generated by the corona effect, which results from the ionization of the air that occurs at the surface of an energized conductor and suspension hardware due to a strong electric field at the surface of the metal during certain conditions. The Project would include a 34 kV and/or a 230 kV gen-tie line. The corona discharge audible noise from a 230 kV gen-tie line has been reported at levels of 25 dBA L_{eq}/L_{50} at locations within 25 feet of the power line corridor (County of Imperial 2014). Corona effects from transmission lines are generally considered to be significant at ratings 345 kV and higher, which is significantly higher than the 34 kV and/or 230 kV lines proposed for the Project (CPUC 1999). The project would not be utilizing transmission lines at 345 kV or higher. Noise emissions from Project transmission lines would fall well within Kern County and Los Angeles County standards and would rapidly decrease within increased distance between the point source and sensitive receptor(s).

Noise from Project operation would therefore not exceed applicable noise standards established in Kern County. The Project would be unstaffed and would be monitored remotely, with the support of regular on-site staff security and monitoring visits.

Expected maintenance activities over the life of the solar arrays include, but are not limited to, visual inspections, panel washing, removal of obstructive ground cover, and parts replacement. Potential effects from these activities on existing ambient noise levels may be detectable for a short period of time, but given the relative location of the Project area with respect to sensitive receptors and infrequent maintenance activities, potential increases in noise levels are unlikely to be detectable or of concern.

Operational noise levels from tasks associated with solar panel functionality would not be substantially different from existing ambient noise levels, including nearby agriculture, roads, residential properties, open space, and other nearby solar facilities. Operational noise resulting from single- and dual-track axis tracker motors associated with the PV panels could generate noise levels of approximately 47.5 dBA from a reference point 50 feet away, which would be significantly below the county thresholds for permissible noise emission levels (ICF International 2010).

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Attachment 2

Revised Project Description

1. Project Description

1.1 Project Location

The proposed Raceway 2.0 Solar Project (proposed project) consists of six (6) sites and would develop photovoltaic (PV) solar facilities and the associated infrastructure necessary to generate a combined total of 291 megawatts (MW) of renewable electrical energy and/or energy storage capacity on approximately 1,311 acres of privately owned land. The proposed project consists of the following sites: Raceway Solar 1, Raceway Solar 2, Raceway Solar 3, Raceway Solar 4, Raceway Solar 5, and Raceway Solar 6.

The project proponent proposes the project be built at the same time as a single, 291-MW facility or, alternatively, developed as six independent facilities (**Table 1***, Project Assessor Parcel Numbers, Corresponding Map Codes, Zoning & Acreage*), depending upon market conditions. The proposed project includes advanced energy battery storage units.

The proposed project is located within the southern half of Township S 9 N, Range N 13 W of the San Bernardino Meridian and is contained by but does not fully occupy sections W 20, W 21, W 28, W 29, W 32. The proposed project is in the eastern high desert region of unincorporated Kern County and within the jurisdictional boundaries of the Willow Springs Specific Plan and the Kern County Zoning Ordinance. The proposed project is in the western extent of the Mojave Desert near Rosamond, California between Rosamond Boulevard and Avenue A, and between 70th Street West and 90th Street West.

Land uses in the region include a mix of undeveloped land, agriculture, residential, recreational and renewable energy projects (solar and wind). Desert vegetation dominates the project site and region. Topography across the project site is relatively flat as the site is located on the bajada of the Tehachapi Mountains, which is an overlapping of alluvial fans with southern trending slope. The major north-south route in the region is SR 14, a four-lane highway located approximately 4 miles east of the proposed project. The major east-west route near the proposed project is SR 58, which is also a four-lane highway, located approximately 14 miles north of the proposed project. Paved and unpaved roadways, generally following section lines, are found throughout the area.

The Assessor Parcel Numbers (APNs) are summarized in Table 1, *Project Assessor Parcel Numbers, Corresponding Map Codes, Zoning & Acreage*. **Table 2,** *Kern County APNs for Generation Tie Lines*, summarizes the APNs for the four generation tie line options.

The power generated by the proposed project would be interconnected to an existing transmission network. The project has five interconnection options as further described in Section 1.3. It is expected that one main path would be used for the gen-tie corridor, with deviations from the path as necessary. Kern County gen-tie assessor's parcels are detailed in **Table 2**.

Tables 3 through **5** below, detail the Los Angeles County assessor's parcel numbers for property where the generation tie line route shall be installed, should the project be connected to the Big Sky North Substation near the City of Lancaster in Los Angeles County or a future LADWP (Los Angeles Department of Water and Power) substation.

Table 1. Project Assessor Parcel Numbers, Corresponding Map Codes, Zoning & Acreage

	Megawatts (MW)	APNs	Willow Springs Specific Plan Map Code Designation	Zoning	Acres
Raceway Solar 1	15	374-020-42, 374-020-40, 370-020-47, 370-020-48	7.1/4.4	E (2.5) RS MH FPS	92
Raceway Solar 2	20	374-250-04, western third of 374-020-55	7.1 /4.4	E (2.5) RS FPS and E (2.5) RS MH FPS	90
Raceway Solar 3	106	374-210-08, 374-011-13, 374-250-03, 374-250-01, 374-250-09, 374-250-08	5.6; 5.6/2.85; 7.1/4.4	E (2.5) RS FPS	494
Raceway Solar 4	70	374-011-04, 374-011-11	5.5; 5.6/2.85	A FPS	315
Raceway Solar 5	60	374-440-01, 374-440-02, 374-440-03, 374-440-04, 374-440-05, 374-440-06, 374-440-07, 374-440-08, 374-011-08	5.3/4.4	E (2.5) RS FPS and E (2.5) RS MH FPS	240
Raceway Solar 6	20	374-011-07	5.3/4.4	OS, E 2.5 RS, FPS	80
Total Megawatts	**291**	**Proposed Solar Project Total Acreage**			**1,311**

Willow Springs Specific Plan Map Code Designations

5.3 = Residential, Maximum 10 units/net acre
5.5 = Residential, Maximum 1 units/net acre
5.6 = Residential, Maximum 2.5 gross acres/unit
7.1 = Light Industrial
7.2 = Service Industrial
4.4 = Comprehensive Plan Required

Physical Constraints Overlay

2.8 = Military Flight Operations
2.85 = Noise Management Area

Kern County Zone Districts

A = (Exclusive Agriculture)
E (2.5) = Estate (2.5 acre minimum)
RS = Residential Suburban Combining
MH = Mobile Home Combining
FPS = Floodplain Combining

Table 2. Kern County APNs for Generation Tie Lines						
90th Street West and Rosamond Blvd.			**80th Street West**	**100th Street West &Ave A**	**110th Street West &Ave A**	**West Ave A**
252-152-25	374-051-14	374-042-39	374-020-53	374-020-40	359-032-08	374-020-38
252-152-26	374-051-15	374-051-01	374-020-55	374-020-46	359-032-13	374-020-49
252-152-27	374-052-15	374-071-23	374-121-01	374-290-01	359-032-14	374-020-50
252-152-28	374-052-16	374-071-25	374-121-16	374-303-01	359-032-17	374-020-53
252-152-29	374-061-01	374-071-28	374-121-17	374-303-02	359-032-27	374-122-25
252-152-30	374-061-02	374-082-03	374-121-32	374-321-05	359-032-28	374-122-26
252-152-31	374-061-03	374-082-08	374-122-01	374-321-06	374-020-40	374-122-27
252-152-32	374-061-04	374-210-01	374-122-16	374-322-01	374-020-46	374-122-28
252-331-15	374-061-05	374-210-04	374-122-17	374-322-04	374-290-01	374-122-29
252-352-05	374-061-07	374-210-08	374-122-32	374-322-05	374-303-01	374-122-30
252-352-22	374-061-08	374-210-12		374-322-08	374-303-02	374-122-31
252-352-23	374-061-09	374-210-14		374-450-08	374-321-05	374-122-32
252-352-24	374-061-10			374-450-09	374-321-06	374-132-25
252-352-33	374-061-12			374-450-13	374-322-01	374-132-26
358-030-21	374-061-14				374-322-04	374-132-27
359-051-22	374-061-16				374-322-05	374-132-28
359-051-24	374-061-17				374-322-08	374-132-29
359-051-25	374-061-18				374-450-08	374-132-30
359-051-26	374-061-19				374-450-09	374-132-31
359-051-27	374-061-21				374-450-13	374-132-32
359-051-28	374-062-01					374-142-25
359-051-29	374-062-03					374-142-26
359-051-31	374-062-21					374-142-27
374-041-32	374-062-22					374-142-28
374-041-33	374-071-01					374-142-29
374-041-34	374-071-05					374-142-30
374-041-35	374-071-08					374-142-31
374-042-01	374-071-14					374-142-32
374-042-02	374-071-16					375-020-01
374-042-03	374-071-17					
374-042-04	374-071-18					
374-042-07						
374-042-08						

Table 3. Los Angeles APNs for Generation Tie Lines (south of Avenue A) 80th Street West							
3268001001	3268019099	3219015001	3220007070	3220015054	3233002047	3233015017	3229009010
3268001004	3268019086	3220001028	3220007127	3220022040	3233002042	3233015032	3229007026
3268001006	3219009011	3220001024	3220007146	3220022043	3233002037	3233013022	3229008031
3268003025	3219009010	3220001025	3220007157	3220022041	3233002049	3233013024	3229006006
3268001005	3219010012	3220001027	3220007158	3220022042	3233002048	3233018001	3229006016
3268001036	3219010013	3220004036	3220011008	3229008029	3233005007	3233018032	3229008013
3268003010	3219009014	3220004037	3220011009	3229006012	3233005008	3233018016	3229014002
3268003020	3219010016	3220004038	3220011001	3229006013	3233005009	3233019019	3229014003
3268003021	3268019099	3220004035	3220011032	3229006014	3233004025	3233019018	3233002019
3268003030	3268019086	3220005035	3220011024	3229009009	3233004026	3233018017	3233004036
3268005002	3219009011	3220005036	3220011025	3229008012	3233005006	3233019001	3233012026
3268007001	3219009010	3220005037	3220012001	3229006015	3233008004	3233019034	3233019002
3268007002	3219010012	3220006025	3220012002	3229008030	3233008002	3233022001	3219017022
3268007003	3219010013	3220006026	3220011036	3229009026	3233008001	3233022017	3219011012
3268017002	3219009014	3220006024	3220011035	3229010012	3233008003	3233022016	3219011013
3268017039	3219010016	3220005038	3220012043	3229010013	3233009008	3233022032	3219026001
3268017013	3268019099	3220006027	3220012045	3229010024	3233009009	3219009009	3265024007
3268017040	3268019086	3220007004	3220012052	3229010025	3233009024	3268005001	3265024004
3268017003	3219009011	3220007048	3220012044	3229011010	3233009025	3268001034	
3268017005	3219009010	3220007052	3220012040	3229012010	3233012010	3268001003	
3268017023	3219010012	3219015001	3220012051	3229011009	3233012025	3220016006	
3268018006	3219010013	3220001028	3220012042	3229012002	3233012034	3220011016	
3268018007	3219009014	3220001024	3220012039	3229012007	3233013023	3220015043	
3268018900	3219010016	3220005038	3220015046	3229012021	3233013026	3229009025	
3268018039	3219013002	3220006027	3220015042	3229012008	3233013028		
3268018017	3219013007	3220007004	3220015017	3229012009	3233013025		
3268018022	3219012007	3220007048	3220015041	3229012003	3233015001		
3268019030	3219013004	3220007052	3220016005	3233002021	3233013027		
3268019046	3219013003	3220007057	3220017019	3233002022	3233013029		
3268019087	3219010015	3220007061	3220017020	3233002038	3233015016		

Table 4. Los Angeles APNs for Generation Tie Lines (south of Avenue A) 100th Street West and Ave A			
3262001007	3262012001	3262025008	3265003049
3262001029	3262012002	3262025025	3265003033
3262001020	3262012003	3262025024	3265003051
3262001025	3262012004	3262024025	3265004063
3262001044	3262015002	3262025009	3265004062
3262001038	3262015003	3264001008	3265004032
3262001022	3262015001	3264001011	3265004088
3262001031	3262016001	3264001018	3265004091
3262001039	3262016002	3264001053	3265004093
3262001048	3262016007	3264001048	3265004065
3262001071	3262016003	3264002016	3265005006
3262001081	3262018019	3264001026	3265004075
3262001070	3262016006	3264001049	3265005013
3262001078	3262018053	3264003032	3265005014
3262001072	3262018056	3264003017	3219001027
3262001069	3262016004	3264003016	3219001054
3262001075	3262018054	3264003001	3219001055
3262001077	3262018055	3264006016	3219027022
3262001082	3262019034	3264006001	3219027033
3262001084	3262019078	3264006032	3219027034
3262004003	3262019038	3264007001	3219027049
3262004002	3262019061	3264006017	3219001042
3262004001	3262019073	3264007008	3219001043
3262004004	3262019110	3264007009	3264014002
3262004008	3262019125	3264008001	3264018010
3262004007	3262019126	3264007016	3264018011
3262004009	3262019079	3264008002	3264018012
3262004005	3262019222	3264013021	3219027021
3262004006	3262019221	3264013022	3265005005
3262004025	3262020029	3264013027	3265024007
3262005001	3262020115	3264013028	3265024005
3262004024	3262020153	3264015002	3265024006
3262005013	3262020220	3264015001	
3262007001	3262020233	3264015003	
3262005014	3262020154	3264015004	3229001001 **
3262006002	3262021029	3264016001	3262009001 **
3262005027	3262020232	3264013025	3262009002 **
3262007021	3262021027	3264016003	3262001007 **
3262007022	3262020230	3264017004	3262013008 **
3262007020	3262021026	3264017003	
3262008002	3262020236	3264017001	
3262008001	3262021028	3264018013	
3262005015	3262020235	3264017002	
3262008022	3262021018	3264016002	
3262011002	3262020234	3264016004	
3262011004	3262021039	3265003031	
3262011003	3262022001	3265003030	
3262011001	3262024009	3265003027	
3262011005	3262024008	3265003023	
3262008023	3262024024	3265003015	

** Option B: Alternate route to 100th Street West via 90th Street to Avenue A-8 to 95th Street to Avenue B

Table 5. Los Angeles APNs for Generation Tie Lines (south of Avenue A) 110th Street West and Ave A				
3261017009	3262001064	3263006029	3264022049	3265015013
3261017024	3262001065	3263006900	3264021010	3264020005
3261017008	3262002025	3263006019	3264022005	3263020001
3261017025	3262002017	3263006023	3264022055	3264020002
3261018009	3262004003	3263007020	3264022050	3264020004
3261018024	3262004002	3263008008	3264022004	3263006032
3261019009	3262004001	3263007019	3264022059	3263020023
3261019024	3262001053	3263006031	3265001026	3261034017
3261019008	3262001058	3263007021	3265001047	3263020025
3261019025	3262004004	3263008024	3265001067	3263020024
3261018008	3262002018	3263008009	3265001088	3263020010
3261018025	3262004008	3263007023	3265001058	3265002045
3261020008	3262004007	3263008025	3265001036	3265001059
3261020009	3262004005	3263009016	3265001057	3265007030
3261020031	3262004006	3263009042	3265002044	3265007007
3261020032	3262006002	3263009012	3265002043	3265024007
3261032003	3262017005	3263009046	3265002055	3265024003
3261032002	3262018001	3263009015	3265002080	
3261033001	3262017021	3263009006	3265003002	
3261032072	3262017020	3263009054	3265003006	
3261032069	3262017036	3263009073	3265002138	
3261032070	3262019044	3263020008	3265003005	
3261032071	3262019085	3263020009	3265003009	
3261033081	3262019045	3264002027	3265003008	
3261036005	3262019077	3264001031	3265002075	
3261034015	3262019084	3264001037	3265002163	
3261036009	3262019086	3264001021	3265003045	
3261036010	3262019151	3264001027	3265003054	
3261036012	3262019150	3264001046	3265003052	
3261036014	3262019205	3264002041	3265004108	
3261036015	3262019206	3264002044	3265004106	
3262001020	3262019228	3264001041	3265004107	
3262001005	3262020035	3264001047	3265006001	
3262001046	3262020004	3264002024	3265007001	
3261036006	3262020020	3264002025	3265008017	
3261036011	3262020036	3264002095	3265006002	
3262001052	3262020118	3264002096	3265007003	
3262001055	3262020117	3264002131	3265008019	
3261036013	3262020169	3264002132	3265008029	
3262001054	3262020211	3264020007	3265008032	
3262001068	3262020168	3264020001	3265009016	
3262001067	3262020170	3264020006	3265009015	
3262001085	3262023001	3264021001	3265009010	
3262002010	3262023032	3264021011	3265014022	
3262002001	3262023017	3264021013	3265014023	
3262001086	3262023016	3264020003	3265014014	
3262002002	3263006013	3264021012	3265014024	
3262002009	3263006026	3264022001	3265014017	

1.2 Environmental Setting

The proposed project is located on approximately 1,311 acres of undeveloped, privately owned land located in the western extent of the Mojave Desert near Mojave, California. The project is in the Mojave Basin and Range ecoregion and the United States Geological Survey (USGS) Little Buttes and Rosamond 7.5-minute topographical quadrangles. The project sites are zoned for residential development and Raceway Solar 4 is zoned for agriculture but is not currently under cultivation. Development in the area surrounding the project site includes rural residences, agriculture, and renewable energy (solar and wind) facilities.

Vegetation on the project site consists of Mojave Saltbush Scrubland with the most common species being saltbush (*Atriplex polycarpa*); Russian thistle (*Salsola tragus*) and ripgut brome (*Bromus diandrus*) are also very common to the area. This community typically occurs on well-drained soils in alluvial fans, bajadas, and upland slopes. Growth occurs during spring (or rarely in summer or fall) if rainfall is sufficient. This is one of the most widely distributed desert plant communities in the Mojave Desert, occurring from the desert floor up to approximately 3,500 feet in elevation, and extending into northwestern Arizona and southern Utah.

The foothills of the Tehachapi Range occur approximately 13 miles west of the project. The project and surrounding land are mostly flat and exhibit little topographic variation. Land administered by the Bureau of Land Management (BLM) is located approximately 2 miles north of the project.

