Final
Environmental Impact Report

SCH# 2023050214

Volume 8

Chapter 7 – Response to Comments

Discovery Solar PV and Storage Project
by Discovery Solar Storage, LLC
(*PP24408)*

ZCC No. 56, Map 197; ZCC No. 71, Map 198;
ZCC No. 29, Map 214; ZCC No. 16, Map 215;
CUP No. 22 Map 197; CUP No. 47, Map 198; CUP No. 50, Map 214;
CUP No. 51, Map 214; CUP No. 19, Map 215;
ZV No. 20, Map 197; ZV No. 36, Map 198;
ZV No. 15, Map 214; ZV No. 3, Map 215;
GPA No. 18, Map 197 (Circulation); GPA No. 5, Map 198 (Circulation);
GPA No. 10, Map 214 (Circulation); GPA No. 7, Map 215 (Circulation);
Multiple Vesting Tentative Parcel Maps (VTPM)

Kern County
Planning and Natural Resources Department
Bakersfield, California

April 2026

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KERN COUNTY
Planning & Natural Resources

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2700 "M" Street, Suite 100
Bakersfield, CA 93301-2323
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Web Address: https://kernplanning.com

April 10, 2026

FILE: GPAs, ZCCs, CUPs, ZVs, and VTPMs
Maps No. 197, 198, 214, 215
S.D. # 2 - Parlier

To: Commenting Agencies and Interested Parties/Persons (See Attached Mailing List)

RE: Response to Comments for the Draft Environmental Impact Report – Discovery Solar PV and Storage Project by Discovery Solar Storage, LLC. (PP24408)

Dear Agency or Interested Party:

This is to advise that the Kern County Planning and Natural Resources Department has prepared a document entitled Volume 8 – Chapter 7 – Response to Comments for the above referenced proposed project. Section 15088 of the California Environmental Quality Act (CEQA) Guidelines requires the Lead Agency to evaluate comments on environmental issues received from persons who reviewed the Draft Environmental Impact Report (EIR) and prepared written responses addressing each comment. This document has been posted with the State Clearinghouse, Kern County Clerk, and provided to commenting agencies and interested parties/persons by mail at least 10 days prior to the scheduled Planning Commission Hearing.

As noted previously, this document is Chapter 7 of the EIR and is available for review at the Planning and Natural Resources Department, which is located at 2700 "M" Street, Suite 100, Bakersfield, CA 93301 or on the Department website at: **https://kernplanning.com/environmental-doc/discovery-solar-pv-and-storage-project/**

A public hearing has been scheduled with the Kern County Planning Commission to consider the proposed project on April 23, 2026 at 7:00 p.m., or soon thereafter, at the Chambers of the Board of Supervisors, First Floor, Kern County Administrative Center, 1115 Truxtun Avenue, Bakersfield, California 93301.

Thank you for your participation in the environmental process for this proposed project. Should you have any questions regarding this proposed project, please do not hesitate to contact me at (661) 862-5041 or **TolentinoM@kerncounty.com**.

Sincerely,

Mark Tolentino
Planner III - Advanced Planning Division
Kern County Planning and Natural Resources Department

Commenting Agencies and Interested Persons: MCIWEST; California Department of Fish and Wildlife; State Dept of Conservation Geologic Energy Management Division; Caltrans District 9; Eastern Kern Air Pollution Control District; Kern County Public Works Department Building & Development Survey; Kern County Fire Department; Kern County Superintendent of Schools; Defenders of Wildlife/California Native Plant Society; R. Cornejo; H. Elkhatib

Discovery Solar PV and Storage Project
(PP24408)

Response to Comments – Agencies and Interested Parties

U.S. Marine Corps
Command Gen MCIWEST-MCB CamPen
Attn: A/CS, G7
Box 555010, Bldg 1160, Rm 280
Camp Pendleton, CA 92055-5246

California Fish & Wildlife
1234 East Shaw Avenue
Fresno, CA 93710

Caltrans/Dist. 9
Planning Department
500 South Main Street
Bishop, CA 93514

State Dept of Conservation
Geologic Energy Management Division
11000 River Run Boulevard
Bakersfield, CA 93311

Kern County Fire Department

Kern County Public Works Department/
Building & Development/Survey

Eastern Kern Air Pollution Control District

Kern County Superintendent of Schools
Attention School District Facility Services
1300 - 17th Street
Bakersfield, CA 93301

Defenders of Wildlife
P.O. Box 401
Folsom, CA 95763

474 171 27 00 1
M I S REFRIGERATION CORP
894 COTTONWOOD ST
CORONA CA 92879-3062

474 040 27 00 6
CORNEJO REINA R
P O BOX 938
BIG BEAR LAKE CA 92315

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2025071048

Project Title: Discovery Solar PV and Storage Project by Discovery Solar PV and Storage, LLC

Lead Agency: Kern County Planning and Natural Resources Department
Contact Person: Mark Tolentino, Planner III
Mailing Address: 2700 M Street, Suite 100
Phone: 661-862-5041
City: Bakersfield
Zip: 93301
County: Kern County

Project Location: County: Kern
City/Nearest Community: Mojave
Cross Streets: Tehachapi Willow Springs Road and LADWP Aqueduct
Zip Code: 93560
Longitude/Latitude (degrees, minutes and seconds): 34 ° 58 ′ 47.10 ″ N / 118 ° 18 ′ 48.82 ″ W
Total Acres: 7,700
Assessor's Parcel No.: 474-060-17; Multiple
Section: Multi
Twp.: Multi
Range: Multi
Base: SBBM
Within 2 Miles: State Hwy #: SR-58
Waterways: LADWP Aqueduct
Airports: Mojave Air and Space Port
Railways: Union Pacific; CAHSR (Future)
Schools: Mojave Jr/Sr High

Document Type:

CEQA: ☐ NOP ☐ Draft EIR ☐ Supplement/Subsequent EIR (Prior SCH No.) ☐ Early Cons ☐ Neg Dec ☐ Mit Neg Dec Other: Ch. 7 Response to Comments/FEIR
NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI
Other: ☐ Joint Document ☐ Final Document ☐ Other:

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☒ Rezone ☐ Annexation
☒ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☒ Use Permit ☐ Coastal Permit
☐ Community Plan ☒ Site Plan ☒ Land Division (Subdivision, etc.) ☒ Other: Zone Variance

Development Type:

☐ Residential: Units ____ Acres ____
☐ Office: Sq.ft. ____ Acres ____ Employees ____
☐ Commercial: Sq.ft. ____ Acres ____ Employees ____
☐ Industrial: Sq.ft. ____ Acres ____ Employees ____
☐ Educational: ____
☐ Recreational: ____
☐ Water Facilities: Type ____ MGD ____
☐ Transportation: Type ____
☐ Mining: Mineral ____
☒ Power: Type Solar PV MW 1,400
☐ Waste Treatment: Type ____ MGD ____
☐ Hazardous Waste: Type ____
☒ Other: Battery Energy Storage Systems (BESS) - 8 GwH/1000 MW

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☒ Fiscal ☒ Recreation/Parks ☒ Vegetation
☒ Agricultural Land ☒ Flood Plain/Flooding ☒ Schools/Universities ☒ Water Quality
☒ Air Quality ☒ Forest Land/Fire Hazard ☒ Septic Systems ☒ Water Supply/Groundwater
☒ Archeological/Historical ☒ Geologic/Seismic ☒ Sewer Capacity ☒ Wetland/Riparian
☒ Biological Resources ☒ Minerals ☒ Soil Erosion/Compaction/Grading ☒ Growth Inducement
☐ Coastal Zone ☒ Noise ☒ Solid Waste ☒ Land Use
☒ Drainage/Absorption ☒ Population/Housing Balance ☒ Toxic/Hazardous ☒ Cumulative Effects
☒ Economic/Jobs ☒ Public Services/Facilities ☒ Traffic/Circulation ☐ Other: Tribal Cultural, Green House Gas

Present Land Use/Zoning/General Plan Designation:

Generally Vacant/Various Zoning/Various General Plan Designations

Project Description: *(please use a separate page if necessary)*

The proposed Discovery Solar PV and Storage Project is a photovoltaic (PV) solar facility with associated infrastructure necessary to generate up to to 1,400 megawatts (MW) of renewable electrical energy with up to 8 gigawatt-hours (GWh) of energy storage capacity (approximately 1,000 MW) on an approximate 7,700 acre project site, across 473 privately owned parcels, in an unincorporated area of southeastern Kern County. Associated project infrastructure includes an operations and maintenance (O&M) facility, telecommunication facilities, energy storage system(s), a 230 kilovolt switchyard, up to three onsite collector substations, and temporary laydown yards. The proposed project also includes a generation-tie (gen-tie) line to connect the project to the existing Windhub Substation.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

X	Air Resources Board		Office of Historic Preservation
	Boating & Waterways, Department of		Office of Public School Construction
	California Emergency Management Agency		Parks & Recreation, Department of
	California Highway Patrol		Pesticide Regulation, Department of
X	Caltrans District # 9		Public Utilities Commission
	Caltrans Division of Aeronautics		Regional WQCB #
	Caltrans Planning		Resources Agency
	Central Valley Flood Protection Board		Resources Recycling and Recovery, Department of
	Coachella Valley Mtns. Conservancy		S.F. Bay Conservation & Development Comm.
	Coastal Commission		San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
	Colorado River Board		San Joaquin River Conservancy
	Conservation, Department of		Santa Monica Mtns. Conservancy
	Corrections, Department of		State Lands Commission
	Delta Protection Commission		SWRCB: Clean Water Grants
	Education, Department of		SWRCB: Water Quality
	Energy Commission		SWRCB: Water Rights
X	Fish & Game Region # Fresno		Tahoe Regional Planning Agency
	Food & Agriculture, Department of		Toxic Substances Control, Department of
	Forestry and Fire Protection, Department of		Water Resources, Department of
	General Services, Department of		
	Health Services, Department of		Other:
	Housing & Community Development		Other:
	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date April 10, 2026 Ending Date April 23, 2026

Lead Agency (Complete if applicable):

Consulting Firm:
Address:
City/State/Zip:
Contact:
Phone:

Applicant: Discovery Solar PV and Storage, LLC attn: Simon Day
Address: 11455 El Camino Real, Suite 160
City/State/Zip: San Diego, CA 92130
Phone: 415-404-0807

Signature of Lead Agency Representative: **Date:** 4/10/2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

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Multiple Vesting Tentative Parcel Maps (VTPM)

Kern County
Planning and Natural Resources Department
Bakersfield, California

April 2026

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Acronyms and Abbreviations

°F	degree Fahrenheit
µg/m^3	microgram per cubic meter
A	Exclusive Agriculture
A-1	Limited Agriculture
AAQA	ambient air quality analysis
AC	alternating current
ADT	average daily traffic
AF	acre-feet
AFB	Air Force Base
AFY	acre-feet per year
AGL	above ground level
AHJ	Authority Having Jurisdiction
ALUCP	Airport Land Use Compatibility Plan
amsl	above mean sea level
ANSI	American National Standards Institute
APLIC	Avian Power Line Interaction Committee
APN	Assessor Parcel Number
APT	Antecedent Precipitation Tool
AQMD	air quality management district
AQMP	Air Quality Monitoring Plan
AR	Assessment Report
AR5	Fifth Assessment Report
AR6	Sixth Assessment Report
ATCM	Airborne Toxic Control Measures
AVEK	Antelope Valley-East Kern Water Agency
AVGB	Antelope Valley Groundwater Basin
BBI	Bloom Biological, Inc.
BESS	battery energy storage system
bgs	below ground surface

BIOS	Biogeographic and Information Observation System
BLM	Bureau of Land Management
BMP	best management practice
BNSF	Burlington Northern and Santa Fe Railway
BP	before present
CAA	Clean Air Act
CAAQS	California Ambient Air Quality Standards
CAFE	Corporate Average Fuel Economy
CAL FIRE	California Department of Forestry and Fire Protection
Cal NAGPRA	California Native American Graves Protection and Repatriation Act
Cal/EPA	California Environmental Protection Agency
Cal/OSHA	California OSHA
CalEEMod	California Emissions Estimator Model
CalEPA	California Environmental Protection Agency
CalGEM	California Geologic Energy Management Division
CALGreen	California Green Building Standards Code
California Register or CRHR	California Register of Historical Resources
CalRecycle	California Department of Resources Recycling and Recovery
Caltrans	California Department of Transportation (
CAO	County Administrative Office
CAPCOA	California Air Pollution Control Officers Association
CARB	California Air Resources Board
CBC	California Building Code
CCAA	California Clean Air Act of 1988
CCR	California Code of Regulations
CDC	Centers for Disease Control and Prevention
CDFW	California Department of Fish and Wildlife
CDNPA	California Desert Native Plants Act
CdTe	cadmium telluride
CEC	California Energy Commission

CEQA	California Environmental Policy Act
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CERS	California Environmental Reporting System
CESA	California Endangered Species Act
cf	cubic foot
CFC	California Fire Code
CFGC	California Fish and Game Code
CFR	Code of Federal Regulations
CGS	California Geological Survey
CH_4	methane
CHL	California Historical Landmark
CHP	California Highway Patrol
CHRIS	California Historical Resources Information System
CHSRA	California High Speed Rail Authority
CI	*Coccidioides immitis*
CIC	Cumulative Impact Charge
CMA	Congestion Management Agency
CMP	congestion management program
CNDDB	California Natural Diversity Database
CNPS	California Native Plant Society
CO	carbon monoxide
CO_2	carbon dioxide
CO_2e	CO_2 equivalents
COG	Council of Governments
County	Kern County
CPUC	California Public Utilities Commission
CREC	controlled recognized environmental condition
CRPR	California Rare Plant Rank
CUP	Conditional Use Permit
CUPA	Certified Unified Program Agency

CVC	California Vehicle Code
CWA	Clean Water Act
DC	direct current
DOC	California Department of Conservation
DOC	California Department of Conservation
DPM	diesel particulate matter
DPR	Department of Pesticide Regulation
DRECP	Desert Renewable Energy Conservation Plan
DTSC	Department of Toxic Substances Control
E	Estate
ECA	Essential Connectivity Area
EIA	U.S. Energy Information Administration
EIR	Environmental Impact Report
EKAPCD	Eastern Kern Air Pollution Control District
EMF	electromagnetic fields
EMS	Emergency Medical Services Division
EPS	Emissions Performance Standard
ESA	Environmental Site Assessment
ESS	energy storage system
FAA	Federal Aviation Administration
FEMA	Federal Emergency Management Agency
FESA	federal Endangered Species Act
FHSZ	Fire Hazard Severity Zone
FIRM	Flood Insurance Rate Maps
FMMP	Farmland Mapping and Monitoring Program)
FP	Floodplain
FPPA	Farmland Protection Policy Act
FPS	Floodplain Secondary
FR	*Federal Register*
FRAP	Fire and Resource Assessment Program

FTIP	Federal Transportation Improvement Program
FVGB	Fremont Valley Groundwater Basin
GBCB	Great Basin Concave Base
GBS	Great Basin Stemmed
gen-tie	generation tie
GHG	greenhouse gas
GIS	geographic information system
GLO	General Land Office
GO	General Order
GPA	General Plan Amendment
GPS	Global Positioning System
GSP	Groundwater Sustainability Plan
GWh	gigawatt-hour
GWP	Global Warming Potential
H_2S	hydrogen sulfide
HAP	hazardous air pollutant
HASP	Health and Safety Plan
Heritage	Heritage Environmental Consultants, LLC
HFC	hydrofluorocarbon
HFTD	High Fire Threat District
HMA	Hazard Mitigation Analysis
HMBP	Hazardous Materials Business Plan
HRA	Health Risk Assessment
HREC	historical recognized environmental condition
HSC	Health and Safety Code
HSWA	Hazardous and Solid Waste Act
HVAC	heating, ventilation, and air conditioning
I-5	Interstate 5
IBA	Important Bird Areas
IFC	International Fire Code

IGY	International Geophysical Year
IOU	Investor-Owned Utility
IPaC	Information for Planning and Consultation
IPCC	Intergovernmental Panel for Climate Change
IRWMP	Integrated Regional Water Management Plan
IS/NOP	Initial Study/Notice of Preparation
ITP	Incidental Take Permit
IWMS	Integrated Wildfire Mitigation Strategy
KCFD	Kern County Fire Department
KCOG	Kern Council of Governments
KCSO	Kern County Sheriff's Office
kV	kilovolt
kWh	kilowatt-hour
LACFD	Los Angeles County Fire Department
LACNHM	Los Angeles County Natural History Museum
LADWP	Los Angeles Department of Water and Power
LCFS	Low Carbon Fuel Standard
LEV	Low-Emissions Vehicle
LOS	Level of Service
LRA	Local Responsibility Area
LSFT	large-scale fire testing
M&I	municipal and industrial
MBTA	Migratory Bird Treaty Act
MCA	Medieval Climatic Anomaly
MDAB	Mojave Desert Air Basin
MEIR	maximally exposed individual resident
MEIW	maximally exposed individual worker
mg/L	milligrams per liter
MMcfd	million cubic feet per day
MMT	million metric tons

$MMTCO_2e$	million metric ton of CO_2 equivalent
MND	Mitigated Negative Declaration
MPO	metropolitan planning organization
MPUD	Mojave Public Utility District
MRZ	Mineral Resource Zone
MT	metric ton
MV	medium voltage
MW	megawatt
MWh	megawatt-hour
MY	model year
N_2O	nitrous oxide
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
NCP	National Contingency Plan
NEHRP	National Earthquake Hazards Reduction Program
NERC	North American Electric Reliability Corporation
NESC	National Electric Safety Code
NESHAP	National Emission Standards for Hazardous Air Pollutants
NFIP	National Flood Insurance Program
NFPA	National Fire Protection Association
NHD	National Hydrographic Dataset
NHMLAC	Natural History Museum of Los Angeles County
NHTSA	National Highway Traffic Safety Administration
NIOSH	National Institute for Occupational Safety and Health
NLM	Natural Landscape Block
NO	nitric oxide
NO_2	nitrogren dioxide
NOC	Notice of Completion
NOI	Notice of Intent
NOP/IS	notice of preparation/initial study

NO_x	oxides of nitrogen
NPDES	National Pollutant Discharge Elimination System
NPL	National Priorities List
NPPA	Native Plant Protection Act
NR	Natural Resources
NRCS	Natural Resources Conservation Service
NRHP	National Register of Historic Places
NUA	Northern Uto Aztecan
NWCG	National Wildfire Coordinating Group
NWI	National Wetlands Inventory
O&M	operations and maintenance
O_3	ozone
OEHHA	California Office of Environmental Health Hazard Assessment
OEIS	Office of Energy Infrastructure Safety
OES	California Office of Emergency Services
OHV	Off-highway Vehicle
OPR	Office of Planning and Research
OSHA	Occupational Safety and Health Administration
P.L.	Public Law
Pb	lead
PCB	polychlorinated biphenyl
PCE	passenger car equivalent
PCT	Pacific Crest National Scenic Trail
PE	Petroleum Extraction
PF	Floodplain
PFC	perfluorocarbon
PHEV	plug-in hybrid electric vehicle
PHI	point of historical interest
PI	Plasticity index
PL	Platted Lands

PM	particulate matter
PMI	point of maximum impact
Porter-Cologne Act	Porter-Cologne Water Quality Control Act
ppb	part per billion
ppm	part per million
PRC	Public Resources Code
project proponent	Discovery Solar PV and Storage, LLC
project	Discovery Solar PV and Storage Project
PSD	Prevention of Significant Deterioration
PSPS	Public Safety Power Shutoff
PV	photovoltaic
PVC	polyvinyl chloride
RCRA	Resource Conservation and Recovery Act
REC	recognized environmental concern
Registry	California Climate Action Registry
RHNA	Regional Housing Needs Allocation
RMR	RMR Water Trucks and Rental Equipment, Inc.
ROG	reactive organic gas
ROW	right-of-way
RPS	Renewable Portfolio Standard
RS	Residential Suburban
RSLF	Recycling and Sanitary Landfill
RTP	Regional Transportation Plan
RWQCB	Regional Water Quality Control Board
S	Statewide
SAFE	Safer Affordable Fuel-Efficient
SAR	Second Assessment Report
SARA	Superfund Amendements and Reauthorization Act
SCADA	supervisory control and data acquisition
SCAQMD	South Coast Air Quality Management District

SCE	Southern California Edison
SCS	Sustainable Communities Strategy
SDC	seismic design category
SEPV	(awaiting definition)
SF_6	sulfur hexachloride
SGMA	California Sustainable Groundwater Management Act
SIL	Significant Impact Level
SIP	State Implementation Plan
SJVAPCD	San Joaquin Valley Air Pollution Control District
SLAMS	State and Local Air Monitoring Stations
SLF	Sacred Lands File
SMARA	Surface Mining and Reclamation Act of 1975
SO_2	sulfur dioxide
SoCalGas	Southern California Gas Company
SPCC	spill prevention, countermeasure, and control
SR	State Route
SRA	State Responsibility Area
SSJVIC	San Joaquin Valley Information Center
STIP	State Transportation Improvement Program
SVP	Society of Vertebrate Paleontology
SWP	State Water Project
SWPPP	Stormwater Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TAC	toxic air contaminant
TAZ	traffic analysis zone
TCM	transportation control measure
TDS	total dissolved liquids
Tetra Tech	Tetra Tech, Inc.
TMDL	total maximum daily load
tpy	ton per year

U.S.C.	United States Code
UL	Underwriters Laboratories
Unified Program	Unified Hazardous Waste and Hazardous Materials Management Regulatory Program
UPRR	Union Pacific Railroad
USACE	U.S. Army Corps of Engineers
USEPA	U.S. Environmental Protection Agency
USFWS	United States Fish and Wildlife Service
USGS	U.S. Geological Survey
UST	underground storage tank
UV	ultraviolet
UWMP	Urban Water Management Plan
VMT	vehicle miles traveled
VOC	volatile organic compound
W	watt
WDR	Waste Discharge Requirement
WE	Wind Energy
WEMO Plan	West Mojave Plan
Wh	watt-hour
Williamson Act	California Land Conservation Act of 1965\
WJT	Western Joshua tree
WJTCA	Western Joshua Tree Conservation Act
WMP	Wildfire Mitigation Plan
WOTUS	waters of the United States
YSMN	Yuhaaviatam San Manuel Nation
ZCC	Zone Classification Change
ZEV	Zero-Emissions Vehicle

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Chapter 7
Response to Comments

7.1 Introduction

Purpose

As defined by Section 15050 of the California Environmental Quality Act (CEQA) Guidelines, the Kern County Planning and Natural Resources Department is serving as "Lead Agency" for the preparation of the Environmental Impact Report (EIR) for the Discovery Solar PV and Storage Project (project or proposed project). The Final EIR presents the environmental information and analyses that have been prepared for the project, including comments received addressing the adequacy of the Draft EIR, and responses to those comments. In addition to the responses to comments, clarifications, corrections, or minor revisions have been made to the Draft EIR. The Final EIR, which includes the responses to comments, the Draft EIR, and the Mitigation, Monitoring, and Reporting Program, will be used by the Planning Commission and the Board of Supervisors in the decision-making process for the proposed project.

Environmental Review Process

A Notice of Preparation (NOP)/Initial Study (IS) (SCH No. 2025071048) was circulated for a 30-day public review period beginning on July 31, 2025, and ending on September 2, 2025. Eighteen (18) individual written comment letters were received on the NOP during this review. All public comments received relevant to CEQA-related issues were considered by the County in preparing the Draft EIR.

The Draft EIR for the proposed project was circulated for a 45-day public review period beginning on January 28, 2026, through March 13, 2026. A total of eleven (11) comment letters were received on the Draft EIR during this period and one (1) letter was received after the close of the comment period.