The proposed project is located entirely within the Federal Emergency Management Agency (FEMA) designated Zone "A." Zone A is the 100-year floodplain or 1 percent annual chance of flood. There are drainage routes near several of the project sites and gen-tie routes. All drainage routes are isolated episodic or ephemeral waters, which typically only flow for brief periods in response to rainfall. The project area usually receives an annual precipitation (rainfall) average of 6.7 inches per year. **Table 6**, *Average High and Low Temperature by Month-Mojave*, below, shows the average high and low temperatures in Mojave by month.

Table 6: Average High and Low Temperature by Month - Mojave

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Avg. High	57	60	66	71	80	89	96	96	88	78	65	56
Avg. Low	33	37	41	46	56	64	70	67	61	50	40	33

U.S. Climate Data, 2017.

Based on a review of records maintained by the California Department Conservation/Division of Oil, Gas and Geothermal Resources (DOGGR), wells are not identified on the project site, and the project is not within the jurisdictional boundaries of an oilfield (California Department of Conservation, 2017).

The proposed project would be served by the Kern County Sheriff's Office for law enforcement and public safety. The closest sheriff station is the Green Empire Substation, located approximately 4.5 miles east of the project. The Kern County Fire Department (KCFD) provides fire protection and emergency medical and rescue services for the project area. KCFD Station 15 is located approximately 3.5 miles east of the

project. The closest school is Tropico Middle School, located approximately 1.6 miles northeast of the project. The nearest hospital is the Palmdale Regional Medical Center, located approximately 19 miles to the southeast, of the project in Palmdale.

The nearest airports to the proposed project are the Rosamond Skypark located 3 miles to the northeast, the Mojave Air and Space Port located 14.5 miles to northeast. Private airstrips include the Lloyd's Landing airport, located approximately 3.5 miles north and the Little Buttes Antique Airfield, located approximately 2.5 miles south of the project in Los Angeles County.

The California Department of Conservation (CDC) Farmland Mapping and Monitoring Program (FMMP), designates the project sites as vacant, disturbed, prime, grazing, and/or rural residential lands (California Department of Conservation, 2016). Surrounding properties are designated as either: (a) vacant or disturbed, (b) rural residential, or (c) nonagricultural and natural vegetation. Parcels within Raceway Solar 4 are subject to a Williamson Act Land Use contract. Although Raceway Solar 4 is zoned for agricultural use, available crop data indicates none of the subject land has been under cultivation between 2010 through 2016.

The proposed project is located within unincorporated Kern County and within the jurisdiction of the Willow Spring Specific Plan. The project has land use designations of 7.1 (Light Industrial), 5.3 (Residential, Maximum 10 units/net acre), 5.3/2.85 (Residential, Maximum 10 units/net acre/Noise Management Area), 5.5 (Residential, Maximum 1 units/net acre), 5.6/2.8 (Residential, Maximum 2.5 gross acres/unit/Military Flight Operations), 5.6/2.85 (Residential, Maximum 2.5 gross acres/unit/Noise Management Area) and is within the A (Exclusive Agriculture) and E (2.5) (Estate, 2.5 acre minimum) zone districts. The existing land uses of the project and its surroundings are generally undeveloped, including sparse residential dwellings, dirt roads and fallow or active agricultural operations. The entire project is also subject to the provisions of the Kern County Zoning Ordinance. The project proposes to eliminate future road reservations from the General Plan Circulation Element to allow for efficient placement of solar panels.

1.3 Project Description

The proposed project would develop a PV solar facility and associated infrastructure necessary to generate 291-MW of renewable electrical energy and/or energy storage capacity on 1,311 acres of privately-owned land in the eastern high desert region of unincorporated Kern County. Each specific request is described below:

Raceway Solar 1

A Specific Plan Amendment would amend the Willow Springs Specific Plan designation on approximately 92 acres from map code designation 7.1/4.4 (Light Industrial, Comprehensive Plan Area) to 7.1 (Light Industrial); approval of a Zone Change (ZCC 149, Map 231) would change the zoning of the parcels from E 2.5 RS MH FPS (Estate (2.5) Residential Suburban, Mobile Home Combining, Floodplain Secondary Combining) to A (Exclusive Agriculture), for consistency with the underlying proposed General Plan Designation of 7.1 (Light Industrial). A General Plan Amendment would amend the circulation element of the Kern County General Plan and eliminate road reservations to allow for efficient placement of solar panels. Approval of a Conditional Use Permit would allow for the construction and operation of up to a 15 MW solar electrical generating facility on 92 acres, as well as related ancillary structures.

Raceway Solar Site 2

A Specific Plan Amendment would amend the Willow Springs Specific Plan designation on approximately 90 acres from map code designation 7.1/4.4 (Light Industrial, Comprehensive Plan Area) to 7.1 (Light Industrial); approval of a Zone Change would change the zoning on approximately 40 acres from E 2.5 RS FPS (Estate (2.5) Residential Suburban, Floodplain Secondary Combining and 141 acres from E 2.5 RS MH FPS (Estate (2.5) Residential Suburban, Mobile Home Combining, Floodplain Secondary Combining) to A (Exclusive Agriculture), for consistency with the underlying proposed General Plan Designation of 7.1 (Light Industrial). A General Plan Amendment would amend the circulation element of the Kern County General Plan and eliminate road reservations along section and mid-section lines to allow for efficient placement of solar panels. Approval of a Conditional Use Permit would allow for the construction and operation of up to a 20 MW solar electrical generating facility on 90 acres, as well as related ancillary structures.

Raceway Solar 3

A Specific Plan Amendment would amend the Willow Springs Specific Plan designation on approximately 494 acres from map code designations 5.6 (Residential, Maximum 2.5 gross acres/unit), 5.6/2.85 (Residential, Maximum 2.5 gross acres/unit/Noise Management Area), and 7.1/4.4 (Light Industrial, Comprehensive Plan Area) to 7.1 (Light Industrial); approval of Zone Changes would change the zoning on approximately 494 acres from E 2.5 RS FPS (Estate (2.5) Residential Suburban, Floodplain Secondary Combining) to A (Exclusive Agriculture), for consistency with the underlying proposed General Plan Designation of 7.1 (Light Industrial). General Plan Amendments would amend the circulation element of the Kern County General Plan and eliminate road reservations along section and mid- section lines to allow for efficient placement of solar panels. Approval of a Conditional Use Permit would allow for the construction and operation of up to a 106 MW solar electrical generating facility on 494 acres, as well as related ancillary structures.

Raceway Solar 4

A Specific Plan Amendment would amend the Willow Springs Specific Plan designation on approximately 315 acres from map code designations 5.5 (Residential, Maximum 1 units/net acre) and 5.6/2.85 (Residential, Maximum 2.5 gross acres/unit/Noise Management Area) to 7.1 (Light Industrial). General Plan Amendments would amend the circulation element of the Kern County General Plan and eliminate road reservations along section and mid-section lines to allow for efficient placement of solar panels. Approval of a Conditional Use Permit would allow for the construction and operation of up to a 70 MW solar electrical generating facility on 315 acres, as well as related ancillary structures. In addition, a Cancellation of a Williamson Act Contract would be processed on APNs: 374-011-04 and 374-011-11 (formerly known as APNs: 257-020-11 and 257-020-04).

Raceway Solar 5

A Specific Plan Amendment would amend the Willow Springs Specific Plan designation on approximately 240 acres from map code designation 5.3/4/4 (Residential, 10 Dwelling Units Per Acre, Comprehensive Plan Area, Military) to 7.1 (Light Industrial); approval of a Zone Changes would change the zoning on approximately 240 acres from E 2.5 RS FPS (Estate (2.5) Residential Suburban, Floodplain Secondary Combining) and E 2.5 RS MH FPS (Estate (2.5) Residential Suburban, Mobile Home Combining, Floodplain Secondary Combining) to A (Exclusive Agriculture) for consistency with the underlying proposed General Plan Designation of 7.1 (Light Industrial). General Plan Amendment would amend the circulation element of the Kern County General Plan and eliminate road reservations along section and mid-section lines to allow for efficient placement of solar panels. Approval of a Conditional Use Permit would allow for the construction and operation of up to a 60 MW solar electrical generating facility on 240 acres, as well as related ancillary structures.

Raceway Solar 6

A Specific Plan Amendment would amend the Willow Springs Specific Plan designation on approximately 80 acres from map code designation 5.3/4/4 (Residential, 10 Dwelling Units Per Acre, Comprehensive Plan Area, Military) to 7.1 (Light Industrial); approval of a Zone Changes would change the zoning on approximately 80 acres from OS E 2.5 RS FPS (Open Space, Estate (2.5) Residential Suburban, Floodplain Secondary Combining) A (Exclusive Agriculture), for consistency with the underlying proposed General Plan Designation of 7.1 (Light Industrial). A General Plan Amendment would amend the circulation element of the Kern County General Plan and eliminate road reservations along section and mid-section lines to allow for efficient placement of solar panels. Approval of Conditional Use Permit would allow for the construction and operation of up to a 20 MW solar electrical generating facility on 60 acres, as well as related ancillary structures.

As shown in Table 1, *Project Assessor Parcel Numbers, and Corresponding Map Codes, Zoning and Acreage*, the proposed solar facility consists of a combined 24 parcels. The proposed project would be developed as six, independent facilities on approximately 1,311 acres.

Vacations of Public Access Easements

The project proponent is requesting vacations of public access easements on the project site to allow optimum placement of solar panels.

Generation Tie Line Options 1 through 4:

There are four options that the proposed project would interconnect to the existing SCE transmission system.

1. **A) Previously approved collector substation (Big Sky North Substation) – 100th Street West via Avenue A.**

   Under this option, the proposed project would interconnect at a previously approved collector substation located at the approximate intersection of 100th Street West and Avenue G-12 (further north of Avenue H) in the City of Lancaster, Los Angeles County, via Avenue A and 100th Street West.

   The proposed project would interconnect via an approximately 10 to 12-mile 34 kV and/or 230 kV gen-tie line originating at a DC collection system located at the southwestern portion of the project Site. Electricity at the previously approved collector substation would ultimately be delivered to the existing Big Sky Substation (owned and operated by the applicant) located along West Avenue J and 100th Street West in the City of Lancaster.

   B) Previously approved collector substation (Big Sky North Substation) – 100th Street West via 90th Street to Avenue A-8 to 95th Street to Avenue B.

   Under this option, the proposed project would interconnect at a previously approved collector substation located at the approximate intersection of 100th Street West and Avenue G-12 (further north of Avenue H) in the City of Lancaster, Los Angeles County, via 90th Street heading south to Avenue A-8, then west to 95th Street, then south to Avenue B, and west to 100th Street West. The proposed project would interconnect via an approximately 10 to 12-mile 34 kV and/or 230 kV gen-tie line originating at a DC collection system located at the southwestern portion of the project Site. Electricity at the previously approved collector substation would ultimately be delivered to the existing Big Sky Substation (owned and operated by the applicant) located along West Avenue J and 100th Street West in the City of Lancaster.

2. **Previously approved collector substation (Big Sky North Substation) – 110th Street.**

   Under this option, the proposed project would interconnect at a previously approved collector substation located at the approximate intersection of 100th Street West and Avenue G-12 (further north of Avenue H) in the City of Lancaster, Los Angeles County, via Avenue A and 110th Street West.

   The proposed project would interconnect via an approximately 10 to 12-mile 34 kV and/or 230 kV gen-tie line originating at a DC collection system located at the project Site. Electricity at the previously approved collector substation would ultimately be delivered to the Big Sky Substation (owned and operated by the applicant) located along West Avenue J and 100th Street West in the City of Lancaster.

3. **Previously approved collector substation (Big Sky North Substation) – 80th Street West.**

Under this option, the proposed project would interconnect at a previously approved collector substation located at the approximate intersection of 100th Street West and Avenue G-12 (further north of Avenue H) in the City of Lancaster, Los Angeles County, via Avenue A and 80th Street West.

The proposed project would interconnect via an approximately 10 to 12-mile 34 kV and/or 230 kV gen-tie line originating at a DC collection system located at the southwestern portion of the Project Site. Electricity at the previously approved collector substation would ultimately be delivered to the Big Sky Substation (owned and operated by the applicant) located along West Avenue J and 100th Street West in the City of Lancaster

4. **Los Angeles Department of Water and Power (LADWP) Proposed Substation.**

Under this option, the proposed project would interconnect at a planned LADWP substation in Kern County, located northwest of the project site, along Rosamond Boulevard near the intersection of Rosamond Boulevard and 110th Street West. An approximate 3-mile 34 kV and/or 230 kV gen-tie line originating at the DC collection system located at the northwest portion of the project site, would run north along 90th Street West, west along Rosamond Boulevard, and interconnect at the planned LADWP substation. This LADWP proposed substation is currently in the design phase and is scheduled to be built and constructed by 2019 or 2020.

The proposed project would consist of approximately 720,784 crystalline-silicon modules arranged in a grid-pattern over the project. The PV solar facility would consist of solar arrays mounted on either fixed tilt racking or single axis tracking structures (or a combination thereof) mounted to vertical posts. The proposed facility is intended to operate year-round and would generate electricity during daylight hours when electricity demand is at its peak.

The power generated on the project site would be sold to California investor-owned utilities, municipalities, community choice aggregators, or other purchasers in the furtherance of the goals of the California Renewable Energy Portfolio Standard and other similar renewable programs in the State. The project proponents may eventually choose to decommission and remove all or none of the systems from the project site. If a site is decommissioned, it would be converted to another use consistent with the applicable land use regulations in effect at that time or revert to its original land use.

The combined project facilities would include the following components:

- Installation of up to a total combined 291-MW of solar PV modules made of crystalline-silicon material covered by glass, mounted on a galvanized metal fixed tilt racking or single axis tracking systems embedded into the ground;
- If fixed tilt technology is not used, solar tracking system consisting of drive motors, drive arms and hydraulic systems that allow for rotation of solar panels from east to west, tracking the suns position over the course of the day;
- Underground and/or above ground medium voltage collections systems throughout the project site;
- Medium voltage inverters and step-up transformers;
- Onsite solar substation(s) including circuit breakers, switches, remote terminal units, fiber optic line telecommunication equipment, and main step-up transformer(s);
- Onsite switchyard(s);
- Onsite access roads;
- Perimeter security fencing 6- to 8-feet high with barbed wire;
- Concrete pads sized and installed to accommodate the associated equipment (inverters, switchgear,

transformers, etc.);

- Meteorological data collection systems and supervisory control and data acquisition (SCADA); and
- Several battery energy storage facilities located at each inverter and associated appurtenances or one centralized battery energy storage facility.

Project Facilities

Solar PV Panels

The approximate 291 MW proposed project would utilize PV technology on tracker mounting supports. The proposed project would then have the option to transfer electricity directly into the grid or into energy storage system for distribution to the grid during peak energy hours. The major elements of the proposed project are described as follows.

Up to an estimated 720,784 individual crystalline-silicon panels would be installed onsite. The number of panels present on the six different sites under this scenario is detailed below:

- Raceway Solar 1: 48,336 panels;
- Raceway Solar 2: 46,056 panels;
- Raceway Solar 3: 285,209 panels
- Raceway Solar 4: 177,973 panels
- Raceway Solar 5: 123,462 panels
- Raceway Solar 6: 39,748 panels

The layout of the single-axis tracker solar panels would be aligned in rows in the north-south direction (or in an east-west direction if a fixed tilt racking system were used instead). The maximum height of the single-axis tracker solar panels would be up to 12-feet above grade, at the beginning and end of each day. A fixed tilt racking system would be less than 12-feet high. Each solar panel would be attached to embedded piers using a support structure. Module layout and spacing is typically optimized to balance energy production versus peak capacity and depends on the sun angles and shading due to the surrounding horizon of the site. Individual arrays of modules would be combined to generate the total plant capacity.

Solar Trackers

The PV module rows would be oriented north-to-south if single-axis trackers are used. A solar tracking mechanism is used to maximize the solar energy conversion efficiency by keeping the modules perpendicular to the sun's energy rays throughout the day. This completed assembly of PV modules mounted on a framework structure is called a "tracker" because it tracks the sun from east to west. If used,

single-axis trackers would increase the efficiency of energy production from the arrays relative to a fixed tilt system. The exact tracker manufacturer and model would be determined in the final design. All trackers are intended to function identically in terms of following the motion of the sun.

Module layout and spacing is optimized to balance energy production versus peak capacity and would depend on the sun angles and shading caused by the horizon surrounding the proposed project. The spacing between the rows of trackers is dependent onsite-specific features and would be identified in the final design. The final configuration would allow for sufficient clearance for maintenance vehicles and panel access.

Fixed Tilt Racking System

The solar panels would be in a fixed tilt position that allows for the most sunlight specific to the geography of the project, if the fixed tilt racking system is used.

Electrical Collector System and Inverters

The AC-DC electrical collection system includes all cables and combiners that collect electricity from the panels, delivers it to the inverters, collects it from the inverters, and ultimately delivers it to the proposed project switching station(s). The collection system would likely be installed along internal access roads to collect power from the rows of modules and deliver it to the switching station. This collection system would likely be installed in subsurface trenches, though in some areas of the site, part or all the collection system may be housed in above-grade raceways mounted on supports approximately 24 to 36 inches above ground level. The collection system would be rated at between 1,000 to 2,000 volts DC until it reached the inverters and an intermediate voltage system between the inverters and the proposed project switching station.

The proposed project would use an unmanned field control system. The controls generally include a field supervisory controller in a central location and local microprocessor controllers connected to each tracker, if trackers are to be used. The field control system monitors solar insulation, wind velocity, and tracker performance and status, and communicates with all the local microprocessor controllers. When the appropriate conditions exist, the field supervisory controller initiates the trackers' daily tracking of the sun, and at the end of the day stows the trackers in the solar array.

The DC electricity produced by the solar panels is converted to three-phase alternating current by a series of inverters. Alternating current is the type of electricity usable by the electric utility and is the form required to connect to the transmission system. The inverter pad equipment includes a transformer that steps up the electricity in its new form to an output voltage of 34 kV or 230 kV. This electricity is then transmitted via the medium voltage collection system to the switching station.