Section 15088 of the CEQA *Guidelines* requires that the lead agency evaluate comments on environmental issues received from persons and agencies that reviewed the Draft EIR and prepare a written response addressing the comments received. The response to comments is contained in this document—Volume 8, Chapter 7 of the Draft EIR. Volumes 1, 2, 3, 4, 5, 6, 7, and 8 together constitute the Final EIR.

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7.2 Revisions to the Draft EIR

The revisions that follow were made to the text of the Draft EIR. Amended text is identified by page number. Additions to the Draft EIR text are shown with underlined text, and text removed from the Draft EIR is shown with ~~strikethrough~~. Revisions to a Draft EIR are required if clarifications or responses to comments cannot be made without alterations to the document. The revisions, as outlined below, fall within the scope of the original project analysis included in the Draft EIR and do not result in an increase to any identified significant impacts or produce any new significant impacts. No new significant environmental impact would result from the changes or from a new mitigation measure proposed to be implemented. Therefore, no significant revisions have been made that would require recirculation of the Draft EIR pursuant to CEQA *Guidelines* Section 15088.5 (Recirculation of an EIR Prior to Certification).

Section 1.0, Executive Summary; Pages 1-2 – 1-3:

Zone Change

(a) Zone Classification Change No. 56, Map 197 ~~from A-1 (Limited Agriculture) to A (Exclusive Agriculture) on approximately 357.88 acres, A-1 FP (Limited Agriculture, Floodplain Combining) to A FP (Exclusive Agriculture, Floodplain Combining) on approximately 10.02 acres, A-1 (Limited Agriculture) and A-1 FP (Limited Agriculture, Floodplain Combining) to A FP (Exclusive Agriculture, Floodplain Combining) on approximately 574.63 acres, and A-1 (Limited Agriculture) and A-1 WE (Limited Agriculture, Wind Energy Combining) to A (Exclusive Agriculture) and A WE (Exclusive Agriculture, Wind Energy Combining) on approximately 85.06 acres, for a total of approximately 1,027.59 acres.~~ from A-1 (Limited Agriculture) to A (Exclusive Agriculture) on approximately 748.22 acres, A-1 FP (Limited Agriculture Floodplain Combining) to A FP (Exclusive Agriculture - Floodplain Combining) on approximately 131.10 acres, and A 1 WE (Limited Agriculture - Wind Energy Combining) to A WE (Exclusive Agriculture - Wind Energy Combining) on approximately 221.76 acres;

(b) Zone Classification Change No. 71, Map 198 ~~from A-1 (Limited Agriculture) to A (Exclusive Agriculture) on approximately 80.26 acres, E(2.5) RS (Estate 2.5 acres, Residential Suburban Combining) to A (Exclusive Agriculture) on approximately 10 acres, E (20) RS (Estate 20 Acres, Residential Suburban Combining) to A (Exclusive Agriculture) on approximately 493.64 acres, A WE (Exclusive Agriculture, Wind Energy Combining) and E (20) RS (Estate 20 Acres, Residential Suburban Combining) to A WE (Exclusive Agriculture, Wind Energy Combining) on approximately 40.01 acres, and A (Exclusive Agriculture) on approximately 40 acres, for a total of approximately 623.91 acres~~ from A-1 (Limited Agriculture) to A (Exclusive Agriculture) on approximately 80.26 acres, E (2 1/2) RS (Estate - 2 1/2 acres - Residential Suburban Combining) to A (Exclusive Agriculture) on approximately 10 acres, and E (20) RS (Estate - 20 acres - Residential Suburban Combining) to A (Exclusive Agriculture) on approximately 507.15 acres;

(c) Zone Classification Change No. 29, Map 214 ~~from E (2.5) RS (Estate 2.5 Acres, Residential Suburban Combining) to A (Exclusive Agriculture) on approximately 150.70 acres, PL RS (Platted Lands, Residential Suburban Combining) to A (Exclusive Agriculture) on approximately 308.69 acres, PL RS FP (Platted Lands, Residential Suburban Combining, Floodplain Combining) to A FP (Exclusive Agriculture, Floodplain Combining) on approximately 170.39 acres, for a total of approximately 629.78 acres~~ from E (2 1/2) RS (Estate - 2 1/2 acres - Residential Suburban Combining) to A (Exclusive Agriculture) on approximately 134.02 acres, PL RS (Platted Lands - Residential Suburban Combining) to A (Exclusive Agriculture) on approximately 308.67 acres, and PL RS FP (Platted Lands - Residential Suburban Combining - Floodplain Combining) to A FP (Exclusive Agriculture - Floodplain Combining) on approximately 170.39 acres;

(d) Zone Classification Change No. 16, Map 215 from PL RS (Platted Lands, Residential Suburban Combining) to A (Exclusive Agriculture) on approximately 111.71 acres.

Conditional Use Permit

(a) Conditional Use Permit No. 22, Map 197, to allow for the construction and operation of a solar facility up to 200 MW and associated infrastructure, including energy storage and a switchyard, and temporary construction staging and equipment storage on approximately 811.23 acres in an A (Exclusive Agriculture) District, pursuant to Chapter 19.12.030.G and 19.12.030.K of the Kern County Zoning Ordinance.

(b) Conditional Use Permit No. 47, Map 198, to allow for the construction and operation of a solar facility up to 150 MW and associated infrastructure, including energy storage and temporary construction staging, on approximately 721.65 acres in an A (Exclusive Agriculture) District, pursuant to Chapter 19.12.030.G and 19.12.030.K of the Kern County Zoning Ordinance.

(c) Conditional Use Permit No. 50, Map 214, to allow for the construction and operation of a solar facility up to 550 MW and associated infrastructure, including energy storage and temporary construction staging and equipment storage, on approximately 3,164.18 acres in an A (Exclusive Agriculture) District, pursuant to Chapter 19.12.030.G and 19.12.030.K of the Kern County Zoning Ordinance.

(d) Conditional Use Permit No. 19, Map 215, to allow for the construction and operation of a solar facility up to 500 MW and associated infrastructure, including energy storage and temporary construction staging and equipment storage, on approximately 2,773.09 acres in an A (Exclusive Agriculture) District, pursuant to Chapter 19.12.030.G and 19.12.030.K of the Kern County Zoning Ordinance.

General Plan Amendment (Circulation)

(a) General Plan Amendment No. 18, Map 197, ~~to remove future road reservations on section and mid-section lines within the project boundary as called for within the Circulation Element of the Kern County General Plan~~ to the Circulation Element of the Kern County General Plan to eliminate future road reservations on section and mid-section lines as described below:

1. Eliminate the section and midsection lines of Section 31, T11N, R13W, San Bernardino Meridian;
2. Eliminate the southern, eastern and western section lines of Section 32, T11N, R13W, San Bernardino Meridian;
3. Eliminate the western half of the northern section line of Section 32, T11N, R13W, San Bernardino Meridian;
4. Eliminate the midsection lines of Section 32, T11N, R13W, San Bernardino Meridian;
5. Eliminate the southern, eastern, and western section lines of Section 33, T11N, R13W, San Bernardino Meridian;
6. Eliminate the eastern half of the northern section line of Section 33, T11N, R13W, San Bernardino Meridian;
7. Eliminate the midsection lines of Section 33, T11N, R13W, San Bernardino Meridian.

(b) General Plan Amendment No. 5, Map 198, ~~to remove future road reservations on section and mid-section lines within the project boundary as called for within the Circulation Element of the Kern County General Plan~~ to the Circulation Element of the Kern County General Plan to eliminate future road reservations on section and mid-section lines as described below;

1. Eliminate the south section line of Section 25, T11N, R14W, San Bernardino Meridian;
2. Eliminate the southern half of the eastern section line of Section 25, T11N, R14W, San Bernardino Meridian ;
3. Eliminate the southern half of the western section line of Section 25, T11N, R14W, San Bernardino Meridian;

4. Eliminate the eastern half of the east-west midsection line of Section 25, T11N, R14W, San Bernardino Meridian;
5. Eliminate the southern half of the eastern section line of Section 26, T11N, R14W, San Bernardino Meridian
6. Eliminate the eastern half of the southern section line of Section 26, T11N, R14W, S. San Bernardino Meridian;
7. Eliminate the eastern half of the east-west midsection line of Section 26, T11N, R14W, San Bernardino Meridian;
8. Eliminate the southern half of the north-south midsection line of Section 26, T11N, R14W, San Bernardino Meridian;
9. Eliminate the eastern half of the northern section line of Section 35, T11N, R14W, San Bernardino Meridian;
10. Eliminate the northern half of the eastern section line of Section 35, T11N, R14W, San Bernardino Meridian;
11. Eliminate the northern half of the north-south midsection line of Section 35, T11N, R14W, San Bernardino Meridian;
12. Eliminate the eastern half of the east-west midsection line of Section 35, T11N, R14W, San Bernardino Meridian;
13. Eliminate the northern and eastern section lines of Section 36, T11N, R14W, San Bernardino Meridian;
14. Eliminate the eastern half of the southern section line of Section 36, T11N, R14W, San Bernardino Meridian;
15. Eliminate the northern half of the western section line of Section 36, T11N, R14W, San Bernardino Meridian;
16. Eliminate the midsection lines of Section 36, T11N, R14W, San Bernardino Meridian.

(c) General Plan Amendment No. 10, Map 214, ~~to remove future road reservations on section and mid-section lines within the project boundary as called for within the Circulation Element of the Kern County General Plan~~ to the Circulation Element of the Kern County General Plan to eliminate future road reservations on section and mid-section lines as described below:

1. Eliminate the western section line of Section 2, T10N, R13W, S.B.B.&M;
2. Eliminate the western half of the northern section line of Section 2, T10N, R13W, San Bernardino Meridian;
3. Eliminate the western half of the east-west midsection line of Section 2, T10N, R13W, San Bernardino Meridian;
4. Eliminate the southern, eastern, and western section lines of Section 3, T10N, R13W, San Bernardino Meridian;
5. Eliminate the east-west midsection line of Section 3, T10N, R13W, San Bernardino Meridian;
6. Eliminate the southern half of the north-south midsection line of Section 3, T10N, R13W, San Bernardino Meridian;

7. Eliminate the section and midsection lines of Sections 4, 5, and 6, T10N, R13W, San Bernardino Meridian;
8. Eliminate the northern, eastern, and western section lines of Section 7, T10N, R13W, San Bernardino Meridian;
9. Eliminate the eastern half of the southern section line of Section 7, T10N, R13W, San Bernardino Meridian;
10. Eliminate the midsection lines of Section 7, T10N, R13W, San Bernardino Meridian;
11. Eliminate the northern and western section lines of Section 8, T10N, R13W, San Bernardino Meridian;
12. Eliminate the western half of the southern section line of Section 8, T10N, R13W, San Bernardino Meridian;
13. Eliminate the midsection lines of Section 8, T10N, R13W, San Bernardino Meridian;
14. Eliminate the western half of the northern section line of Section 10, T10N, R13W, San Bernardino Meridian;
15. Eliminate the northern half of the western section line of Section 10, T10N, R13W, San Bernardino Meridian;
16. Eliminate the northern half of the north-south midsection line of Section 10, T10N, R13W, San Bernardino Meridian;
17. Eliminate the western half of the east-west midsection line of Section 10, T10N, R13W, San Bernardino Meridian;
18. Eliminate the eastern half of the northern section line of Section 18, T10N, R13W, San Bernardino Meridian;
19. Eliminate the northern half of the eastern section line of Section 18, T10N, R13W, San Bernardino Meridian.

(d) General Plan Amendment No. 7, Map 215, ~~to remove future road reservations on section and mid-section lines within the project boundary as called for within the Circulation Element of the Kern County General Plan~~ to the Circulation Element of the Kern County General Plan to eliminate remove future road reservations on section and mid-section lines as described below:

1. Eliminate the southern and eastern section lines of Section 1, T10N, R14W, San Bernardino Meridian;
2. Eliminate the eastern half of the northern section line of Section 1, T10N, R14W, San Bernardino Meridian;
3. Eliminate the southern half of the western section line of Section 1, T10N, R14W, San Bernardino Meridian;
4. Eliminate the midsection lines of Section 1, T10N, R14W, San Bernardino Meridian;
5. Eliminate the southern and western section lines of Section 2, T10N, R14W, San Bernardino Meridian;
6. Eliminate the western half of the northern section line of Section 2, T10N, R14W, San Bernardino Meridian;

7. Eliminate the southern half of the eastern section line of Section 2, T10N, R14W, San Bernardino Meridian;
8. Eliminate the midsection lines of section 2, T10N, R14W, San Bernardino Meridian;
9. Eliminate the section and midsection lines of Section 11, T10N, R14W, San Bernardino Meridian;
10. Eliminate the northern, eastern, and western section lines of Section 12, T10N, R14W, San Bernardino Meridian;
11. Eliminate the midsection lines of Section 12, T10N, R14W, San Bernardino Meridian;
12. Eliminate the section and midsection lines of Section 14, T10N, R14W, San Bernardino Meridian;
13. Eliminate the eastern section line of Section 15, T10N, R14W, San Bernardino Meridian;
14. Eliminate the eastern half of the northern section line of Section 15, T10N, R14W, San Bernardino Meridian;
15. Eliminate the eastern half of the southern section line of Section 15, T10N, R14W, San Bernardino Meridian;
16. Eliminate the north-south midsection line of Section 15, T10N, R14W, San Bernardino Meridian;
17. Eliminate the eastern half of the east-west midsection line of Section 15, T10N, R14W, San Bernardino Meridian;
18. Eliminate the eastern half of the northern section line of Section 22, T10N, R14W, S.B.B.&M;
19. Eliminate the northern half of the eastern section line of Section 22, T10N, R14W, San Bernardino Meridian;
20. Eliminate eastern half of the east-west midsection line of Section 22, T10N, R14W, San Bernardino Meridian;
21. Eliminate the western half of the northern section line of Section 23, T10N, R14W, San Bernardino Meridian;
22. Eliminate the northern half of the western section line of Section 23, T10N, R14W, San Bernardino Meridian;
23. Eliminate the northern half of the north-south midsection line of Section 23, T10N, R14W, San Bernardino Meridian;
24. Eliminate the western half of the east-west midsection line of Section 23, T10N, R14W, San Bernardino Meridian.

Zone Variance:

(a) Zone Variance No. 20, Map 197, ~~to authorize multiple parcels of substandard size where a minimum of 20 acres is required for each change in base zoning from the A-1 (Limited Agriculture) District to the A (Exclusive Agriculture) District across approximately 140.15 total acres~~ to authorize nineteen (19) parcels of 2.51 gross acres to 19.88 gross acres where a minimum of 20 gross acres is required (Section 19.12.050), on approximately 140.15 total acres.

(b) Zone Variance No. 36, Map 198, ~~to authorize multiple parcels of substandard size where a minimum of 20 acres is required for each change in base zoning from the A-1 (Limited Agriculture) District or the E(20) (Estate - 20 acres) District to the A (Exclusive Agriculture) District across approximately 205.68 total acres~~ to authorize 24 parcels of 2.51 gross acres to 10.04 gross acres where a minimum of 20 gross acres is required (Section 19.12.050), on approximately 205.68 total acres

(c) Zone Variance No. 15, Map 214, ~~to authorize multiple parcels of substandard size where a minimum of 20 acres is required for each change in base zoning from the PL (Platted Lands) District to the A (Exclusive Agriculture) District across approximately 89.83 total acres~~ to authorize 21 parcels of 2.5 gross acres to 9.4 gross acres where a minimum of 20 gross acres is required (Section 19.12.050), on approximately 89.83 total acres.

(d) Zone Variance No. 3, Map 215, ~~to authorize multiple parcels of substandard size where a minimum of 20 acres is required for each change in base zoning from the PL (Platted Lands) District to the A (Exclusive Agriculture) District across approximately 10.12 total acres~~ to authorize two (2) parcels of 2.53 gross acres and 7.59 gross acres where a minimum of 20 gross acres is required (Section 19.12.050), on approximately 10.12 total acres.