Energy Storage System

The proposed project would have either several Energy Storage Systems (ESS) at each site's inverters or ESS at a centralized location onsite. The ESS would be able to provide approximately 291 MWh of energy storage. Each ESS would occupy approximately 1 to 2 acres within the project boundaries and consist of batteries, inverters, switches, cooling equipment, and other appurtenant equipment placed in multiple prefabricated enclosures or containers near the onsite substation. The ESS would either be installed contemporaneously or after the installation of the PV facilities. The final locations are dependent on final design and may require construction of vaults or other supporting foundations.

Generation-Tie Line and Solar Generating Facility (SGF) Interconnection Plan

The power generated by the proposed project would be interconnected to an existing transmission network. See Section 1.2 for a description of the gen-tie line options.

It is expected that one main path would be used for the gen-tie corridor, with deviations from the path as necessary.

Data Collection System

The proposed project would be designed with a comprehensive Supervisory Control and Data Acquisition (SCADA) system for remote monitoring of facility operation and/or remote control of critical components. Within the site, the fiber optic or other cabling required for the monitoring system would be installed throughout the solar fields leading to a centrally located (or series of appropriately located) SCADA system cabinets. The telecommunications connections to the SCADA system cabinets are either wireless or hard wired.

The system would also include a meteorological (met) data collection system at each site. The met stations would have the following weather sensors: a pyranometer for measuring solar irradiance, a thermometer to measure air temperature, a barometric pressure sensor to measure atmospheric pressure, and two wind sensors to measure speed and direction. These sensors would be connected to a data logger to compile the data for transmission to the Data Collection Center.

Site Access and Security

During project construction and operations, the primary access to each site would use the following streets:

- Raceway Solar 1: Avenue A
- Raceway Solar 2: Gaskell Road
- Raceway Solar 3: 90th Street West
- Raceway Solar 4: Willow Avenue and/or 80th Street West
- Raceway Solar 5: 70th Street West
- Raceway Solar 6: Rosamond Boulevard

The necessary road improvements would be completed per County code and regulations. Typical site access would be approximately 20-foot wide, accommodating County approved turning radii in both directions. The rows of solar panels would be separated by access ways. Internal site circulation would include approximately 20-foot-wide access roads consisting of crushed stone and approximately 15- to 20-foot-wide Operations and Maintenance (O&M) roads among the solar arrays consisting of compacted native soil.

Chain-link security fencing would be installed around the site perimeter, switchyard(s), substation(s), and other areas requiring controlled access to restrict public access during construction and operations. The security fence would be 6- to 8-feet tall, with two strings of barbed wire along the top. The fence posts would be set in concrete. Additional security may be provided using closed circuit video surveillance cameras and intrusion systems. Signs would be installed to achieve appropriate safety and security as expected in a solar power facility.

The proposed project's lighting system would provide personnel with illumination for both normal and emergency conditions. Lighting would be designed to provide the minimum illumination needed to achieve safety and security objectives. Lighting would be directed downward and shielded to focus illumination on the desired areas only and to avoid light spillage onto adjacent properties. Lighting would be no brighter than required to meet safety and security requirements, and lamp fixtures and lumens would be selected accordingly.

Operation and Maintenance Facilities

No Operations and Maintenance (O&M) facilities would be installed on any of the sites. All maintenance would be performed by personnel located offsite.

Onsite Telecommunication Cell Towers

There would be no telecommunication towers installed at any of the sites.

Construction Activities

Schedule and Workforce

The construction activities for the proposed project fall into three main categories: (1) site grading and earthwork; (2) solar array construction; and (3) electrical interconnection to transmission owner infrastructure. Construction would take approximately 10 to 12 months. Site grading and earthwork is anticipated to begin during the fourth quarter of 2021, with operations beginning in the third or fourth quarter of 2022. Construction would primarily occur during daylight hours, Monday through Friday. Additional hours/days may be necessary to facilitate the schedule.

The construction workforce would consist of laborers, craftsmen, supervisory personnel, support personnel, and construction management personnel. The average workforce is expected to be approximately 500 to 600 construction, supervisory, support, and construction management personnel onsite during construction. The onsite workforce has been conservatively estimated to peak at approximately 800 individuals for short periods of time, which is typically a few weeks. The project construction crews would have a staggered workday, with multiple shifts of workers coming onsite between the hours of 6:00 a.m. and 10:00 a.m. in the mornings, and leaving between 2:00 p.m. and 6:00 p.m. It is anticipated that the construction workforce would commute to the site each day from local communities. In compliance with Kern County Noise Ordinance (Municipal Ordinance Code 8.36.020) construction activities would not occur between the hours of 9:00 p.m. and 6:00 a.m. on weekdays and 9:00 p.m. to 8:00 a.m. on weekends for construction sites located within 1,000 feet of an occupied residential dwelling. Construction personnel not drawn from the local labor pool are anticipated to stay in nearby hotels.

During construction, dusk-to-dawn security lighting would be required for the temporary construction staging area, parking area, construction office trailer entries, and site access points. Lighting is not planned for typical construction activities because construction activities would occur primarily during daylight hours; however, if required, any lighting would be temporary, directed downward, and limited to that needed to ensure safety and security.

Multiple portable toilets would be used during construction, and wastewater would be trucked offsite for disposal in accordance with all applicable regulations by a licensed sewage disposal company.

Site Grading and Earthwork

Beginning work on the project would involve preparing the land for installation of arrays, related infrastructure, access driveways, and temporary construction staging area.

Site preparation would involve the removal and proper disposal of existing vegetation and debris that would unduly interfere with project construction or the health and safety of onsite personnel. Dust minimizing techniques would be employed, such as maintaining natural vegetation where possible, utilizing “mow-and-roll” vegetation clearance strategy, application of water, and application of dust suppressants. Conventional grading would be minimized to the maximum extent possible to reduce unnecessary soil movement that may result in dust. Earthworks scrapers, excavators, dozers, water trucks, paddlewheels,

haul vehicles and graders may all be used to perform grading. Land-leveling equipment, such as a smooth steel drum roller, would be used to even the surface of the ground and to compact the upper layer of soil to a value recommended by a geotechnical engineer for structural support. Access roads may be additionally compacted to 90 percent or greater, as required, to support construction and emergency vehicles. Certain access roads may also require the use of aggregate to meet emergency access requirements. Soil movement from grading would be balanced on the site, and it is anticipated that no import or export of soils would occur.

Trenching would be required for placement of underground electrical and communications lines, and may include the use of trenchers, backhoes, excavators, haul vehicles, compaction equipment and water trucks. After preparation of the site, the pads for structures, equipment enclosures and equipment vaults would be prepared per geotechnical engineer recommendations.

Solar Array Assembly

Erection of the solar arrays would include support structures and associated electrical equipment. First, steel piles would be driven into the soil using pneumatic techniques, similar to a hydraulic rock hammer attachment on the boom of a rubber-tired backhoe excavator. If shallow bedrock, or other obstructions are encountered, the pile locations would be predrilled and then grouted in place with concrete. Once the piles have been installed, the horizontal array support structures would be installed. The final design of the horizontal array support structures may vary, depending on the final selection of the PV technology, as well as whether a fixed tilt or tracking system is selected. Once the support structures are installed, workers would begin to install the solar modules. Solar array assembly and installation would require trenching machines and excavators, compactors, concrete trucks and pumpers, vibrators, forklifts, boom trucks, graders, pile drivers, drilling machines, and cranes.

Concrete would be required for the footings, and pads for the medium voltage transformers, inverters, and communications buildings. Concrete may also be required for pile foundation support depending on the proposed mounting system chosen for installation and whether obstructions are encountered when trying to drive piles. Final concrete specifications would be determined during detailed design engineering. Concrete would be purchased from an offsite supplier and trucked onto the project sites.

During this work, there would be multiple crews working on the site with vehicles, including special vehicles for transporting the modules and other equipment. As the solar arrays are installed, the solar switchyard would be constructed, and the electrical collection and communication systems would be installed. Within the solar fields, the electrical and communication wiring would be installed in underground trenches, although some of the mid-voltage collection runs and communications may be on overhead lines. Collection trenches would likely be mechanically excavated, though in some cases targeted shallow trench blasting may be required as a construction technique due to near-surface bedrock.

The wiring would connect to the appropriate electrical and communication terminations and the circuits would be checked and electrical service would be verified. Additionally, if a tracker system is utilized, the motors would be checked, and control logic verified. Once all the individual systems have been tested, the overall project would be ready for testing under fully integrated conditions.

Electrical Supply

The method of temporary power for construction is expected to be provided by mobile diesel-driven generator sets, batteries, by temporary electrical service from the local power provider, or a combination of all three methods.

Electrical Interconnection to Transmission Owner Infrastructure

The proposed project would connect with a 34 kV and/or 230 kV gen-tie line. Each of the project sites would have its own project substation approximately 1 to 2 acres in size.

Construction Water Use

Water needed for construction is expected to be trucked from an offsite water purveyor. The entire construction process is estimated to be approximately 10 to 12 months. Construction water demands are estimated to be approximately 500 acre-feet (AF) for dust control, site preparation and miscellaneous construction activities. Bottled water would be provided for crews during construction activities.

Initial construction water usage would be in support of site preparation and grading activities. During earthwork for grading of access road foundations, equipment pads and project components, the main use of water would be for compaction and dust control. Smaller quantities would be required for preparation of the concrete required for foundations and other minor uses. After the earthwork activities, water usage would be used for dust suppression and normal construction water requirements that are associated with construction of the building, internal access roads, revegetation and periodic cleaning of solar arrays.

Fire Control

The PV modules and ancillary equipment represent a negligible risk due to fire. However, the project would be required to have a fire prevention plan approved per applicable Kern County regulations.

Solid and Nonhazardous Waste

The proposed project sites would produce a small amount of solid waste associated with maintenance activities. Proposed project waste may include broken and rusted metal, defective or malfunctioning PV modules, electrical materials, empty containers, and other miscellaneous solid wastes, including the typical refuse generated by workers, particularly during construction activities. Waste materials would be collected, hauled by truck, separated for recycling where available, and disposed of at a regional disposal facility. Any defective or broken PV modules would be returned to the manufacturer for recycling.

Hazardous Waste

Small quantities of hazardous wastes would most likely be generated over the course of construction. These wastes may include biodegradable fluid and mineral oil from the transformers and miscellaneous electrical equipment. The spent oil would be collected and delivered to a recycling company at the time it is removed from the equipment. This material would not be stored on the proposed project site.

Project Operation and Maintenance Activities

The PV panel surfaces may be washed seasonally to increase the average optical transmittance of the flat panel surface. Panel washing is expected up to four times per year to complete. Staff of two to four people would be required during panel washing and are expected to be hired from the local community.

The facility's regular maintenance program would be largely conducted onsite during daytime hours as a safety precaution. Equipment repairs would typically take place in the early morning or evening when the plant is producing the least amount of energy.

Prudent security measures would be taken to ensure the safety of the public and facility. The proposed project would be fenced along all borders with locking gates at the specified points of ingress and egress. The security fence would be approximately 6- to 8-feet tall, with three strand barbed wire along the top. Offsite security personnel may be dispatched during nighttime hours or be onsite depending on security risks and operating needs. The project site would provide illumination for both normal and emergency conditions. Lighting would be designed to provide the minimum illumination needed.

The project site would produce a small amount of waste associated with maintenance activities. PV solar system wastes typically include broken and rusted metal, defective or malfunctioning modules, electrical materials, and empty containers and other miscellaneous solid materials, including typical household refuse generated by workers. Most of these materials would be collected and delivered back to the manufacturer for recycling.

Operations

The project proponent would ensure consistent and effective facility operations by:

- Responding to automated alarms based on monitored data, including actual versus expected tolerances for system output and other key performance metrics; and
- Communicating with customers, transmission system operators and other entities involved in facility operations.

Electrical Supply

Power for plant auxiliaries would be provided by the project's electrical generation or supplied by the local power provider. The proposed project would require power for the electrical enclosures, tracker motors, associated structures, and for plant lighting and security.

Lighting

The proposed project would include lighting that would be motion-detected and designed to provide the minimum illumination needed to achieve safety and security. Shielded and downward-facing fixtures would provide focused illumination on the desired areas only.

Maintenance

Maintenance to be performed on the sites for the proposed project would consist of equipment inspection and replacement. Maintenance would occur during daylight hours, when possible. However, maintenance activities on the PV modules and DC systems would be typically performed at night. Maintenance program elements include:

- Managing a group of prequalified maintenance and repair firms who can meet the Operations and Maintenance needs of the facility throughout its life;
- Creating a responsive, optimized cleaning schedule;

- Responding to plant emergencies and failures in a timely manner;
- Maintaining an inventory of spare parts to ensure timely repairs and consistent plant output;
- Systematically maintaining a log to effectively record and track all maintenance problems; and
- Performing maintenance on the site as required to clear obstructive ground cover.

Security

To ensure the safety of the public and the solar generating facility, the proposed project site would be fenced, and signs would be posted. Security measures would be installed as necessary to mitigate and/or deter unauthorized access, including lighting. Access to the project site would be controlled and gates would be installed at the roads entering the proposed project site.

Operations Water Use

Water would be used during PV panel washing activities, which is anticipated to occur up to four times a year, as needed. Long-term operational water demand is anticipated to be approximately 4.4 AF of water per washing cycle, or a total of 19 AFY for panel washing. Water for panel washing is expected to be trucked and/or obtained from a local water purveyor.

Project Decommissioning

The project proponents expect to sell the renewable energy electricity produced by the product under the terms of a long-term Power Purchase Agreement (PPA) or directly into the wholesale market. The life of the solar facility is anticipated to be up to 35 years; however, the project proponents may choose to extend the life of the facility, update technology and re-commission, or decommission and remove the system and its components. When a decommissioning event occurs, the solar site could then be converted to other uses in accordance with applicable land use regulations in effect at that time.

When project decommissioning occurs, project structures would be removed from the project site. Above-ground and underground equipment would be removed. The substation would be removed if it is owned by the project, however if a public or private utility assumes ownership of the substation, the substation may remain onsite to be used as part of the utility service to supply other applications. Project roads would be restored to their pre-construction condition unless the landowner elects to retain the improved roads for access throughout that landowner's property. The area would be thoroughly cleaned, and all debris removed. As discussed above, most materials would be recycled to the extent feasible, with minimal disposal to occur in landfills in compliance with all applicable regulations. A collection and recycling program would be executed in the event system components are manufactured with hazardous materials

A collection and recycling program would be executed to promote recycling of project components and minimize disposal of project components in landfills. All decommissioning and restoration activities would adhere to the requirements of the appropriate governing authorities and in accordance with all applicable federal, state, and county regulations. The project proponents expect a secondary market for PV modules to develop over time. Although energy output may diminish, PV modules are expected to continue to have a productive life and can be decommissioned from a prime location or re-commissioned in another location.

Relationship of the Proposed Project to Other Solar Projects

The proposed project is being developed independently of other approved or proposed solar projects in the County. If approved, the Raceway 2.0 Solar Project facilities, would be subject to their own use permits, conditions of approval, interconnection agreements, and power purchase agreements. The County understands that the proposed project facilities would be built and operated independently of any other solar project, and, if approved, would not depend on any other solar project for economic viability. The proposed project involves constructing a new gen-tie line to deliver energy to the Big Sky North Substation (existing collector substation) or future LADWP Substation.

1.4 Project Objectives

The project proponents have defined the following objectives for the project:

- Maximize renewable energy production and economic viability through the installation of 291-MW of solar PV panels on approximately 1,311 acres of private lands with high solar insolation values.
- Locate the project on disturbed land or land that has been previously degraded from prior use.
- Minimize offsite impacts by using existing electrical distribution facilities, rights-of-way, roads, and other existing infrastructure where possible to minimize the need for new electrical support facilities.
- Minimize impacts to threatened or endangered species or their habitats, wetlands and waters of the United States, cultural resources, and sensitive land use.
- Generate substantial direct and indirect economic opportunities in Kern County during construction with the creation of “green” jobs.
- Minimize water usage.
- Assist the State of California in reducing fossil fuel air quality pollution and in achieving the greenhouse gas emission reductions required by the California Global Warming Solutions Act (Assembly Bill 32).
- Offset approximately 695,475 tons of carbon dioxide equivalent annually that would have resulted from producing an equivalent amount of electricity utilizing generators powered by fossil fuels
- Develop a viable source of clean energy to assist California and its utilities in fulfilling California's Renewable Portfolio Standard (RPS) Program. In October 2015, Governor Brown signed into law Senate Bill 350, which establishes a new RPS for all electricity retailers in the state. Electricity retailers must adopt the new RPS goals of 50 percent of retail sales from renewables by the end of 2030.
- Use proven and established PV technology that is efficient and requires low maintenance.

1.5 Proposed Discretionary Actions/Required Approvals

The Kern County Planning and Natural Resources Department as the Lead Agency (per CEQA Guidelines Section 15052) for the proposed project, has discretionary responsibility for the proposed project. The proposed project is owned by sPower. To implement this project, the project proponent may need to obtain the following discretionary and ministerial permits/approvals as detailed below:

Federal

- U.S. Fish and Wildlife Service (USFWS)
- United States Army Corps of Engineers Section 404 Permit

State

- California Public Utilities Commission (CPUC)
    - Section 851 Permit
- California Department of Fish and Wildlife (CDFW)
    - Section 1600 et seq. permits (Streambed Alteration Agreements)
    - Section 2081 Permit (State-listed endangered species)
- Lahontan Regional Water Quality Control Board (RWQCB)
- Waste Discharge Requirements
    - Regional Water Quality Certification (401 Permit)
- National Pollution Discharge Elimination System (NPDES) Construction General Permit
- General Construction Stormwater Permit (Preparation of a SWPPP)
- California Department of Transportation (Caltrans)
    - Oversized Loads Permit

Other additional permits or approvals from responsible agencies may be required for the project

Local

Kern County Board of Supervisors/Kern County Planning Commission

- Certification of Final Environmental Impact Report
- Adoption of Mitigation Monitoring and Reporting Program
- Adoption of 15091 and 15093 Findings and Statement of Overriding Considerations
- Approval of Kern County General Plan Amendments to Circulation Element (Elimination of Future Road Reservations) and Zone Changes
- Approval of Kern County Conditional Use Permits, Willow Springs Specific Plan Amendments, and Williamson Act Cancellation Agreement

Kern County Public Works

- Approval of Kern County Grading Permits
- Approval of Kern County Building Permits
- Approval of Kern County Access Road Design and Encroachment Permits

Kern County Fire Department

- Fire Safety Plan

Eastern Kern Air Pollution Control District (EKAPCD)

- Fugitive Dust Control Plan
- Authority to Construct (ATC)
- Permit to Operate (PTO)

The preceding discretionary actions/required approvals are potentially required and do not necessarily represent a comprehensive list of all possible discretionary permits/approval required. Other additional permits or approvals from responsible agencies may be required for the proposed project.

Appendix L
Traffic Technical Memorandum

Technical Memorandum

To: Dallas Pugh, Permitting Manager, sPower

From: Carl Sadowski, Ecology and Environment, Inc., member WSP

Date: January 17, 2020

Re: Raceway 2.0 Solar Project: Traffic Technical Memorandum

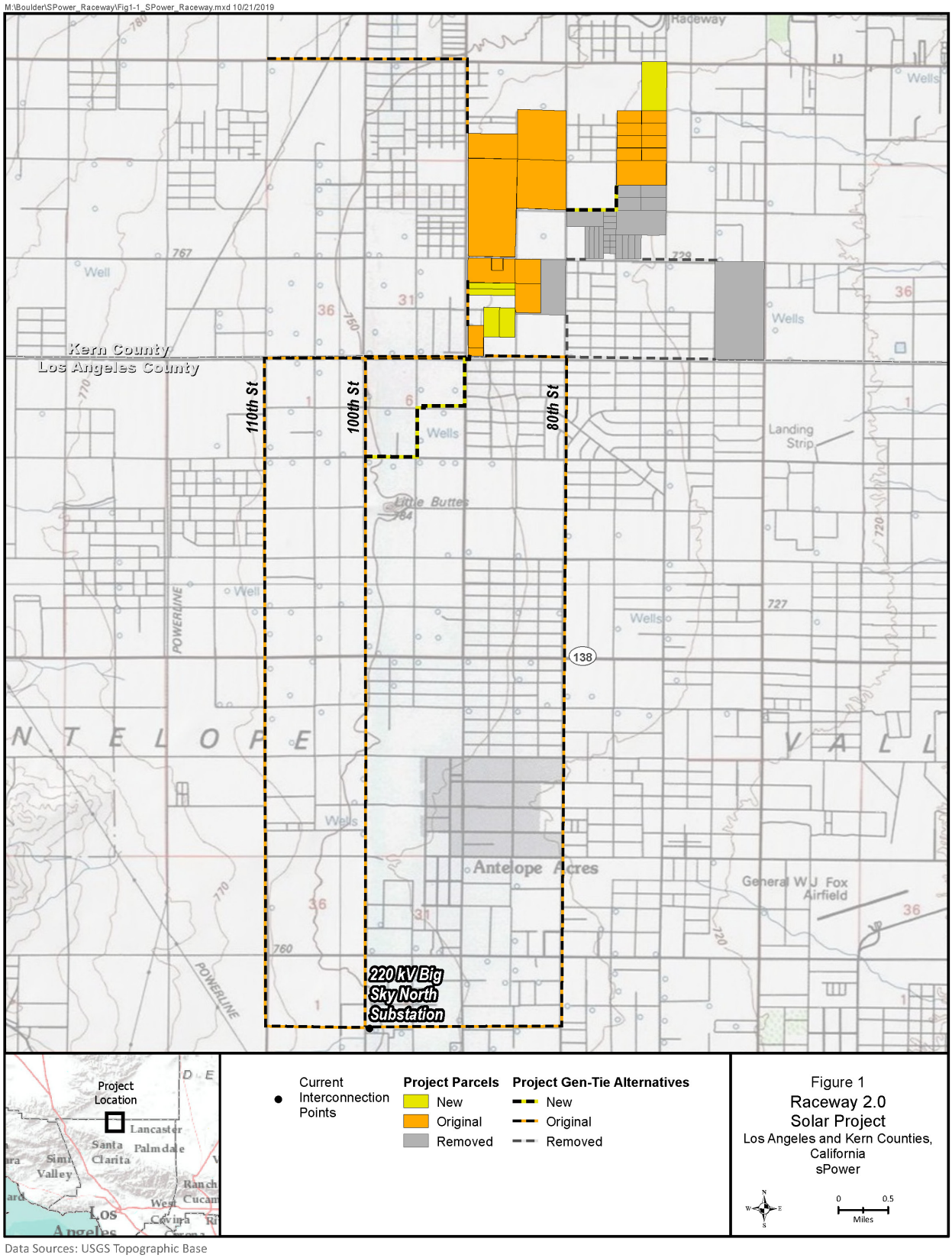
cc: Sean Fox, Project Manager, Ecology and Environment, Inc., member WSP

Ecology and Environment, Inc., member of WSP (hereafter referred to as E & E) has prepared this technical memorandum to document updated project-related traffic associated with the proposed Raceway 2.0 Solar Project to be constructed by sPower (applicant) on vacant land in Kern County, California (proposed project), and related updates to the June 12, 2018 Trip Generation Assessment Report (Report) prepared by Fehr & Peers for the previous version of the project (Attachment 1). E & E has reviewed the Report to confirm that assumptions regarding trip generation rates reflect current project conditions, and to revise estimated trip generation rates based on the updated project description.

PROJECT DESCRIPTION

The proposed project is reduced in size from the original proposed project (Figure 1). The proposed project consists of six sites and would develop photovoltaic (PV) solar facilities and the associated infrastructure necessary to generate a combined total of 291 megawatts (MW) of renewable electrical energy and/or energy storage capacity on approximately 1,311 acres of privately-owned land. The proposed project consists of the following sites: Raceway Solar 1, Raceway Solar 2, Raceway Solar 3, Raceway Solar 4, Raceway Solar 5, and Raceway Solar 6.

The project applicant proposes that the project either be built at the same time as a single, 291-MW facility or, alternatively, developed as six independent facilities, depending upon market conditions. The proposed project includes advanced energy battery storage units.



Data Sources: USGS Topographic Base

The power generated by the proposed project would be interconnected to an existing transmission network. The proposed project would interconnect via an approximately 10- to 12-mile, 34 kilovolt (kV) and/or 230-kV generation tie (gen-tie) line originating at a DC collection system located at the southwestern portion of the project site. Electricity at the previously approved collector substation would ultimately be delivered to the Big Sky Substation (owned and operated by the applicant) located along West Avenue J and 100th Street West in the City of Lancaster.

The project has five interconnection options as further described in the full revised Project Description (Attachment 2). It is expected that one main path would be used for the gen-tie corridor, with deviations from the path as necessary.

TRIP GENERATION ASSESSMENT OVERVIEW

The Report, prepared by Fehr & Peers, discussed trip generation rates for two phases of construction (Site Preparation and Facility Installation) and operations for a 400 MW solar facility. Site preparation was estimated to generate 180 daily trips, including 44 peak hour trips. The second construction phase, Facility Installation, was estimated to generate 880 daily trips, including 216 peak hour trips. Trips for the operations phases were anticipated to be limited and did not warrant a trip generation analysis.

The majority of construction workers and heavy trucks were expected to come from south of the project site and to use State Route 14 and take exit 52 to W Avenue A with additional access via Gaskell Road, 90th Street W, Willow Avenue, 70th Street W, Rosamond Boulevard.

TRIP GENERATION ASSESSMENT ASSUMPTIONS

The trip generation rates used in the Report were based on data provided by the applicant that included the number of daily employee and heavy truck trips generated for both the Site Preparation and Facility Installation phases of a 500 MW solar facility. The number of employee and heavy truck trips were then proportionally scaled down 20 percent in order to reflect expected trip generation for the 400 MW Raceway Solar project site. The Report assumed that approximately 25 percent of daily worker trips and 20 percent of heavy truck trips would occur during the AM and PM peak travel hours.

Project trip distribution was based on nearby regional access routes and the assumption that construction materials would be delivered from the Lancaster area.

UPDATED TRIP GENERATION RATES

The updated project description, documented within this technical memorandum, indicates the Raceway 2.0 Solar project would consist of 291 MW of renewable electrical energy and/or energy storage capacity. The reduction in megawatts from 400 MW to 291 MW represents an approximately 27 percent decrease. Therefore, the estimated trip generation rates from the Report would overestimate potential traffic impacts on local roads. Assumptions used to calculate the trip generation rates in the Report would continue to reflect current project conditions.

Using the assumptions and methodology from the Report, E & E has calculated revised trip generation estimates presented in Table 1. The Site Preparation phase would generate 134 daily trips, including 34 peak hour trips. The Facility Installation phase would generate 642 daily trips, including 158 peak hour trips. Trips for the operations phases would remain limited and continue to not warrant a trip generation analysis.

Table 1 Trip Generation for Raceway 2.0 Solar Project

Trip Type	Daily Trips			Peak Hours	AM Peak Hour		PM Peak Hour	
	Total	In	Out	Total	In	Out	In	Out
Site Preparation Phase								
Employees	**118**	59	59	**30**	15	0	0	15
Trucks	**16**	8	8	**4**	2	0	0	2
Total Trips	**134**			**34**	17	0	0	17
Facility Installation Phase								
Employees	**584**	292	292	**146**	73	0	0	73
Trucks	**58**	29	29	**12**	6	0	0	6
Total Trips	**642**			**158**	79	0	0	79

Note: The trip rates from the 400 megawatt Raceway Solar facility were scaled down 27 percent to match the 291 megawatt Raceway 2.0 Solar Facility.

CONCLUSIONS

Assumptions used to determine trip generation rates for the 400 MW Raceway Solar project would remain applicable to the 291 MW Raceway 2.0 Solar project. However, applying trip generation rates for the 400 MW solar project to the 291 MW Raceway 2.0 Solar project would result in an overstatement of potential traffic impacts. Revised trip rates would generate between 134 and 642 daily trips and between 34 and 158 peak hour trips, compared with the previously estimated 180 to 880 daily trips and 44 to 216 peak hour trips.

Attachment 1

Trip Generation Assessment Report

FEHR PEERS

Date: June 12, 2018

To: Caitlin Barns, Ecology and Environment Inc.

From: Greg O'Donnell and Sarah Brandenberg, Fehr & Peers

Subject: Raceway Solar Project – Trip Generation Assessment

SD17-0259

Fehr & Peers has prepared a trip generation assessment for a proposed solar project to be constructed by sPower on 1,854 acres of vacant land in Kern County, California. The assessment will be provided to Kern County for use in the preparation of the project's Environmental Impact Report (EIR). This memorandum includes an overview of the vehicle trip generation anticipated during both project construction and typical project operations, as well as the expected distribution of trips to and from the project site.

PROJECT DESCRIPTION

The proposed project is a new photovoltaic (PV) solar installation facility, which consists of seven internal solar power sites, located in southern Kern County; north of Antelope Acres and west of Rosamond. The seven proposed Raceway Solar sites are located approximately 3 miles north of State Route (SR) 138 (east-west) and 3.8 miles west of SR 14 (north-south). The solar project location map is shown in **Figure 1**.

The Raceway Solar project is expected to generate traffic over two main construction phases. Phase I will consist of a full site preparation, while Phase II will involve the facility installation and is also expected to be the peak construction phase. Once operational, the PV solar generating facility would not require any full-time maintenance or operations staff. As a result, the number of employee vehicle trips generated by the proposed project during typical operations is considered negligible (i.e., the daily variation in traffic in peak hour volumes on roadways near the site will be greater than the number of trips generated by the site, and drivers would not be able to perceive the additional traffic). Therefore, the potential traffic concerns for the Raceway Solar project are associated with temporary construction traffic impacts.

Based on the needs of a 400 MW facility, the project construction is anticipated to take place over the course of approximately 12 months and will require up to 800 workers on site during the peak construction period. Based on the construction of similar facilities in other locations, the number of employees for the first three months and the last three months of construction will be lower,

with peak on-site employment occurring for the five to six months in the middle of the project schedule. The average number of employees during the non-peak construction period is expected to be approximately 500 to 600.

At the anticipated time construction will commence for the Raceway Solar Project (2018-2019), minimal impacts are expected on projects under construction in the immediate vicinity of the Raceway Solar site. There are several projects scheduled to start in the vicinity of Tehachapi in late 2018, which include infrastructure improvements to the sanitation, water, and transportation networks. However, the planned construction projects in Tehachapi are expected to have a limited impact on the Raceway Solar construction traffic due to the long distance (45 miles) between the two Project areas.

The phrase "Project Construction Phase" used in this report refers to the two construction phases (Site Preparation and Facility Installation) of the Raceway Solar Project. "Project Operations Phase" refers to the long-term maintenance and operations of the project.

VEHICLE ACCESS

Multiple entry points are being considered for construction traffic access to the proposed project site. Regional construction traffic is expected to access the seven project sites using SR-14. The vehicular entry points are as follows:

- W Avenue A – a two-lane connector street that will provide the main access point to the southern side of Project Site 1 and Project Site 7. W Avenue A provides a regional east-west direct connection to SR-14.
- Gaskell Road – a two-lane road that will provide direct access to Project Site 2 on the northern side and Project Site 5 on the southern side. Gaskell Road provides an indirect connection to SR 138 via 90th Street W.
- 90th Street W – a two-lane roadway that serves as the main access point on the western side of Project Site 3. 90th Street W provides a direct north-south connection to SR-138 south of the project site.
- Willow Ave – an unmarked and unpaved local road that will serve as the main access point to Project Site 4 on the southern side.

  70th Street W – an unmarked and unpaved local road that will provide access on the western side of Project Site 6.

- Rosamond Boulevard - a two-lane road that provides a direct east-west connection to SR-14 and the town of Rosamond. Rosamond Boulevard will provide indirect access to Project Site 3 via 90th Street W, Project Site 4 via 80th Street W, and Project Site 6 via 70th Street W.

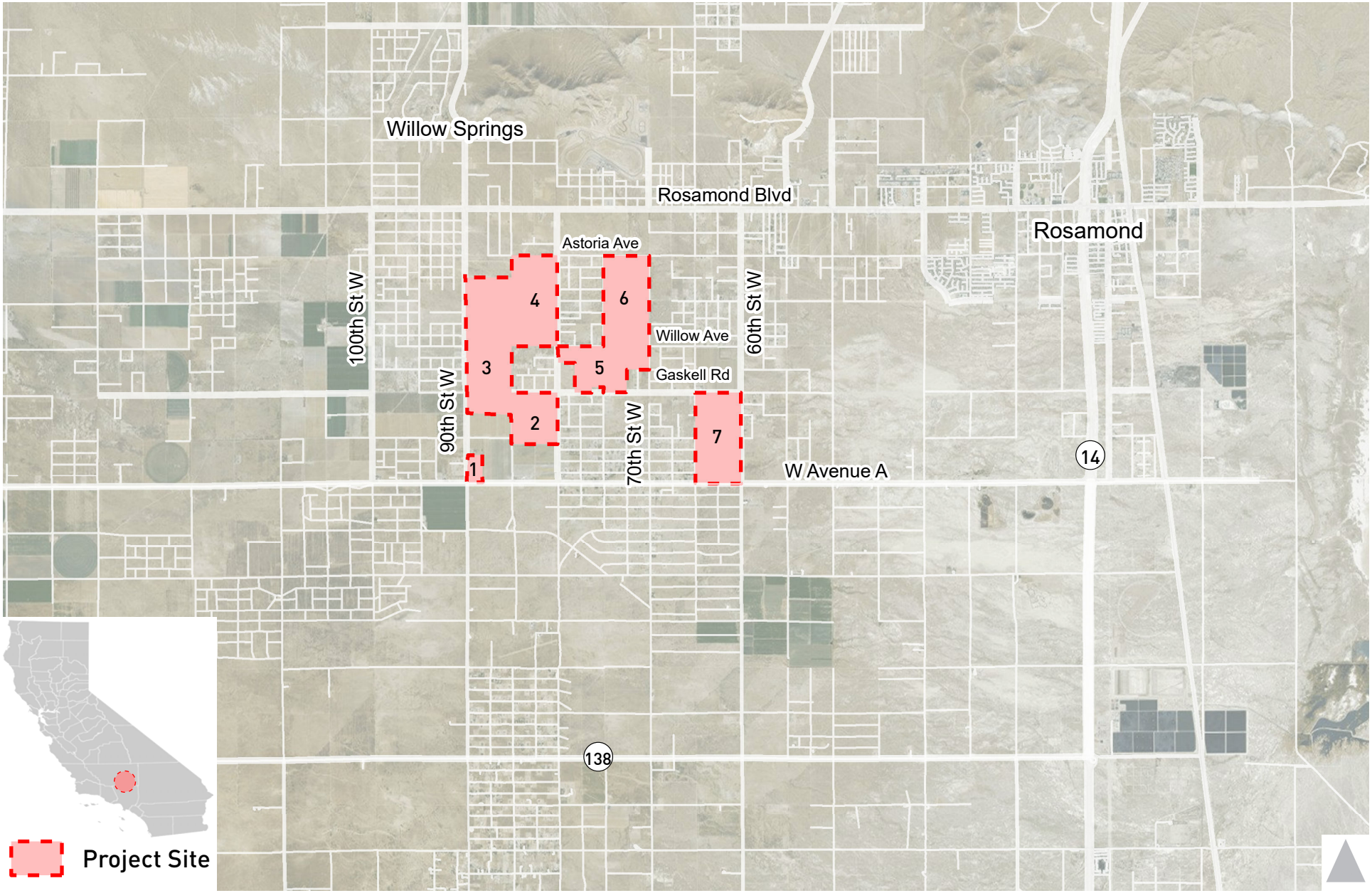


Figure 1

Project Location

TRIP GENERATION AND DISTRIBUTION

Trip generation rates for the Project Construction and Project Operations were developed using information provided by the project applicant (sPower). The addition of traffic from the proposed construction of the project could generate short-term impacts on the surrounding road network during the peak construction period, but those impacts are not assumed to be long-term due to the temporary construction duration of approximately 12 months. The trip generation estimates for the AM peak hour (6:30 AM to 8:30 AM), PM peak hour (4:00 PM to 6:00 PM), and daily vehicle traffic for the Project Construction Phase and Project Operations Phase are presented below.