Offsite Features:

a) Conditional Use Permit No. 51, Map 214, to allow for a temporary, offsite construction laydown area (Section 19.12.030.K) on approximately 13.7 acres of a 30.21 acre parcel in the A (Exclusive Agriculture) District.

(b) Franchise Agreement for the right-of-way (ROW) along 90th Street to use for underground MV transmission.

Section 1.0, Executive Summary; Table 1-7, Pages 1-55 – 1-64:

The revisions to Table 1-7 below, reflect typographical errors or clarifications in Table 1-7 of the Draft EIR. These errors have been corrected here for consistency with the analysis included in Chapter 4 of the Draft EIR. None of the significance conclusions in the Draft EIR have changed.

TABLE 1-7: SUMMARY OF IMPACTS, MITIGATION MEASURES, AND LEVELS OF SIGNIFICANCE

Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
4.3 Air Quality			
Impact 4.3-1: The project would conflict with or obstruct implementation of the applicable air quality plan.	Potentially significant	**MM 4.3-1:** The project shall continuously comply with applicable rules and regulations set forth by the East Kern Air Pollution Control District. **MM 4.3-2:** To control fugitive PM emissions during implementation of the project, prior to the issuance of grading or building permits, the project proponent shall prepare a comprehensive Site-Specific Fugitive Dust Control Plan in coordination with the Eastern Kern Air Pollution Control District. <u>If installation of the gen-tie line will result in disturbance of more than 10 contiguous acres, a separate Fugitive Dust Control Plan may be required to be submitted.</u> A copy of the final plan shall be submitted to the Kern County Planning and Natural Resources Department to be kept on file. The plan shall include Eastern Kern Air Pollution Control District-recommended measures, including but not limited to, the following: a. Identify a comprehensive grading schedule for the entire project site. When feasible, grading activities shall be phased and minimized to those areas necessary for project access and installation of solar panels and other areas of infrastructure associated with the solar facility. b. The Site-Specific Fugitive Dust Control Plan shall identify, in addition to those measures required by the air district, measures being undertaken during construction activities, operational activities and decommissioning activities to ensure fugitive dust being blown off site is minimized. Measures may include, but are not limited to: 1. Use of water trucks as required for the expected level of winds in the area. 2. Use of dust suppressant (i.e., soil binders or mulch). 3. Pre-seeding and irrigating prior to construction to create vegetation with useful root structures. 4. Construction of dust screening in appropriate locations around the project site (i.e., fence slats or mesh screening).	Less than significant

TABLE 1-7: SUMMARY OF IMPACTS, MITIGATION MEASURES, AND LEVELS OF SIGNIFICANCE

Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		5. A copy of the final Site-Specific Fugitive Dust Control Plan shall be kept at the site construction office and measures included in the Site-Specific Fugitive Dust Control Plan shall be included on Grading Plans issued for the project by the Kern County Public Works Department. **MM 4.3-3:** The project proponent and/or its contractors shall continuously implement the following measures during implementation of the project to control emissions from the on-site equipment: a. All equipment shall be maintained in accordance with the manufacture's specifications. b. All equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for extended periods of time. Engine idling of all equipment shall be minimized. c. Construction equipment shall not operate longer than eight cumulative hours per day. d. All construction vehicles shall be equipped with proper emissions control equipment and kept in good and proper running order to substantially reduce NO_X emissions. e. On-road and off-road diesel equipment shall use diesel particulate filters (or the equivalent) if permitted under manufacturer's guidelines. f. All on-site off-road equipment and on-road vehicles shall meet the recent California Air Resources Board engine emission standards or alternatively fueled equipment, such as compressed natural gas, liquefied natural gas, or electric, as appropriate. **MM 4.3-4:** Prior to commencement of any onsite construction activities (i.e., fence construction, mobilization of construction equipment, initial grading), including decommissioning, the project proponent shall provide written notice to the public through mailing a notice to property owners of all parcels within 1,000 feet of the project site, no sooner than 15 days prior to construction activities. The notices shall include the construction schedule, a telephone number and email address where complaints and questions can be registered. Additionally, a minimum of one sign, legible at a distance of 50 feet, shall also be posted at the construction sites or adjacent to the nearest public access to the main construction entrances throughout construction activities which include the construction schedule (updated as needed) and a telephone number where complaints can be registered. Documentation that the public notice has been sent and the sign has been posted shall be provided to the Kern County Planning and Natural Resources Department. **MM 4.3-5:** Prior to the issuance of any grading or building permit, the project proponent shall establish a "construction coordinator" and submit written documentation which includes their	

TABLE 1-7: SUMMARY OF IMPACTS, MITIGATION MEASURES, AND LEVELS OF SIGNIFICANCE

Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		phone number, email address and mailing address. The construction coordinator shall be responsible for the following: a. Responding to any local complaints about construction activities. The construction coordinator shall determine the cause of the construction complaint and shall be required to implement reasonable measures such that the complaint is resolved. b. Ensuring all appropriate construction notices have been made available to the public and that all appropriate construction signs have been installed. c. Maintaining an ongoing up-to-date log of all construction related complaints (i.e., blowing dust, inability to access parcels, etc.) during project construction activities. The log shall include the nature of the complaint and the measures that were undertaken to address the concerns. Upon request, the construction coordinator shall provide the log to the Planning and Natural Resources Department no later than three business days from request.	
Impact 4.3-4: Cumulative Impacts	Potentially significant	Implementation of **Mitigation Measures MM 4.3-1** through ~~**MM 4.3-3**~~, and ~~**MM 4.3-5** through~~ **MM 4.3-8** is required.	Less than significant
4.4 Biological Resources			
Impact 4.4-1: The project would have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.	Potentially significant	Implementation of **Mitigation Measures MM 4.1-1, MM 4.1-3, MM 4.1-6**, **MM 4.1-7**, and **MM 4.3-3** as described above and **MM 4.9-2, MM 4.13-1, and MM 4.14-1**, described below, is required. **MM 4.4-1:** Prior to the issuance of grading or building permits, and prior to decommissioning, the project operator shall retain a Lead Biologist(s) who meets the qualifications of an Authorized Biologist as defined by the USFWS to oversee compliance with protection measures for all listed and other special-status species that may be affected by the construction, operation, and decommissioning of the project. The contact information for the Lead Biologist shall be provided in writing to the Planning and Natural Resources Department. The following measures pertain to the Lead Biologist: a. The Lead Biologist or approved Biological Monitor shall be on the project site during construction and decommissioning of the project, and shall monitor all initial ground-disturbance activities and remain on-call throughout construction/decommissioning. Initial ground-disturbing construction activities include, but are not limited to, installation of perimeter fencing, clearing of vegetation, grading, site buildout, and decommissioning.	Significant and unavoidable (for Western Joshua tree) Less than significant (for all other affected species)

TABLE 1-7: SUMMARY OF IMPACTS, MITIGATION MEASURES, AND LEVELS OF SIGNIFICANCE

Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		b. The project operator shall retain a Lead Biologist to oversee compliance with protection measures during operations. c. The Lead Biologist or approved Biological Monitor shall have the right to halt all activities that are in violation of the special-status species protection measures, as well as any regulatory permits from the USFWS and/or CDFW, if applicable. Work shall proceed only after hazards to special-status species are removed and the species is no longer at risk. **MM 4.4-2:** Prior to the issuance of grading or building permits, or decommissioning of the site, the Lead Biologist shall develop a Worker Environmental Awareness Training Program containing life history and identification information of special-status wildlife and plant species with potential to occur on site. The Worker Environmental Awareness Training Program shall review responsibilities for all on-site personnel including trash control, checking under and around vehicles and heavy equipment before starting, scanning for wildlife resources, contacting the Lead Biologist in the unanticipated instance of encountering special status wildlife species, and prohibition of pets and firearms. All on-site personnel shall be required to attend a worker environmental training. A sticker shall be placed on hard hats, indicating that the worker has completed the Worker Environmental Awareness Training. Copies of all prepared materials including, but not limited to, PowerPoint presentations, videos, information handouts and signed acknowledgement from each worker who has attended the required training shall be provided to the Kern County Planning and Natural Resources Department. **MM 4.4-3:** During project construction and decommissioning, the project proponent and/or contractor(s) shall implement the following general avoidance and protective measures: a. Immediately prior to conducting vegetation clearing or similar activities, the Lead Biologist or their designee shall perform a pre-construction visual survey of the area to ensure that no special-status species are present. Daily reports of these inspections shall be retained by the Lead Biologist and provided to the Kern County Planning and Natural Resources Department, and as required by resource agency permits issued to the project. b. All proposed impact areas, including solar fields, staging areas, access routes, and disposal or temporary placement of spoils, shall be delineated with stakes and/or flagging prior to construction to avoid natural resources where possible. Construction-related activities outside of the impact zone shall be avoided. c. Access roads that are planned for use during construction activities shall not extend beyond the planned impact area; this area includes all previously disturbed lands and any	