PROJECT CONSTRUCTION PHASE TRIP GENERATION

Construction traffic is comprised of private vehicles driven by construction workers plus trips made by trucks delivering materials, hauling earth and debris, and providing other services. In general, workers are assumed to make one inbound trip and one outbound trip for a total of two daily trips. Informational data on construction activities and trip generation rates for a previous 500-megawatt solar facility was provided by sPower. The data from sPower included the number of employee and truck trips generated for both the Site Preparation and Facility Installation phases of the project. The trip generation rates for employees and heavy trucks for a 500 megawatt solar facility were then proportionally scaled down 20% in order to coincide with the 400 megawatt Raceway Solar project site. A trip generation ratio of 0.8 (400 mw/500 mw) was applied to the 500 MW trip generation rates for both the Site Preparation and Facility Instillation phases. The rates provided for a 500-megawatt facility are listed below:

SITE PREPARATION:

- Auto – 200 Daily Trips
- Truck – 23 Daily Trips

  Note: The 23 daily truck trips provided by sPower were rounded up to 25 daily trips for the "Site Preparation" trip generation calculation in order to account for a more conservative estimate.

FACILITY INSTALLATION:

- Auto – 1,000 Daily Trips
- Truck – 100 Daily Trips

This trip generation assessment considered two phases during the Project Construction. The first phase, Site Preparation, estimates that only a small amount of the total Project Construction trips will be generated during this period. It is predicted that 25 percent of the workforce will arrive and depart during the peak hour time period. The approach also assumes that there will be a total of 20 truck trips per day during the Site Preparation phase. Out of these 20 daily truck trips, 20% are expected to occur during the AM and PM peak hours. The 20 percent of peak period heavy vehicle trips is estimated based on the expectation that deliveries will occur throughout the day and, in many cases, before the AM peak hour. The "Site Preparation" trip generation scenario is summarized in **Table 1** below.

Table 1– Non-Peak Construction Period - Site Preparation

Trip Type	Daily Trips			Peak Hours	AM Peak Hour		PM Peak Hour	
	Total	In	Out	Total	In	Out	In	Out
Auto	**160**	80	80	**40**	20	0	0	20
Trucks	**20**	10	10	**4**	2	0	0	2
Total Trips	**180**			**44**	22	0	0	22

Note:

Average trip rates were provided by sPower for a 500 megawatt facility. The trip rates were then scaled down proportionally to match the 400 megawatt Raceway Solar facility.

The second construction phase, Facility Installation, is the peak construction phase and it is estimated to generate the majority of the total Project Construction trips. It is predicted that 25 percent of the workforce will arrive and depart during the peak hour time period. During the Project Construction phase, it is estimated that there will be a total of 80 daily truck trips. From these 80 total trips, 20% are expected to occur during the AM and PM peak hours. The 20 percent of peak period heavy vehicle trips is estimated based on the expectation that deliveries will occur throughout the day and, in many cases, before the AM peak hour. The "Facility Installation" trip generation scenario is summarized in **Table 2** below.

Table 2-Peak Construction Period - Facility Installation								
Trip Type	**Daily Trips**			**Peak Hours**	**AM Peak Hour**		**PM Peak Hour**	
	Total	**In**	**Out**	**Total**	**In**	**Out**	**In**	**Out**
Auto[1]	**800**	400	400	**200**	100	0	0	100
Trucks	**80**	40	40	**16**	8	0	0	8
Total Trips	**880**			**216**	108	0	0	108

Note:

Average trip rates were provided by sPower for a 500 megawatt facility. The trip rates were then scaled down proportionally to match the 400 megawatt Raceway Solar facility.

PROJECT OPERATIONS PHASE TRIP GENERATION

Upon completion of the Raceway Solar project, the facility would then enter the Project Operations Phase. For the duration of this stage, the seven solar power sites would be operated without any permanent employees and consequently monitored remotely. Travel to the site is anticipated for routine maintenance, security checks and system monitoring. However, since the project's PV arrays produce electricity passively with minimal moving parts, on-site maintenance trips would be limited.

Since there will not be any full-time site personnel for on-going operations, the addition of the Project Operation Phase traffic is expected to be insignificant and delay impacts to the adjacent roadways would not occur. Therefore, Project Operation Phase conditions are projected to be similar to existing conditions. Thus, a quantitative Project Operations Phase trip generation analysis is not warranted.

PROJECT TRIP DISTRIBUTION

Based on the available regional access points and the fact that materials will be delivered to the site from the Lancaster area (southeast of the project site), the majority of heavy trucks are expected to use SR-14 and take exit 52 to W Avenue A. Once on the SR 14 exit ramp, heavy trucks will turn left and travel 3.8 miles on W Avenue A to the Raceway Solar project site. Construction workers are expected to come primarily from the south as well, and are assumed to take the same route as the heavy trucks (SR 14 north to W Avenue A). However, some workers may take an alternative route to the proposed solar facility, such as SR-138 to 90th Street West, in order to access the western side of the project site.

CONCLUSION

The proposed project will generate a negligible amount of vehicle traffic when the solar facility is fully constructed and operational due to the absence of full time employees on site. During Project Construction, the site is expected to generate between 160 and 800 daily vehicle trips, and between 40 and 200 vehicle trips during both the AM and PM peak hours, depending on the Project Construction phase. Between 20 and 80 heavy truck trips are estimated to occur daily for the peak (Facility Installation) and non-peak (Site Preparation) construction periods with 20% of those trips occurring during the AM and PM peak hours. According to project sponsor sPower, construction activity is planned occur for up to a 12-month period.

Based on the trip distribution assessment, the main point of access to the solar project site is the SR-14 to W Avenue A route. Temporary traffic management measures should be considered to ensure no short-term significant impacts will occur during construction. These measures may include adequate sight distance at all driveway access points, in addition to informative signage to drivers on the roadways adjacent to the project site warning of construction activities and increases in heavy vehicle traffic.

We appreciate the opportunity to assist you with the Raceway Solar project trip generation assessment. Please let us know if you have any questions on the information presented in this memo.

Attachment 2

Revised Project Description

1. Project Description

1.1 Project Location

The proposed Raceway 2.0 Solar Project (proposed project) consists of six (6) sites and would develop photovoltaic (PV) solar facilities and the associated infrastructure necessary to generate a combined total of 291 megawatts (MW) of renewable electrical energy and/or energy storage capacity on approximately 1,311 acres of privately owned land. The proposed project consists of the following sites: Raceway Solar 1, Raceway Solar 2, Raceway Solar 3, Raceway Solar 4, Raceway Solar 5, and Raceway Solar 6.

The project proponent proposes the project be built at the same time as a single, 291-MW facility or, alternatively, developed as six independent facilities (**Table 1***, Project Assessor Parcel Numbers, Corresponding Map Codes, Zoning & Acreage*), depending upon market conditions. The proposed project includes advanced energy battery storage units.

The proposed project is located within the southern half of Township S 9 N, Range N 13 W of the San Bernardino Meridian and is contained by but does not fully occupy sections W 20, W 21, W 28, W 29, W 32. The proposed project is in the eastern high desert region of unincorporated Kern County and within the jurisdictional boundaries of the Willow Springs Specific Plan and the Kern County Zoning Ordinance. The proposed project is in the western extent of the Mojave Desert near Rosamond, California between Rosamond Boulevard and Avenue A, and between 70th Street West and 90th Street West.

Land uses in the region include a mix of undeveloped land, agriculture, residential, recreational and renewable energy projects (solar and wind). Desert vegetation dominates the project site and region. Topography across the project site is relatively flat as the site is located on the bajada of the Tehachapi Mountains, which is an overlapping of alluvial fans with southern trending slope. The major north-south route in the region is SR 14, a four-lane highway located approximately 4 miles east of the proposed project. The major east-west route near the proposed project is SR 58, which is also a four-lane highway, located approximately 14 miles north of the proposed project. Paved and unpaved roadways, generally following section lines, are found throughout the area.

The Assessor Parcel Numbers (APNs) are summarized in Table 1, *Project Assessor Parcel Numbers, Corresponding Map Codes, Zoning & Acreage*. **Table 2,** *Kern County APNs for Generation Tie Lines*, summarizes the APNs for the four generation tie line options.

The power generated by the proposed project would be interconnected to an existing transmission network. The project has five interconnection options as further described in Section 1.3. It is expected that one main path would be used for the gen-tie corridor, with deviations from the path as necessary. Kern County gen-tie assessor's parcels are detailed in **Table 2**.

Tables 3 through **5** below, detail the Los Angeles County assessor's parcel numbers for property where the generation tie line route shall be installed, should the project be connected to the Big Sky North Substation near the City of Lancaster in Los Angeles County or a future LADWP (Los Angeles Department of Water and Power) substation.

Table 1. Project Assessor Parcel Numbers, Corresponding Map Codes, Zoning & Acreage

	Megawatts (MW)	APNs	Willow Springs Specific Plan Map Code Designation	Zoning	Acres
Raceway Solar 1	15	374-020-42, 374-020-40, 370-020-47, 370-020-48	7.1/4.4	E (2.5) RS MH FPS	92
Raceway Solar 2	20	374-250-04, western third of 374-020-55	7.1 /4.4	E (2.5) RS FPS and E (2.5) RS MH FPS	90
Raceway Solar 3	106	374-210-08, 374-011-13, 374-250-03, 374-250-01, 374-250-09, 374-250-08	5.6; 5.6/2.85; 7.1/4.4	E (2.5) RS FPS	494
Raceway Solar 4	70	374-011-04, 374-011-11	5.5; 5.6/2.85	A FPS	315
Raceway Solar 5	60	374-440-01, 374-440-02, 374-440-03, 374-440-04, 374-440-05, 374-440-06, 374-440-07, 374-440-08, 374-011-08	5.3/4.4	E (2.5) RS FPS and E (2.5) RS MH FPS	240
Raceway Solar 6	20	374-011-07	5.3/4.4	OS, E 2.5 RS, FPS	80
Total Megawatts	**291**	**Proposed Solar Project Total Acreage**			**1,311**

Willow Springs Specific Plan Map Code Designations

5.3 = Residential, Maximum 10 units/net acre
5.5 = Residential, Maximum 1 units/net acre
5.6 = Residential, Maximum 2.5 gross acres/unit
7.1 = Light Industrial
7.2 = Service Industrial
4.4 = Comprehensive Plan Required

Physical Constraints Overlay

2.8 = Military Flight Operations
2.85 = Noise Management Area

Kern County Zone Districts

A = (Exclusive Agriculture)
E (2.5) = Estate (2.5 acre minimum)
RS = Residential Suburban Combining
MH = Mobile Home Combining
FPS = Floodplain Combining

Table 2. Kern County APNs for Generation Tie Lines						
90th Street West and Rosamond Blvd.			**80th Street West**	**100th Street West &Ave A**	**110th Street West &Ave A**	**West Ave A**
252-152-25	374-051-14	374-042-39	374-020-53	374-020-40	359-032-08	374-020-38
252-152-26	374-051-15	374-051-01	374-020-55	374-020-46	359-032-13	374-020-49
252-152-27	374-052-15	374-071-23	374-121-01	374-290-01	359-032-14	374-020-50
252-152-28	374-052-16	374-071-25	374-121-16	374-303-01	359-032-17	374-020-53
252-152-29	374-061-01	374-071-28	374-121-17	374-303-02	359-032-27	374-122-25
252-152-30	374-061-02	374-082-03	374-121-32	374-321-05	359-032-28	374-122-26
252-152-31	374-061-03	374-082-08	374-122-01	374-321-06	374-020-40	374-122-27
252-152-32	374-061-04	374-210-01	374-122-16	374-322-01	374-020-46	374-122-28
252-331-15	374-061-05	374-210-04	374-122-17	374-322-04	374-290-01	374-122-29
252-352-05	374-061-07	374-210-08	374-122-32	374-322-05	374-303-01	374-122-30
252-352-22	374-061-08	374-210-12		374-322-08	374-303-02	374-122-31
252-352-23	374-061-09	374-210-14		374-450-08	374-321-05	374-122-32
252-352-24	374-061-10			374-450-09	374-321-06	374-132-25
252-352-33	374-061-12			374-450-13	374-322-01	374-132-26
358-030-21	374-061-14				374-322-04	374-132-27
359-051-22	374-061-16				374-322-05	374-132-28
359-051-24	374-061-17				374-322-08	374-132-29
359-051-25	374-061-18				374-450-08	374-132-30
359-051-26	374-061-19				374-450-09	374-132-31
359-051-27	374-061-21				374-450-13	374-132-32
359-051-28	374-062-01					374-142-25
359-051-29	374-062-03					374-142-26
359-051-31	374-062-21					374-142-27
374-041-32	374-062-22					374-142-28
374-041-33	374-071-01					374-142-29
374-041-34	374-071-05					374-142-30
374-041-35	374-071-08					374-142-31
374-042-01	374-071-14					374-142-32
374-042-02	374-071-16					375-020-01
374-042-03	374-071-17					
374-042-04	374-071-18					
374-042-07						
374-042-08						

Table 3. Los Angeles APNs for Generation Tie Lines (south of Avenue A) 80th Street West							
3268001001	3268019099	3219015001	3220007070	3220015054	3233002047	3233015017	3229009010
3268001004	3268019086	3220001028	3220007127	3220022040	3233002042	3233015032	3229007026
3268001006	3219009011	3220001024	3220007146	3220022043	3233002037	3233013022	3229008031
3268003025	3219009010	3220001025	3220007157	3220022041	3233002049	3233013024	3229006006
3268001005	3219010012	3220001027	3220007158	3220022042	3233002048	3233018001	3229006016
3268001036	3219010013	3220004036	3220011008	3229008029	3233005007	3233018032	3229008013
3268003010	3219009014	3220004037	3220011009	3229006012	3233005008	3233018016	3229014002
3268003020	3219010016	3220004038	3220011001	3229006013	3233005009	3233019019	3229014003
3268003021	3268019099	3220004035	3220011032	3229006014	3233004025	3233019018	3233002019
3268003030	3268019086	3220005035	3220011024	3229009009	3233004026	3233018017	3233004036
3268005002	3219009011	3220005036	3220011025	3229008012	3233005006	3233019001	3233012026
3268007001	3219009010	3220005037	3220012001	3229006015	3233008004	3233019034	3233019002
3268007002	3219010012	3220006025	3220012002	3229008030	3233008002	3233022001	3219017022
3268007003	3219010013	3220006026	3220011036	3229009026	3233008001	3233022017	3219011012
3268017002	3219009014	3220006024	3220011035	3229010012	3233008003	3233022016	3219011013
3268017039	3219010016	3220005038	3220012043	3229010013	3233009008	3233022032	3219026001
3268017013	3268019099	3220006027	3220012045	3229010024	3233009009	3219009009	3265024007
3268017040	3268019086	3220007004	3220012052	3229010025	3233009024	3268005001	3265024004
3268017003	3219009011	3220007048	3220012044	3229011010	3233009025	3268001034	
3268017005	3219009010	3220007052	3220012040	3229012010	3233012010	3268001003	
3268017023	3219010012	3219015001	3220012051	3229011009	3233012025	3220016006	
3268018006	3219010013	3220001028	3220012042	3229012002	3233012034	3220011016	
3268018007	3219009014	3220001024	3220012039	3229012007	3233013023	3220015043	
3268018900	3219010016	3220005038	3220015046	3229012021	3233013026	3229009025	
3268018039	3219013002	3220006027	3220015042	3229012008	3233013028		
3268018017	3219013007	3220007004	3220015017	3229012009	3233013025		
3268018022	3219012007	3220007048	3220015041	3229012003	3233015001		
3268019030	3219013004	3220007052	3220016005	3233002021	3233013027		
3268019046	3219013003	3220007057	3220017019	3233002022	3233013029		
3268019087	3219010015	3220007061	3220017020	3233002038	3233015016		

Table 4. Los Angeles APNs for Generation Tie Lines (south of Avenue A) 100th Street West and Ave A			
3262001007	3262012001	3262025008	3265003049
3262001029	3262012002	3262025025	3265003033
3262001020	3262012003	3262025024	3265003051
3262001025	3262012004	3262024025	3265004063
3262001044	3262015002	3262025009	3265004062
3262001038	3262015003	3264001008	3265004032
3262001022	3262015001	3264001011	3265004088
3262001031	3262016001	3264001018	3265004091
3262001039	3262016002	3264001053	3265004093
3262001048	3262016007	3264001048	3265004065
3262001071	3262016003	3264002016	3265005006
3262001081	3262018019	3264001026	3265004075
3262001070	3262016006	3264001049	3265005013
3262001078	3262018053	3264003032	3265005014
3262001072	3262018056	3264003017	3219001027
3262001069	3262016004	3264003016	3219001054
3262001075	3262018054	3264003001	3219001055
3262001077	3262018055	3264006016	3219027022
3262001082	3262019034	3264006001	3219027033
3262001084	3262019078	3264006032	3219027034
3262004003	3262019038	3264007001	3219027049
3262004002	3262019061	3264006017	3219001042
3262004001	3262019073	3264007008	3219001043
3262004004	3262019110	3264007009	3264014002
3262004008	3262019125	3264008001	3264018010
3262004007	3262019126	3264007016	3264018011
3262004009	3262019079	3264008002	3264018012
3262004005	3262019222	3264013021	3219027021
3262004006	3262019221	3264013022	3265005005
3262004025	3262020029	3264013027	3265024007
3262005001	3262020115	3264013028	3265024005
3262004024	3262020153	3264015002	3265024006
3262005013	3262020220	3264015001	
3262007001	3262020233	3264015003	
3262005014	3262020154	3264015004	3229001001 **
3262006002	3262021029	3264016001	3262009001 **
3262005027	3262020232	3264013025	3262009002 **
3262007021	3262021027	3264016003	3262001007 **
3262007022	3262020230	3264017004	3262013008 **
3262007020	3262021026	3264017003	
3262008002	3262020236	3264017001	
3262008001	3262021028	3264018013	
3262005015	3262020235	3264017002	
3262008022	3262021018	3264016002	
3262011002	3262020234	3264016004	
3262011004	3262021039	3265003031	
3262011003	3262022001	3265003030	
3262011001	3262024009	3265003027	
3262011005	3262024008	3265003023	
3262008023	3262024024	3265003015	

** Option B: Alternate route to 100th Street West via 90th Street to Avenue A-8 to 95th Street to Avenue B

Table 5. Los Angeles APNs for Generation Tie Lines (south of Avenue A) 110th Street West and Ave A				
3261017009	3262001064	3263006029	3264022049	3265015013
3261017024	3262001065	3263006900	3264021010	3264020005
3261017008	3262002025	3263006019	3264022005	3263020001
3261017025	3262002017	3263006023	3264022055	3264020002
3261018009	3262004003	3263007020	3264022050	3264020004
3261018024	3262004002	3263008008	3264022004	3263006032
3261019009	3262004001	3263007019	3264022059	3263020023
3261019024	3262001053	3263006031	3265001026	3261034017
3261019008	3262001058	3263007021	3265001047	3263020025
3261019025	3262004004	3263008024	3265001067	3263020024
3261018008	3262002018	3263008009	3265001088	3263020010
3261018025	3262004008	3263007023	3265001058	3265002045
3261020008	3262004007	3263008025	3265001036	3265001059
3261020009	3262004005	3263009016	3265001057	3265007030
3261020031	3262004006	3263009042	3265002044	3265007007
3261020032	3262006002	3263009012	3265002043	3265024007
3261032003	3262017005	3263009046	3265002055	3265024003
3261032002	3262018001	3263009015	3265002080	
3261033001	3262017021	3263009006	3265003002	
3261032072	3262017020	3263009054	3265003006	
3261032069	3262017036	3263009073	3265002138	
3261032070	3262019044	3263020008	3265003005	
3261032071	3262019085	3263020009	3265003009	
3261033081	3262019045	3264002027	3265003008	
3261036005	3262019077	3264001031	3265002075	
3261034015	3262019084	3264001037	3265002163	
3261036009	3262019086	3264001021	3265003045	
3261036010	3262019151	3264001027	3265003054	
3261036012	3262019150	3264001046	3265003052	
3261036014	3262019205	3264002041	3265004108	
3261036015	3262019206	3264002044	3265004106	
3262001020	3262019228	3264001041	3265004107	
3262001005	3262020035	3264001047	3265006001	
3262001046	3262020004	3264002024	3265007001	
3261036006	3262020020	3264002025	3265008017	
3261036011	3262020036	3264002095	3265006002	
3262001052	3262020118	3264002096	3265007003	
3262001055	3262020117	3264002131	3265008019	
3261036013	3262020169	3264002132	3265008029	
3262001054	3262020211	3264020007	3265008032	
3262001068	3262020168	3264020001	3265009016	
3262001067	3262020170	3264020006	3265009015	
3262001085	3262023001	3264021001	3265009010	
3262002010	3262023032	3264021011	3265014022	
3262002001	3262023017	3264021013	3265014023	
3262001086	3262023016	3264020003	3265014014	
3262002002	3263006013	3264021012	3265014024	
3262002009	3263006026	3264022001	3265014017	

1.2 Environmental Setting

The proposed project is located on approximately 1,311 acres of undeveloped, privately owned land located in the western extent of the Mojave Desert near Mojave, California. The project is in the Mojave Basin and Range ecoregion and the United States Geological Survey (USGS) Little Buttes and Rosamond 7.5-minute topographical quadrangles. The project sites are zoned for residential development and Raceway Solar 4 is zoned for agriculture but is not currently under cultivation. Development in the area surrounding the project site includes rural residences, agriculture, and renewable energy (solar and wind) facilities.

Vegetation on the project site consists of Mojave Saltbush Scrubland with the most common species being saltbush (*Atriplex polycarpa*); Russian thistle (*Salsola tragus*) and ripgut brome (*Bromus diandrus*) are also very common to the area. This community typically occurs on well-drained soils in alluvial fans, bajadas, and upland slopes. Growth occurs during spring (or rarely in summer or fall) if rainfall is sufficient. This is one of the most widely distributed desert plant communities in the Mojave Desert, occurring from the desert floor up to approximately 3,500 feet in elevation, and extending into northwestern Arizona and southern Utah.

The foothills of the Tehachapi Range occur approximately 13 miles west of the project. The project and surrounding land are mostly flat and exhibit little topographic variation. Land administered by the Bureau of Land Management (BLM) is located approximately 2 miles north of the project.

The proposed project is located entirely within the Federal Emergency Management Agency (FEMA) designated Zone "A." Zone A is the 100-year floodplain or 1 percent annual chance of flood. There are drainage routes near several of the project sites and gen-tie routes. All drainage routes are isolated episodic or ephemeral waters, which typically only flow for brief periods in response to rainfall. The project area usually receives an annual precipitation (rainfall) average of 6.7 inches per year. **Table 6**, *Average High and Low Temperature by Month-Mojave*, below, shows the average high and low temperatures in Mojave by month.

Table 6: Average High and Low Temperature by Month - Mojave

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Avg. High	57	60	66	71	80	89	96	96	88	78	65	56
Avg. Low	33	37	41	46	56	64	70	67	61	50	40	33

U.S. Climate Data, 2017.

Based on a review of records maintained by the California Department Conservation/Division of Oil, Gas and Geothermal Resources (DOGGR), wells are not identified on the project site, and the project is not within the jurisdictional boundaries of an oilfield (California Department of Conservation, 2017).

The proposed project would be served by the Kern County Sheriff's Office for law enforcement and public safety. The closest sheriff station is the Green Empire Substation, located approximately 4.5 miles east of the project. The Kern County Fire Department (KCFD) provides fire protection and emergency medical and rescue services for the project area. KCFD Station 15 is located approximately 3.5 miles east of the

project. The closest school is Tropico Middle School, located approximately 1.6 miles northeast of the project. The nearest hospital is the Palmdale Regional Medical Center, located approximately 19 miles to the southeast, of the project in Palmdale.

The nearest airports to the proposed project are the Rosamond Skypark located 3 miles to the northeast, the Mojave Air and Space Port located 14.5 miles to northeast. Private airstrips include the Lloyd's Landing airport, located approximately 3.5 miles north and the Little Buttes Antique Airfield, located approximately 2.5 miles south of the project in Los Angeles County.

The California Department of Conservation (CDC) Farmland Mapping and Monitoring Program (FMMP), designates the project sites as vacant, disturbed, prime, grazing, and/or rural residential lands (California Department of Conservation, 2016). Surrounding properties are designated as either: (a) vacant or disturbed, (b) rural residential, or (c) nonagricultural and natural vegetation. Parcels within Raceway Solar 4 are subject to a Williamson Act Land Use contract. Although Raceway Solar 4 is zoned for agricultural use, available crop data indicates none of the subject land has been under cultivation between 2010 through 2016.

The proposed project is located within unincorporated Kern County and within the jurisdiction of the Willow Spring Specific Plan. The project has land use designations of 7.1 (Light Industrial), 5.3 (Residential, Maximum 10 units/net acre), 5.3/2.85 (Residential, Maximum 10 units/net acre/Noise Management Area), 5.5 (Residential, Maximum 1 units/net acre), 5.6/2.8 (Residential, Maximum 2.5 gross acres/unit/Military Flight Operations), 5.6/2.85 (Residential, Maximum 2.5 gross acres/unit/Noise Management Area) and is within the A (Exclusive Agriculture) and E (2.5) (Estate, 2.5 acre minimum) zone districts. The existing land uses of the project and its surroundings are generally undeveloped, including sparse residential dwellings, dirt roads and fallow or active agricultural operations. The entire project is also subject to the provisions of the Kern County Zoning Ordinance. The project proposes to eliminate future road reservations from the General Plan Circulation Element to allow for efficient placement of solar panels.

1.3 Project Description

The proposed project would develop a PV solar facility and associated infrastructure necessary to generate 291-MW of renewable electrical energy and/or energy storage capacity on 1,311 acres of privately-owned land in the eastern high desert region of unincorporated Kern County. Each specific request is described below:

Raceway Solar 1

A Specific Plan Amendment would amend the Willow Springs Specific Plan designation on approximately 92 acres from map code designation 7.1/4.4 (Light Industrial, Comprehensive Plan Area) to 7.1 (Light Industrial); approval of a Zone Change (ZCC 149, Map 231) would change the zoning of the parcels from E 2.5 RS MH FPS (Estate (2.5) Residential Suburban, Mobile Home Combining, Floodplain Secondary Combining) to A (Exclusive Agriculture), for consistency with the underlying proposed General Plan Designation of 7.1 (Light Industrial). A General Plan Amendment would amend the circulation element of the Kern County General Plan and eliminate road reservations to allow for efficient placement of solar panels. Approval of a Conditional Use Permit would allow for the construction and operation of up to a 15 MW solar electrical generating facility on 92 acres, as well as related ancillary structures.

Raceway Solar Site 2

A Specific Plan Amendment would amend the Willow Springs Specific Plan designation on approximately 90 acres from map code designation 7.1/4.4 (Light Industrial, Comprehensive Plan Area) to 7.1 (Light Industrial); approval of a Zone Change would change the zoning on approximately 40 acres from E 2.5 RS FPS (Estate (2.5) Residential Suburban, Floodplain Secondary Combining and 141 acres from E 2.5 RS MH FPS (Estate (2.5) Residential Suburban, Mobile Home Combining, Floodplain Secondary Combining) to A (Exclusive Agriculture), for consistency with the underlying proposed General Plan Designation of 7.1 (Light Industrial). A General Plan Amendment would amend the circulation element of the Kern County General Plan and eliminate road reservations along section and mid-section lines to allow for efficient placement of solar panels. Approval of a Conditional Use Permit would allow for the construction and operation of up to a 20 MW solar electrical generating facility on 90 acres, as well as related ancillary structures.

Raceway Solar 3

A Specific Plan Amendment would amend the Willow Springs Specific Plan designation on approximately 494 acres from map code designations 5.6 (Residential, Maximum 2.5 gross acres/unit), 5.6/2.85 (Residential, Maximum 2.5 gross acres/unit/Noise Management Area), and 7.1/4.4 (Light Industrial, Comprehensive Plan Area) to 7.1 (Light Industrial); approval of Zone Changes would change the zoning on approximately 494 acres from E 2.5 RS FPS (Estate (2.5) Residential Suburban, Floodplain Secondary Combining) to A (Exclusive Agriculture), for consistency with the underlying proposed General Plan Designation of 7.1 (Light Industrial). General Plan Amendments would amend the circulation element of the Kern County General Plan and eliminate road reservations along section and mid- section lines to allow for efficient placement of solar panels. Approval of a Conditional Use Permit would allow for the construction and operation of up to a 106 MW solar electrical generating facility on 494 acres, as well as related ancillary structures.

Raceway Solar 4

A Specific Plan Amendment would amend the Willow Springs Specific Plan designation on approximately 315 acres from map code designations 5.5 (Residential, Maximum 1 units/net acre) and 5.6/2.85 (Residential, Maximum 2.5 gross acres/unit/Noise Management Area) to 7.1 (Light Industrial). General Plan Amendments would amend the circulation element of the Kern County General Plan and eliminate road reservations along section and mid-section lines to allow for efficient placement of solar panels. Approval of a Conditional Use Permit would allow for the construction and operation of up to a 70 MW solar electrical generating facility on 315 acres, as well as related ancillary structures. In addition, a Cancellation of a Williamson Act Contract would be processed on APNs: 374-011-04 and 374-011-11 (formerly known as APNs: 257-020-11 and 257-020-04).

Raceway Solar 5

A Specific Plan Amendment would amend the Willow Springs Specific Plan designation on approximately 240 acres from map code designation 5.3/4/4 (Residential, 10 Dwelling Units Per Acre, Comprehensive Plan Area, Military) to 7.1 (Light Industrial); approval of a Zone Changes would change the zoning on approximately 240 acres from E 2.5 RS FPS (Estate (2.5) Residential Suburban, Floodplain Secondary Combining) and E 2.5 RS MH FPS (Estate (2.5) Residential Suburban, Mobile Home Combining, Floodplain Secondary Combining) to A (Exclusive Agriculture) for consistency with the underlying proposed General Plan Designation of 7.1 (Light Industrial). General Plan Amendment would amend the circulation element of the Kern County General Plan and eliminate road reservations along section and mid-section lines to allow for efficient placement of solar panels. Approval of a Conditional Use Permit would allow for the construction and operation of up to a 60 MW solar electrical generating facility on 240 acres, as well as related ancillary structures.

Raceway Solar 6

A Specific Plan Amendment would amend the Willow Springs Specific Plan designation on approximately 80 acres from map code designation 5.3/4/4 (Residential, 10 Dwelling Units Per Acre, Comprehensive Plan Area, Military) to 7.1 (Light Industrial); approval of a Zone Changes would change the zoning on approximately 80 acres from OS E 2.5 RS FPS (Open Space, Estate (2.5) Residential Suburban, Floodplain Secondary Combining) A (Exclusive Agriculture), for consistency with the underlying proposed General Plan Designation of 7.1 (Light Industrial). A General Plan Amendment would amend the circulation element of the Kern County General Plan and eliminate road reservations along section and mid-section lines to allow for efficient placement of solar panels. Approval of Conditional Use Permit would allow for the construction and operation of up to a 20 MW solar electrical generating facility on 60 acres, as well as related ancillary structures.

As shown in Table 1, *Project Assessor Parcel Numbers, and Corresponding Map Codes, Zoning and Acreage*, the proposed solar facility consists of a combined 24 parcels. The proposed project would be developed as six, independent facilities on approximately 1,311 acres.

Vacations of Public Access Easements

The project proponent is requesting vacations of public access easements on the project site to allow optimum placement of solar panels.

Generation Tie Line Options 1 through 4:

There are four options that the proposed project would interconnect to the existing SCE transmission system.

1. **A) Previously approved collector substation (Big Sky North Substation) – 100th Street West via Avenue A.**

   Under this option, the proposed project would interconnect at a previously approved collector substation located at the approximate intersection of 100th Street West and Avenue G-12 (further north of Avenue H) in the City of Lancaster, Los Angeles County, via Avenue A and 100th Street West.

   The proposed project would interconnect via an approximately 10 to 12-mile 34 kV and/or 230 kV gen-tie line originating at a DC collection system located at the southwestern portion of the project Site. Electricity at the previously approved collector substation would ultimately be delivered to the existing Big Sky Substation (owned and operated by the applicant) located along West Avenue J and 100th Street West in the City of Lancaster.

   B) Previously approved collector substation (Big Sky North Substation) – 100th Street West via 90th Street to Avenue A-8 to 95th Street to Avenue B.

   Under this option, the proposed project would interconnect at a previously approved collector substation located at the approximate intersection of 100th Street West and Avenue G-12 (further north of Avenue H) in the City of Lancaster, Los Angeles County, via 90th Street heading south to Avenue A-8, then west to 95th Street, then south to Avenue B, and west to 100th Street West. The proposed project would interconnect via an approximately 10 to 12-mile 34 kV and/or 230 kV gen-tie line originating at a DC collection system located at the southwestern portion of the project Site. Electricity at the previously approved collector substation would ultimately be delivered to the existing Big Sky Substation (owned and operated by the applicant) located along West Avenue J and 100th Street West in the City of Lancaster.

2. **Previously approved collector substation (Big Sky North Substation) – 110th Street.**

   Under this option, the proposed project would interconnect at a previously approved collector substation located at the approximate intersection of 100th Street West and Avenue G-12 (further north of Avenue H) in the City of Lancaster, Los Angeles County, via Avenue A and 110th Street West.

   The proposed project would interconnect via an approximately 10 to 12-mile 34 kV and/or 230 kV gen-tie line originating at a DC collection system located at the project Site. Electricity at the previously approved collector substation would ultimately be delivered to the Big Sky Substation (owned and operated by the applicant) located along West Avenue J and 100th Street West in the City of Lancaster.

3. **Previously approved collector substation (Big Sky North Substation) – 80th Street West.**

Under this option, the proposed project would interconnect at a previously approved collector substation located at the approximate intersection of 100th Street West and Avenue G-12 (further north of Avenue H) in the City of Lancaster, Los Angeles County, via Avenue A and 80th Street West.

The proposed project would interconnect via an approximately 10 to 12-mile 34 kV and/or 230 kV gen-tie line originating at a DC collection system located at the southwestern portion of the Project Site. Electricity at the previously approved collector substation would ultimately be delivered to the Big Sky Substation (owned and operated by the applicant) located along West Avenue J and 100th Street West in the City of Lancaster

4. **Los Angeles Department of Water and Power (LADWP) Proposed Substation.**

Under this option, the proposed project would interconnect at a planned LADWP substation in Kern County, located northwest of the project site, along Rosamond Boulevard near the intersection of Rosamond Boulevard and 110th Street West. An approximate 3-mile 34 kV and/or 230 kV gen-tie line originating at the DC collection system located at the northwest portion of the project site, would run north along 90th Street West, west along Rosamond Boulevard, and interconnect at the planned LADWP substation. This LADWP proposed substation is currently in the design phase and is scheduled to be built and constructed by 2019 or 2020.

The proposed project would consist of approximately 720,784 crystalline-silicon modules arranged in a grid-pattern over the project. The PV solar facility would consist of solar arrays mounted on either fixed tilt racking or single axis tracking structures (or a combination thereof) mounted to vertical posts. The proposed facility is intended to operate year-round and would generate electricity during daylight hours when electricity demand is at its peak.

The power generated on the project site would be sold to California investor-owned utilities, municipalities, community choice aggregators, or other purchasers in the furtherance of the goals of the California Renewable Energy Portfolio Standard and other similar renewable programs in the State. The project proponents may eventually choose to decommission and remove all or none of the systems from the project site. If a site is decommissioned, it would be converted to another use consistent with the applicable land use regulations in effect at that time or revert to its original land use.

The combined project facilities would include the following components:

- Installation of up to a total combined 291-MW of solar PV modules made of crystalline-silicon material covered by glass, mounted on a galvanized metal fixed tilt racking or single axis tracking systems embedded into the ground;
- If fixed tilt technology is not used, solar tracking system consisting of drive motors, drive arms and hydraulic systems that allow for rotation of solar panels from east to west, tracking the suns position over the course of the day;
- Underground and/or above ground medium voltage collections systems throughout the project site;
- Medium voltage inverters and step-up transformers;
- Onsite solar substation(s) including circuit breakers, switches, remote terminal units, fiber optic line telecommunication equipment, and main step-up transformer(s);
- Onsite switchyard(s);
- Onsite access roads;
- Perimeter security fencing 6- to 8-feet high with barbed wire;
- Concrete pads sized and installed to accommodate the associated equipment (inverters, switchgear,

transformers, etc.);

- Meteorological data collection systems and supervisory control and data acquisition (SCADA); and
- Several battery energy storage facilities located at each inverter and associated appurtenances or one centralized battery energy storage facility.