TABLE 1-7: SUMMARY OF IMPACTS, MITIGATION MEASURES, AND LEVELS OF SIGNIFICANCE

Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		location within the project fenceline not delineated for avoidance of sensitive biological resources. Where new access routes are required, the route shall be clearly marked prior to construction. d. The project proponent/operator shall minimize the areas of disturbance. Parking areas, new roads, staging, storage, excavation, and disposal site locations shall be confined to the smallest areas possible. These areas shall be demarcated and disturbance activities, vehicles, and equipment shall be confined to these areas. e. Any spoils shall be stockpiled in disturbed areas that lack native vegetation to the maximum extent practicable. Spoils that have been stockpiled and inactive for more than 24 hours shall be inspected by the Lead Biologist for signs of special-status wildlife before moving or disturbing. f. To prevent inadvertent entrapment of desert kit foxes, American badgers, or other animals during construction, all excavated steep-walled holes or trenches more than two (2) feet deep shall be covered with plywood or similar materials at the close of each working day. If holes or trenches cannot be covered, one or more escape ramps constructed of earthen fill or wooden planks, no less than 12 inches wide and secured at the top, shall be placed a minimum of every 100 feet within the open trench. Covered and non-covered holes or trenches shall be thoroughly inspected for trapped animals by the Lead Biologist at the beginning and end of each working day. Immediately before such holes or trenches are filled, they shall again be thoroughly inspected by the Lead Biologist or trained Staff approved by the Lead Biologist. If trapped animals are observed, escape ramps or structures shall be installed immediately to allow escape or the Lead Biologist may capture and relocate the animal (for non-listed species). If a listed species is found trapped, all work in the vicinity shall cease immediately. If the animal is apparently uninjured, then the Lead Biologist shall directly supervise the provision of escape structures and/or trench modification to allow the trapped animal to escape safely. The animal shall be allowed to leave the work area and project site on its own and work shall not resume in the vicinity until the animal is out of harm's way. If the listed animal is injured, then the Lead Biologist or approved Biological Monitor shall immediately contact the USFWS and/or CDFW to identify an individual with the appropriate permit or authorization to handle listed species, who shall bring the animal to a pre-identified wildlife rehabilitation or veterinary facility for care. g. Burrowing owls, mammals, and nesting birds may use construction pipes, culverts, or similar structures for refuge or nesting. All towers that are of the monopole variety and	

TABLE 1-7: SUMMARY OF IMPACTS, MITIGATION MEASURES, AND LEVELS OF SIGNIFICANCE

Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		all hollow vertical structures, such as solar mount poles, or fencing poles, shall be capped immediately after installation to prevent bird entrapment. Therefore, all construction pipes, culverts, or similar structures with a diameter of four (4) inches or more that are stored at a construction site for one or more overnight periods shall be thoroughly inspected for special-status wildlife or nesting birds before the pipe is subsequently buried, capped, or otherwise used or moved in any way. If an animal is discovered inside a pipe, that section of pipe shall not be moved until the Lead Biologist has been consulted and the animal has either moved from the structure on its own accord (for listed species) or until the animal has been captured and relocated (for non-listed species) by the Lead Biologist or approved Biological Monitor. If the animal is a listed species, then work shall immediately halt in the vicinity, and the animal shall be allowed to move from the structure and the work area of its own accord. The Lead Biologist will direct work stoppages near the animal to allow it to freely move out of the pipe and away from the work area. Listed species shall not be handled or captured by anyone without the appropriate permit or authorization. h. No vehicle or equipment parked on the project site shall be moved prior to inspecting the ground beneath the vehicle or equipment for the presence of listed wildlife species. If present, the animal shall be left to move on its own. i. Vehicular traffic to and from the project site shall use existing routes of travel. Cross country vehicle and equipment use outside designated work areas shall be prohibited. j. A speed limit of 15 miles per hour shall be enforced within the limits of the project site. If night work occurs on the project site, the speed limit shall be 10 miles per hour. This requirement shall be posted with signage noted throughout the site. k. Fueling of equipment shall take place within existing roads or disturbed areas. No refueling within or adjacent to drainages (within 150 feet) shall be permitted. Contractor equipment shall be checked for leaks prior to operation and repaired as necessary. l. A long-term trash abatement program shall be established for construction, operations and maintenance, and decommissioning. Trash and food items shall be contained in closed containers to reduce the attractiveness to opportunistic predators such as common ravens, coyotes, and feral dogs. m. Workers shall be prohibited from bringing pets and firearms to the project site and from feeding wildlife.	

TABLE 1-7: SUMMARY OF IMPACTS, MITIGATION MEASURES, AND LEVELS OF SIGNIFICANCE

Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		n. Intentional and unpermitted killing or collection of any listed plant or wildlife species shall be prohibited. o. Herbicides that may be used as vegetation control measures in project areas shall be restricted. All uses of such herbicidal compounds shall observe label and other restrictions mandated by the U.S Protection Agency, California Department of Food and Agriculture, and state/federal legislation as well as additional project related restrictions deemed necessary by the USFWS or CDFW. No rodenticides shall be used on the project site. p. To enable kit foxes and other wildlife (e.g., American badger) to pass through the project site after construction, the permanent perimeter security fence shall be a wildlife friendly design that meets the goals of allowing wildlife to move freely through the project site during operation, leaving 4- to 7-inch openings or portals in the fence or the fence shall be raised 4 to 7 inches above the ground leaving a gap between the fence mesh and the ground. In the latter case the bottom of the fence fabric shall be knuckled (wrapped back to form a smooth edge) to protect wildlife that passes under the fence. **MM 4.4-4:** During construction, operation and maintenance, and decommissioning, project work crews shall be directed to use industry accepted and standard construction best management practices (BMPs) consistent with the County zoning ordinances and with guidelines provided in the California Stormwater Quality Association's Construction Best Management Practice Handbook, where applicable, to avoid, minimize, and/or reduce potential construction-related impacts on biological resources. BMPs shall be monitored and repaired throughout the life of the project. The project proponent/operator and/or contractor(s) shall implement the general measures described below: a. BMPs shall be employed to prevent erosion in accordance with the project's approved Stormwater Pollution Prevention Plan. Detected erosion shall be remedied as described in the *Erosion Control Plan* of the Stormwater Pollution Prevention Plan. b. Material/spoils generated from project activities shall be located away from jurisdictional areas and environmentally sensitive areas that are not slated for impacts. c. Jurisdictional areas and environmentally sensitive areas shall be protected from storm water run-off using temporary perimeter sediment barriers such as berms, silt fences, fiber rolls, covers, sand/gravel bags, and straw bale barriers, as appropriate.	