Project Facilities

Solar PV Panels

The approximate 291 MW proposed project would utilize PV technology on tracker mounting supports. The proposed project would then have the option to transfer electricity directly into the grid or into energy storage system for distribution to the grid during peak energy hours. The major elements of the proposed project are described as follows.

Up to an estimated 720,784 individual crystalline-silicon panels would be installed onsite. The number of panels present on the six different sites under this scenario is detailed below:

- Raceway Solar 1: 48,336 panels;
- Raceway Solar 2: 46,056 panels;
- Raceway Solar 3: 285,209 panels
- Raceway Solar 4: 177,973 panels
- Raceway Solar 5: 123,462 panels
- Raceway Solar 6: 39,748 panels

The layout of the single-axis tracker solar panels would be aligned in rows in the north-south direction (or in an east-west direction if a fixed tilt racking system were used instead). The maximum height of the single-axis tracker solar panels would be up to 12-feet above grade, at the beginning and end of each day. A fixed tilt racking system would be less than 12-feet high. Each solar panel would be attached to embedded piers using a support structure. Module layout and spacing is typically optimized to balance energy production versus peak capacity and depends on the sun angles and shading due to the surrounding horizon of the site. Individual arrays of modules would be combined to generate the total plant capacity.

Solar Trackers

The PV module rows would be oriented north-to-south if single-axis trackers are used. A solar tracking mechanism is used to maximize the solar energy conversion efficiency by keeping the modules perpendicular to the sun's energy rays throughout the day. This completed assembly of PV modules mounted on a framework structure is called a "tracker" because it tracks the sun from east to west. If used,

single-axis trackers would increase the efficiency of energy production from the arrays relative to a fixed tilt system. The exact tracker manufacturer and model would be determined in the final design. All trackers are intended to function identically in terms of following the motion of the sun.

Module layout and spacing is optimized to balance energy production versus peak capacity and would depend on the sun angles and shading caused by the horizon surrounding the proposed project. The spacing between the rows of trackers is dependent onsite-specific features and would be identified in the final design. The final configuration would allow for sufficient clearance for maintenance vehicles and panel access.

Fixed Tilt Racking System

The solar panels would be in a fixed tilt position that allows for the most sunlight specific to the geography of the project, if the fixed tilt racking system is used.

Electrical Collector System and Inverters

The AC-DC electrical collection system includes all cables and combiners that collect electricity from the panels, delivers it to the inverters, collects it from the inverters, and ultimately delivers it to the proposed project switching station(s). The collection system would likely be installed along internal access roads to collect power from the rows of modules and deliver it to the switching station. This collection system would likely be installed in subsurface trenches, though in some areas of the site, part or all the collection system may be housed in above-grade raceways mounted on supports approximately 24 to 36 inches above ground level. The collection system would be rated at between 1,000 to 2,000 volts DC until it reached the inverters and an intermediate voltage system between the inverters and the proposed project switching station.

The proposed project would use an unmanned field control system. The controls generally include a field supervisory controller in a central location and local microprocessor controllers connected to each tracker, if trackers are to be used. The field control system monitors solar insulation, wind velocity, and tracker performance and status, and communicates with all the local microprocessor controllers. When the appropriate conditions exist, the field supervisory controller initiates the trackers' daily tracking of the sun, and at the end of the day stows the trackers in the solar array.

The DC electricity produced by the solar panels is converted to three-phase alternating current by a series of inverters. Alternating current is the type of electricity usable by the electric utility and is the form required to connect to the transmission system. The inverter pad equipment includes a transformer that steps up the electricity in its new form to an output voltage of 34 kV or 230 kV. This electricity is then transmitted via the medium voltage collection system to the switching station.

Energy Storage System

The proposed project would have either several Energy Storage Systems (ESS) at each site's inverters or ESS at a centralized location onsite. The ESS would be able to provide approximately 291 MWh of energy storage. Each ESS would occupy approximately 1 to 2 acres within the project boundaries and consist of batteries, inverters, switches, cooling equipment, and other appurtenant equipment placed in multiple prefabricated enclosures or containers near the onsite substation. The ESS would either be installed contemporaneously or after the installation of the PV facilities. The final locations are dependent on final design and may require construction of vaults or other supporting foundations.

Generation-Tie Line and Solar Generating Facility (SGF) Interconnection Plan

The power generated by the proposed project would be interconnected to an existing transmission network. See Section 1.2 for a description of the gen-tie line options.

It is expected that one main path would be used for the gen-tie corridor, with deviations from the path as necessary.

Data Collection System

The proposed project would be designed with a comprehensive Supervisory Control and Data Acquisition (SCADA) system for remote monitoring of facility operation and/or remote control of critical components. Within the site, the fiber optic or other cabling required for the monitoring system would be installed throughout the solar fields leading to a centrally located (or series of appropriately located) SCADA system cabinets. The telecommunications connections to the SCADA system cabinets are either wireless or hard wired.

The system would also include a meteorological (met) data collection system at each site. The met stations would have the following weather sensors: a pyranometer for measuring solar irradiance, a thermometer to measure air temperature, a barometric pressure sensor to measure atmospheric pressure, and two wind sensors to measure speed and direction. These sensors would be connected to a data logger to compile the data for transmission to the Data Collection Center.

Site Access and Security

During project construction and operations, the primary access to each site would use the following streets:

- Raceway Solar 1: Avenue A
- Raceway Solar 2: Gaskell Road
- Raceway Solar 3: 90th Street West
- Raceway Solar 4: Willow Avenue and/or 80th Street West
- Raceway Solar 5: 70th Street West
- Raceway Solar 6: Rosamond Boulevard

The necessary road improvements would be completed per County code and regulations. Typical site access would be approximately 20-foot wide, accommodating County approved turning radii in both directions. The rows of solar panels would be separated by access ways. Internal site circulation would include approximately 20-foot-wide access roads consisting of crushed stone and approximately 15- to 20-foot-wide Operations and Maintenance (O&M) roads among the solar arrays consisting of compacted native soil.

Chain-link security fencing would be installed around the site perimeter, switchyard(s), substation(s), and other areas requiring controlled access to restrict public access during construction and operations. The security fence would be 6- to 8-feet tall, with two strings of barbed wire along the top. The fence posts would be set in concrete. Additional security may be provided using closed circuit video surveillance cameras and intrusion systems. Signs would be installed to achieve appropriate safety and security as expected in a solar power facility.

The proposed project's lighting system would provide personnel with illumination for both normal and emergency conditions. Lighting would be designed to provide the minimum illumination needed to achieve safety and security objectives. Lighting would be directed downward and shielded to focus illumination on the desired areas only and to avoid light spillage onto adjacent properties. Lighting would be no brighter than required to meet safety and security requirements, and lamp fixtures and lumens would be selected accordingly.

Operation and Maintenance Facilities

No Operations and Maintenance (O&M) facilities would be installed on any of the sites. All maintenance would be performed by personnel located offsite.

Onsite Telecommunication Cell Towers

There would be no telecommunication towers installed at any of the sites.

Construction Activities

Schedule and Workforce

The construction activities for the proposed project fall into three main categories: (1) site grading and earthwork; (2) solar array construction; and (3) electrical interconnection to transmission owner infrastructure. Construction would take approximately 10 to 12 months. Site grading and earthwork is anticipated to begin during the fourth quarter of 2021, with operations beginning in the third or fourth quarter of 2022. Construction would primarily occur during daylight hours, Monday through Friday. Additional hours/days may be necessary to facilitate the schedule.

The construction workforce would consist of laborers, craftsmen, supervisory personnel, support personnel, and construction management personnel. The average workforce is expected to be approximately 500 to 600 construction, supervisory, support, and construction management personnel onsite during construction. The onsite workforce has been conservatively estimated to peak at approximately 800 individuals for short periods of time, which is typically a few weeks. The project construction crews would have a staggered workday, with multiple shifts of workers coming onsite between the hours of 6:00 a.m. and 10:00 a.m. in the mornings, and leaving between 2:00 p.m. and 6:00 p.m. It is anticipated that the construction workforce would commute to the site each day from local communities. In compliance with Kern County Noise Ordinance (Municipal Ordinance Code 8.36.020) construction activities would not occur between the hours of 9:00 p.m. and 6:00 a.m. on weekdays and 9:00 p.m. to 8:00 a.m. on weekends for construction sites located within 1,000 feet of an occupied residential dwelling. Construction personnel not drawn from the local labor pool are anticipated to stay in nearby hotels.

During construction, dusk-to-dawn security lighting would be required for the temporary construction staging area, parking area, construction office trailer entries, and site access points. Lighting is not planned for typical construction activities because construction activities would occur primarily during daylight hours; however, if required, any lighting would be temporary, directed downward, and limited to that needed to ensure safety and security.

Multiple portable toilets would be used during construction, and wastewater would be trucked offsite for disposal in accordance with all applicable regulations by a licensed sewage disposal company.

Site Grading and Earthwork

Beginning work on the project would involve preparing the land for installation of arrays, related infrastructure, access driveways, and temporary construction staging area.

Site preparation would involve the removal and proper disposal of existing vegetation and debris that would unduly interfere with project construction or the health and safety of onsite personnel. Dust minimizing techniques would be employed, such as maintaining natural vegetation where possible, utilizing “mow-and-roll” vegetation clearance strategy, application of water, and application of dust suppressants. Conventional grading would be minimized to the maximum extent possible to reduce unnecessary soil movement that may result in dust. Earthworks scrapers, excavators, dozers, water trucks, paddlewheels,

haul vehicles and graders may all be used to perform grading. Land-leveling equipment, such as a smooth steel drum roller, would be used to even the surface of the ground and to compact the upper layer of soil to a value recommended by a geotechnical engineer for structural support. Access roads may be additionally compacted to 90 percent or greater, as required, to support construction and emergency vehicles. Certain access roads may also require the use of aggregate to meet emergency access requirements. Soil movement from grading would be balanced on the site, and it is anticipated that no import or export of soils would occur.

Trenching would be required for placement of underground electrical and communications lines, and may include the use of trenchers, backhoes, excavators, haul vehicles, compaction equipment and water trucks. After preparation of the site, the pads for structures, equipment enclosures and equipment vaults would be prepared per geotechnical engineer recommendations.

Solar Array Assembly

Erection of the solar arrays would include support structures and associated electrical equipment. First, steel piles would be driven into the soil using pneumatic techniques, similar to a hydraulic rock hammer attachment on the boom of a rubber-tired backhoe excavator. If shallow bedrock, or other obstructions are encountered, the pile locations would be predrilled and then grouted in place with concrete. Once the piles have been installed, the horizontal array support structures would be installed. The final design of the horizontal array support structures may vary, depending on the final selection of the PV technology, as well as whether a fixed tilt or tracking system is selected. Once the support structures are installed, workers would begin to install the solar modules. Solar array assembly and installation would require trenching machines and excavators, compactors, concrete trucks and pumpers, vibrators, forklifts, boom trucks, graders, pile drivers, drilling machines, and cranes.

Concrete would be required for the footings, and pads for the medium voltage transformers, inverters, and communications buildings. Concrete may also be required for pile foundation support depending on the proposed mounting system chosen for installation and whether obstructions are encountered when trying to drive piles. Final concrete specifications would be determined during detailed design engineering. Concrete would be purchased from an offsite supplier and trucked onto the project sites.

During this work, there would be multiple crews working on the site with vehicles, including special vehicles for transporting the modules and other equipment. As the solar arrays are installed, the solar switchyard would be constructed, and the electrical collection and communication systems would be installed. Within the solar fields, the electrical and communication wiring would be installed in underground trenches, although some of the mid-voltage collection runs and communications may be on overhead lines. Collection trenches would likely be mechanically excavated, though in some cases targeted shallow trench blasting may be required as a construction technique due to near-surface bedrock.

The wiring would connect to the appropriate electrical and communication terminations and the circuits would be checked and electrical service would be verified. Additionally, if a tracker system is utilized, the motors would be checked, and control logic verified. Once all the individual systems have been tested, the overall project would be ready for testing under fully integrated conditions.

Electrical Supply

The method of temporary power for construction is expected to be provided by mobile diesel-driven generator sets, batteries, by temporary electrical service from the local power provider, or a combination of all three methods.

Electrical Interconnection to Transmission Owner Infrastructure

The proposed project would connect with a 34 kV and/or 230 kV gen-tie line. Each of the project sites would have its own project substation approximately 1 to 2 acres in size.

Construction Water Use

Water needed for construction is expected to be trucked from an offsite water purveyor. The entire construction process is estimated to be approximately 10 to 12 months. Construction water demands are estimated to be approximately 500 acre-feet (AF) for dust control, site preparation and miscellaneous construction activities. Bottled water would be provided for crews during construction activities.

Initial construction water usage would be in support of site preparation and grading activities. During earthwork for grading of access road foundations, equipment pads and project components, the main use of water would be for compaction and dust control. Smaller quantities would be required for preparation of the concrete required for foundations and other minor uses. After the earthwork activities, water usage would be used for dust suppression and normal construction water requirements that are associated with construction of the building, internal access roads, revegetation and periodic cleaning of solar arrays.

Fire Control

The PV modules and ancillary equipment represent a negligible risk due to fire. However, the project would be required to have a fire prevention plan approved per applicable Kern County regulations.

Solid and Nonhazardous Waste

The proposed project sites would produce a small amount of solid waste associated with maintenance activities. Proposed project waste may include broken and rusted metal, defective or malfunctioning PV modules, electrical materials, empty containers, and other miscellaneous solid wastes, including the typical refuse generated by workers, particularly during construction activities. Waste materials would be collected, hauled by truck, separated for recycling where available, and disposed of at a regional disposal facility. Any defective or broken PV modules would be returned to the manufacturer for recycling.

Hazardous Waste

Small quantities of hazardous wastes would most likely be generated over the course of construction. These wastes may include biodegradable fluid and mineral oil from the transformers and miscellaneous electrical equipment. The spent oil would be collected and delivered to a recycling company at the time it is removed from the equipment. This material would not be stored on the proposed project site.

Project Operation and Maintenance Activities

The PV panel surfaces may be washed seasonally to increase the average optical transmittance of the flat panel surface. Panel washing is expected up to four times per year to complete. Staff of two to four people would be required during panel washing and are expected to be hired from the local community.

The facility's regular maintenance program would be largely conducted onsite during daytime hours as a safety precaution. Equipment repairs would typically take place in the early morning or evening when the plant is producing the least amount of energy.

Prudent security measures would be taken to ensure the safety of the public and facility. The proposed project would be fenced along all borders with locking gates at the specified points of ingress and egress. The security fence would be approximately 6- to 8-feet tall, with three strand barbed wire along the top. Offsite security personnel may be dispatched during nighttime hours or be onsite depending on security risks and operating needs. The project site would provide illumination for both normal and emergency conditions. Lighting would be designed to provide the minimum illumination needed.

The project site would produce a small amount of waste associated with maintenance activities. PV solar system wastes typically include broken and rusted metal, defective or malfunctioning modules, electrical materials, and empty containers and other miscellaneous solid materials, including typical household refuse generated by workers. Most of these materials would be collected and delivered back to the manufacturer for recycling.

Operations

The project proponent would ensure consistent and effective facility operations by:

- Responding to automated alarms based on monitored data, including actual versus expected tolerances for system output and other key performance metrics; and
- Communicating with customers, transmission system operators and other entities involved in facility operations.

Electrical Supply

Power for plant auxiliaries would be provided by the project's electrical generation or supplied by the local power provider. The proposed project would require power for the electrical enclosures, tracker motors, associated structures, and for plant lighting and security.

Lighting

The proposed project would include lighting that would be motion-detected and designed to provide the minimum illumination needed to achieve safety and security. Shielded and downward-facing fixtures would provide focused illumination on the desired areas only.

Maintenance

Maintenance to be performed on the sites for the proposed project would consist of equipment inspection and replacement. Maintenance would occur during daylight hours, when possible. However, maintenance activities on the PV modules and DC systems would be typically performed at night. Maintenance program elements include:

- Managing a group of prequalified maintenance and repair firms who can meet the Operations and Maintenance needs of the facility throughout its life;
- Creating a responsive, optimized cleaning schedule;

- Responding to plant emergencies and failures in a timely manner;
- Maintaining an inventory of spare parts to ensure timely repairs and consistent plant output;
- Systematically maintaining a log to effectively record and track all maintenance problems; and
- Performing maintenance on the site as required to clear obstructive ground cover.

Security

To ensure the safety of the public and the solar generating facility, the proposed project site would be fenced, and signs would be posted. Security measures would be installed as necessary to mitigate and/or deter unauthorized access, including lighting. Access to the project site would be controlled and gates would be installed at the roads entering the proposed project site.

Operations Water Use

Water would be used during PV panel washing activities, which is anticipated to occur up to four times a year, as needed. Long-term operational water demand is anticipated to be approximately 4.4 AF of water per washing cycle, or a total of 19 AFY for panel washing. Water for panel washing is expected to be trucked and/or obtained from a local water purveyor.

Project Decommissioning

The project proponents expect to sell the renewable energy electricity produced by the product under the terms of a long-term Power Purchase Agreement (PPA) or directly into the wholesale market. The life of the solar facility is anticipated to be up to 35 years; however, the project proponents may choose to extend the life of the facility, update technology and re-commission, or decommission and remove the system and its components. When a decommissioning event occurs, the solar site could then be converted to other uses in accordance with applicable land use regulations in effect at that time.

When project decommissioning occurs, project structures would be removed from the project site. Above-ground and underground equipment would be removed. The substation would be removed if it is owned by the project, however if a public or private utility assumes ownership of the substation, the substation may remain onsite to be used as part of the utility service to supply other applications. Project roads would be restored to their pre-construction condition unless the landowner elects to retain the improved roads for access throughout that landowner's property. The area would be thoroughly cleaned, and all debris removed. As discussed above, most materials would be recycled to the extent feasible, with minimal disposal to occur in landfills in compliance with all applicable regulations. A collection and recycling program would be executed in the event system components are manufactured with hazardous materials

A collection and recycling program would be executed to promote recycling of project components and minimize disposal of project components in landfills. All decommissioning and restoration activities would adhere to the requirements of the appropriate governing authorities and in accordance with all applicable federal, state, and county regulations. The project proponents expect a secondary market for PV modules to develop over time. Although energy output may diminish, PV modules are expected to continue to have a productive life and can be decommissioned from a prime location or re-commissioned in another location.

Relationship of the Proposed Project to Other Solar Projects

The proposed project is being developed independently of other approved or proposed solar projects in the County. If approved, the Raceway 2.0 Solar Project facilities, would be subject to their own use permits, conditions of approval, interconnection agreements, and power purchase agreements. The County understands that the proposed project facilities would be built and operated independently of any other solar project, and, if approved, would not depend on any other solar project for economic viability. The proposed project involves constructing a new gen-tie line to deliver energy to the Big Sky North Substation (existing collector substation) or future LADWP Substation.

1.4 Project Objectives

The project proponents have defined the following objectives for the project:

- Maximize renewable energy production and economic viability through the installation of 291-MW of solar PV panels on approximately 1,311 acres of private lands with high solar insolation values.
- Locate the project on disturbed land or land that has been previously degraded from prior use.
- Minimize offsite impacts by using existing electrical distribution facilities, rights-of-way, roads, and other existing infrastructure where possible to minimize the need for new electrical support facilities.
- Minimize impacts to threatened or endangered species or their habitats, wetlands and waters of the United States, cultural resources, and sensitive land use.
- Generate substantial direct and indirect economic opportunities in Kern County during construction with the creation of “green” jobs.
- Minimize water usage.
- Assist the State of California in reducing fossil fuel air quality pollution and in achieving the greenhouse gas emission reductions required by the California Global Warming Solutions Act (Assembly Bill 32).
- Offset approximately 695,475 tons of carbon dioxide equivalent annually that would have resulted from producing an equivalent amount of electricity utilizing generators powered by fossil fuels
- Develop a viable source of clean energy to assist California and its utilities in fulfilling California's Renewable Portfolio Standard (RPS) Program. In October 2015, Governor Brown signed into law Senate Bill 350, which establishes a new RPS for all electricity retailers in the state. Electricity retailers must adopt the new RPS goals of 50 percent of retail sales from renewables by the end of 2030.
- Use proven and established PV technology that is efficient and requires low maintenance.

1.5 Proposed Discretionary Actions/Required Approvals

The Kern County Planning and Natural Resources Department as the Lead Agency (per CEQA Guidelines Section 15052) for the proposed project, has discretionary responsibility for the proposed project. The proposed project is owned by sPower. To implement this project, the project proponent may need to obtain the following discretionary and ministerial permits/approvals as detailed below:

Federal

- U.S. Fish and Wildlife Service (USFWS)
- United States Army Corps of Engineers Section 404 Permit

State

- California Public Utilities Commission (CPUC)
    - Section 851 Permit
- California Department of Fish and Wildlife (CDFW)
    - Section 1600 et seq. permits (Streambed Alteration Agreements)
    - Section 2081 Permit (State-listed endangered species)
- Lahontan Regional Water Quality Control Board (RWQCB)
- Waste Discharge Requirements
    - Regional Water Quality Certification (401 Permit)
- National Pollution Discharge Elimination System (NPDES) Construction General Permit
- General Construction Stormwater Permit (Preparation of a SWPPP)
- California Department of Transportation (Caltrans)
    - Oversized Loads Permit

Other additional permits or approvals from responsible agencies may be required for the project

Local

Kern County Board of Supervisors/Kern County Planning Commission

- Certification of Final Environmental Impact Report
- Adoption of Mitigation Monitoring and Reporting Program
- Adoption of 15091 and 15093 Findings and Statement of Overriding Considerations
- Approval of Kern County General Plan Amendments to Circulation Element (Elimination of Future Road Reservations) and Zone Changes
- Approval of Kern County Conditional Use Permits, Willow Springs Specific Plan Amendments, and Williamson Act Cancellation Agreement

Kern County Public Works

- Approval of Kern County Grading Permits
- Approval of Kern County Building Permits
- Approval of Kern County Access Road Design and Encroachment Permits

Kern County Fire Department

- Fire Safety Plan

Eastern Kern Air Pollution Control District (EKAPCD)

- Fugitive Dust Control Plan
- Authority to Construct (ATC)
- Permit to Operate (PTO)

The preceding discretionary actions/required approvals are potentially required and do not necessarily represent a comprehensive list of all possible discretionary permits/approval required. Other additional permits or approvals from responsible agencies may be required for the proposed project.

FEHR PEERS

Date: June 12, 2018

To: Caitlin Barns, Ecology and Environment Inc.

From: Greg O'Donnell and Sarah Brandenberg, Fehr & Peers

Subject: Raceway Solar Project – Trip Generation Assessment

SD17-0259

Fehr & Peers has prepared a trip generation assessment for a proposed solar project to be constructed by sPower on 1,854 acres of vacant land in Kern County, California. The assessment will be provided to Kern County for use in the preparation of the project's Environmental Impact Report (EIR). This memorandum includes an overview of the vehicle trip generation anticipated during both project construction and typical project operations, as well as the expected distribution of trips to and from the project site.

PROJECT DESCRIPTION

The proposed project is a new photovoltaic (PV) solar installation facility, which consists of seven internal solar power sites, located in southern Kern County; north of Antelope Acres and west of Rosamond. The seven proposed Raceway Solar sites are located approximately 3 miles north of State Route (SR) 138 (east-west) and 3.8 miles west of SR 14 (north-south). The solar project location map is shown in **Figure 1**.

The Raceway Solar project is expected to generate traffic over two main construction phases. Phase I will consist of a full site preparation, while Phase II will involve the facility installation and is also expected to be the peak construction phase. Once operational, the PV solar generating facility would not require any full-time maintenance or operations staff. As a result, the number of employee vehicle trips generated by the proposed project during typical operations is considered negligible (i.e., the daily variation in traffic in peak hour volumes on roadways near the site will be greater than the number of trips generated by the site, and drivers would not be able to perceive the additional traffic). Therefore, the potential traffic concerns for the Raceway Solar project are associated with temporary construction traffic impacts.

Based on the needs of a 400 MW facility, the project construction is anticipated to take place over the course of approximately 12 months and will require up to 800 workers on site during the peak construction period. Based on the construction of similar facilities in other locations, the number of employees for the first three months and the last three months of construction will be lower,

with peak on-site employment occurring for the five to six months in the middle of the project schedule. The average number of employees during the non-peak construction period is expected to be approximately 500 to 600.

At the anticipated time construction will commence for the Raceway Solar Project (2018-2019), minimal impacts are expected on projects under construction in the immediate vicinity of the Raceway Solar site. There are several projects scheduled to start in the vicinity of Tehachapi in late 2018, which include infrastructure improvements to the sanitation, water, and transportation networks. However, the planned construction projects in Tehachapi are expected to have a limited impact on the Raceway Solar construction traffic due to the long distance (45 miles) between the two Project areas.

The phrase "Project Construction Phase" used in this report refers to the two construction phases (Site Preparation and Facility Installation) of the Raceway Solar Project. "Project Operations Phase" refers to the long-term maintenance and operations of the project.

VEHICLE ACCESS

Multiple entry points are being considered for construction traffic access to the proposed project site. Regional construction traffic is expected to access the seven project sites using SR-14. The vehicular entry points are as follows:

- W Avenue A – a two-lane connector street that will provide the main access point to the southern side of Project Site 1 and Project Site 7. W Avenue A provides a regional east-west direct connection to SR-14.
- Gaskell Road – a two-lane road that will provide direct access to Project Site 2 on the northern side and Project Site 5 on the southern side. Gaskell Road provides an indirect connection to SR 138 via 90th Street W.
- 90th Street W – a two-lane roadway that serves as the main access point on the western side of Project Site 3. 90th Street W provides a direct north-south connection to SR-138 south of the project site.
- Willow Ave – an unmarked and unpaved local road that will serve as the main access point to Project Site 4 on the southern side.

  70th Street W – an unmarked and unpaved local road that will provide access on the western side of Project Site 6.

- Rosamond Boulevard - a two-lane road that provides a direct east-west connection to SR-14 and the town of Rosamond. Rosamond Boulevard will provide indirect access to Project Site 3 via 90th Street W, Project Site 4 via 80th Street W, and Project Site 6 via 70th Street W.

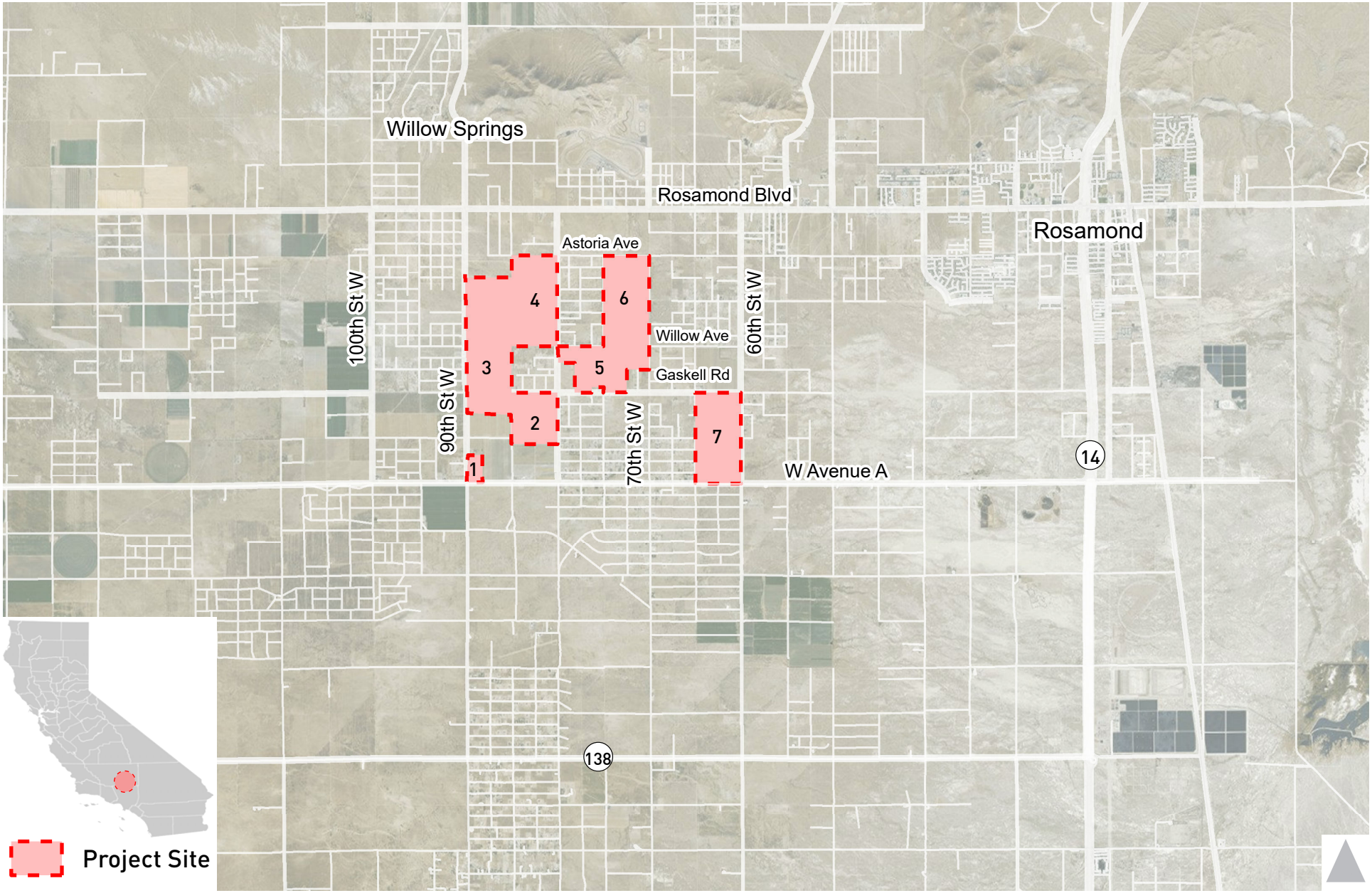


Figure 1

Project Location

TRIP GENERATION AND DISTRIBUTION

Trip generation rates for the Project Construction and Project Operations were developed using information provided by the project applicant (sPower). The addition of traffic from the proposed construction of the project could generate short-term impacts on the surrounding road network during the peak construction period, but those impacts are not assumed to be long-term due to the temporary construction duration of approximately 12 months. The trip generation estimates for the AM peak hour (6:30 AM to 8:30 AM), PM peak hour (4:00 PM to 6:00 PM), and daily vehicle traffic for the Project Construction Phase and Project Operations Phase are presented below.

PROJECT CONSTRUCTION PHASE TRIP GENERATION

Construction traffic is comprised of private vehicles driven by construction workers plus trips made by trucks delivering materials, hauling earth and debris, and providing other services. In general, workers are assumed to make one inbound trip and one outbound trip for a total of two daily trips. Informational data on construction activities and trip generation rates for a previous 500-megawatt solar facility was provided by sPower. The data from sPower included the number of employee and truck trips generated for both the Site Preparation and Facility Installation phases of the project. The trip generation rates for employees and heavy trucks for a 500 megawatt solar facility were then proportionally scaled down 20% in order to coincide with the 400 megawatt Raceway Solar project site. A trip generation ratio of 0.8 (400 mw/500 mw) was applied to the 500 MW trip generation rates for both the Site Preparation and Facility Instillation phases. The rates provided for a 500-megawatt facility are listed below:

SITE PREPARATION:

- Auto – 200 Daily Trips
- Truck – 23 Daily Trips

  Note: The 23 daily truck trips provided by sPower were rounded up to 25 daily trips for the "Site Preparation" trip generation calculation in order to account for a more conservative estimate.

FACILITY INSTALLATION:

- Auto – 1,000 Daily Trips
- Truck – 100 Daily Trips

This trip generation assessment considered two phases during the Project Construction. The first phase, Site Preparation, estimates that only a small amount of the total Project Construction trips will be generated during this period. It is predicted that 25 percent of the workforce will arrive and depart during the peak hour time period. The approach also assumes that there will be a total of 20 truck trips per day during the Site Preparation phase. Out of these 20 daily truck trips, 20% are expected to occur during the AM and PM peak hours. The 20 percent of peak period heavy vehicle trips is estimated based on the expectation that deliveries will occur throughout the day and, in many cases, before the AM peak hour. The "Site Preparation" trip generation scenario is summarized in **Table 1** below.

Table 1– Non-Peak Construction Period - Site Preparation

Trip Type	Daily Trips			Peak Hours	AM Peak Hour		PM Peak Hour	
	Total	In	Out	Total	In	Out	In	Out
Auto	**160**	80	80	**40**	20	0	0	20
Trucks	**20**	10	10	**4**	2	0	0	2
Total Trips	**180**			**44**	22	0	0	22

Note:

Average trip rates were provided by sPower for a 500 megawatt facility. The trip rates were then scaled down proportionally to match the 400 megawatt Raceway Solar facility.

The second construction phase, Facility Installation, is the peak construction phase and it is estimated to generate the majority of the total Project Construction trips. It is predicted that 25 percent of the workforce will arrive and depart during the peak hour time period. During the Project Construction phase, it is estimated that there will be a total of 80 daily truck trips. From these 80 total trips, 20% are expected to occur during the AM and PM peak hours. The 20 percent of peak period heavy vehicle trips is estimated based on the expectation that deliveries will occur throughout the day and, in many cases, before the AM peak hour. The "Facility Installation" trip generation scenario is summarized in **Table 2** below.

Table 2-Peak Construction Period - Facility Installation								
Trip Type	**Daily Trips**			**Peak Hours**	**AM Peak Hour**		**PM Peak Hour**	
	Total	**In**	**Out**	**Total**	**In**	**Out**	**In**	**Out**
Auto[1]	**800**	400	400	**200**	100	0	0	100
Trucks	**80**	40	40	**16**	8	0	0	8
Total Trips	**880**			**216**	108	0	0	108

Note:

Average trip rates were provided by sPower for a 500 megawatt facility. The trip rates were then scaled down proportionally to match the 400 megawatt Raceway Solar facility.

PROJECT OPERATIONS PHASE TRIP GENERATION

Upon completion of the Raceway Solar project, the facility would then enter the Project Operations Phase. For the duration of this stage, the seven solar power sites would be operated without any permanent employees and consequently monitored remotely. Travel to the site is anticipated for routine maintenance, security checks and system monitoring. However, since the project's PV arrays produce electricity passively with minimal moving parts, on-site maintenance trips would be limited.

Since there will not be any full-time site personnel for on-going operations, the addition of the Project Operation Phase traffic is expected to be insignificant and delay impacts to the adjacent roadways would not occur. Therefore, Project Operation Phase conditions are projected to be similar to existing conditions. Thus, a quantitative Project Operations Phase trip generation analysis is not warranted.

PROJECT TRIP DISTRIBUTION

Based on the available regional access points and the fact that materials will be delivered to the site from the Lancaster area (southeast of the project site), the majority of heavy trucks are expected to use SR-14 and take exit 52 to W Avenue A. Once on the SR 14 exit ramp, heavy trucks will turn left and travel 3.8 miles on W Avenue A to the Raceway Solar project site. Construction workers are expected to come primarily from the south as well, and are assumed to take the same route as the heavy trucks (SR 14 north to W Avenue A). However, some workers may take an alternative route to the proposed solar facility, such as SR-138 to 90th Street West, in order to access the western side of the project site.

CONCLUSION

The proposed project will generate a negligible amount of vehicle traffic when the solar facility is fully constructed and operational due to the absence of full time employees on site. During Project Construction, the site is expected to generate between 160 and 800 daily vehicle trips, and between 40 and 200 vehicle trips during both the AM and PM peak hours, depending on the Project Construction phase. Between 20 and 80 heavy truck trips are estimated to occur daily for the peak (Facility Installation) and non-peak (Site Preparation) construction periods with 20% of those trips occurring during the AM and PM peak hours. According to project sponsor sPower, construction activity is planned occur for up to a 12-month period.

Based on the trip distribution assessment, the main point of access to the solar project site is the SR-14 to W Avenue A route. Temporary traffic management measures should be considered to ensure no short-term significant impacts will occur during construction. These measures may include adequate sight distance at all driveway access points, in addition to informative signage to drivers on the roadways adjacent to the project site warning of construction activities and increases in heavy vehicle traffic.

We appreciate the opportunity to assist you with the Raceway Solar project trip generation assessment. Please let us know if you have any questions on the information presented in this memo.