TABLE 1-7: SUMMARY OF IMPACTS, MITIGATION MEASURES, AND LEVELS OF SIGNIFICANCE

Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		d. Materials shall be stored on impervious surfaces or plastic ground covers to prevent any spills or leakage from contaminating the ground and generally at least 50 feet from the top of bank of any jurisdictional areas and environmentally sensitive areas. e. Any spillage of material shall be stopped if it can be done safely. The contaminated area shall be cleaned, and any contaminated materials properly disposed of. For all spills, the project foreman or designated environmental representative shall be notified. **MM 4.4-5:** Within 14 days prior to the commencement of ground-disturbing activities, the Lead Biologist or their designee shall perform a pre-construction visual survey of the area to determine if rare plants and/or California Desert Native Plant Act species are present. Surveys need not be conducted for all areas of suitable habitat at one time; they may be phased so that surveys occur no more than 14 days prior to ground disturbance in specific areas of the site. Copies of reports for these inspections shall be retained by the Lead Biologist and provided to the Kern County Planning and Natural Resources Department to be kept on file and to CDFW upon request. If no species with a California Native Plant Society Rank of 2B or higher are observed, no further mitigation is required. If species with a California Native Plant Society Rank of 2B or higher are observed, and have not otherwise been accounted for in an approved removal action, they shall be delineated with stakes and/or flagged for avoidance to the extent feasible. After the preconstruction survey determines the exact location of these species, if present, on the project site and the number of individuals or populations present, the project proponent/operator shall submit written documentation to the Kern County Planning and Natural Resources Department confirming implementation of the measures described below: a. The project proponent/operator shall work with the Lead Biologist to determine presence of the subject plant species and identify all known locations of subject plant species to establish "avoidance areas". All species with a California Native Plant Society Rank of 2B or higher found within the project site that has not otherwise been accounted for in an approved removal action shall be avoided by a buffer of 50~~25~~ feet. Sturdy, highly visible, orange plastic construction fencing (or equivalent material verified by the Lead Biologist) shall be installed around all locations of detected plant species to protect from impacts during the construction phase, until they can be relocated. The fence shall be securely staked and installed in a durable manner that would be reasonably expected to withstand wind and weather events and last at least through the construction period. Fencing will also be installed in such a way as to avoid wildlife entanglement (i.e.,	

TABLE 1-7: SUMMARY OF IMPACTS, MITIGATION MEASURES, AND LEVELS OF SIGNIFICANCE

Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		installed with a gap between the bottom of the fence and ground level) and promote wildlife permeability. Fencing shall be removed upon completion of the project construction. b. Any identified species with a California Native Plant Society Rank of 2B or higher present on the site that have not otherwise been accounted for in an approved removal action and that cannot be feasibly avoided in final project design shall require the project proponent to prepare and submit a transplantation plan that includes the following: 1. Identify an area of occupied habitat to be preserved and removed; 2. Identify areas of onsite or offsite preservation, restoration, or enhancement locations; 3. Methods for preservation, restoration, enhancement, and/or translocation; 4. Indicate a replacement ratio and success standard developed in coordination with the appropriate agencies for impacted to individuals; 5. Establish a monitoring program to ensure mitigation success; 6. Create an adaptive management and remedial measures in the event that performance standards are not achieved; 7. Ensure financial assurances and a mechanism for conservation of any mitigation lands required in perpetuity. c. Temporary ground disturbance associated with the gen-tie lines or collector lines shall be recontoured to natural grade (if the grade was modified during the temporary disturbance activity) and revegetated with an application of a native seed mix prior to or during seasonal rains to promote passive restoration of the area to pre-project conditions. However, if invasive plant species were present, these species would not be restored. An area subjected to temporary ground disturbance means any area that is disturbed but will not be subjected to further disturbance as part of the project. This does not include areas already designated as urban/developed. Prior to seeding temporary ground disturbance areas, the Lead Biologist will review the seeding palette to ensure that no seeding of invasive plant species, as identified in the most recent version of the California Invasive Plant Inventory for the region, will occur. **MM 4.4-6:** Prior to the issuance of grading permits, the project applicant shall provide proof of fee payment for the removal of silver cholla and beavertail pricklypear in accordance with the	

TABLE 1-7: SUMMARY OF IMPACTS, MITIGATION MEASURES, AND LEVELS OF SIGNIFICANCE

Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		California Desert Native Plant Act to the Kern County Planning and Natural Resources Department. **MM 4.4-7:** The project shall avoid western Joshua tree (WJT) individuals, except to the extent take is permitted by CDFW. Prior to the issuance of grading permits, the project applicant shall consult with CDFW regarding the take of WJT and shall comply with all avoidance, minimization, and compensatory mitigation measures, as set forth in any incidental take permit issued to the project by CDFW. Documentation of any such CDFW take authorization and mitigation shall be provided to the Kern County Planning and Natural Resources Department. The project proponent shall also submit to the Kern County Planning and Natural Resources Department confirming documentation that the following has been implemented where take of WJT individuals cannot be avoided: a. Prior to issuance of grading permits, site plans shall clearly identify and label an onsite 50-foot vegetated strip as a receiver site for WJT impacted by the project, located between the project site and Tehachapi Willow Springs Road, and will remain undeveloped for the life of the project. b. Prior to the issuance of a grading permit, the project proponent/operator shall develop a Joshua Tree Preservation Plan or other similar plan as required by any incidental take permit issued to the project by CDFW. The Plan shall be prepared by the Lead Biologist or their designee pre-approved by Kern County and shall be approved by the appropriate agencies, including Kern County, prior to implementation. At a minimum, the plan shall identify the methods utilized, as applicable, that the project is taking to comply with any CESA or CDFW take requirements and compensatory mitigation related to the protection or mitigation of impacted Joshua trees. c. Documentation of any such CDFW take authorization and mitigation shall be provided to the Kern County Planning and Natural Resources Department to be kept on file. The Plan shall also clearly delineate how the project includes restoration and enhancements of WJT habitats through relocation of a minimum of 10,000 onsite WJT stems to the onsite Woodland Habitat Preservation Areas, to the 50-foot vegetated strip along Tehachapi Willow Springs Road, and to other onsite or offsite conserved lands. d. Prior to issuance of grading permits, the project proponent shall identify within site plans the creation of 420 acres of Woodland Habitat Preservation Areas on the project site that avoid impacts to contiguous blocks of Joshua tree woodlands, thereby preserving	

TABLE 1-7: SUMMARY OF IMPACTS, MITIGATION MEASURES, AND LEVELS OF SIGNIFICANCE

Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		approximately 34,200 living and dead WJT stems. The Woodland Habitat Preservation Areas shall: 1. be labeled and identified on all plans, with boundaries clearly illustrated and included on plan legends. Woodland Habitat Preservation areas shall be consistent with areas shown on **Figure 3-3**, *Proposed Site Plan,* of the Final EIR. 2. exceed the total 325 acres of mapped Joshua tree woodland at the project to allow space for relocation of WJT into less dense portions of these areas, and for the potential organic expansion of existing Joshua tree woodland into these areas. 3. be protected for the life of the project. e. Prior to final occupancy approval, a Post WJT Relocation Report shall be submitted to the Kern County Planning and Natural Resources Department documenting completion of WJT relocation. **MM 4.4-8:** Within a maximum of 30 days of the start of ground disturbance for construction or decommissioning activities, a Lead Biologist knowledgeable in the identification of special-status wildlife species with potential to occur on the project site shall conduct pre-construction surveys for special-status wildlife species within the project site, as well as within a minimum of 500 feet (where legally accessible) to determine if any special-status species are present. Surveys need not be conducted for all areas of suitable habitat at one time; they may be phased so that surveys occur no more than 30 days prior to ground disturbance in specific areas of the site. **MM 4.4-9:** If construction and decommissioning activities are conducted during the typical nesting bird season (February 1 through August 31), a Lead Biologist or their designee shall conduct a pre-construction or pre-decommissioning nesting survey within 10~~14~~ days of ground disturbance activities to reduce potential impacts to avian species. Surveys need not be conducted for the entire project site at one time; they may be phased so that surveys occur within 10~~14~~ days prior to disturbance in specific areas of the site. The survey area shall cover a 500-foot buffer (where legally accessible). a. If nesting birds/raptors are observed~~,~~ and continuous monitoring by a qualified biologist will occur, a Lead Biologist or approved Biological Monitor shall establish an appropriate buffer distance around the nest site (typically 100 feet for passerines and up to 500 feet for raptors). If continuous monitoring is not feasible, then a minimum no-disturbance buffer of 250 feet will be established for non-listed passerines. The buffer	

TABLE 1-7: SUMMARY OF IMPACTS, MITIGATION MEASURES, AND LEVELS OF SIGNIFICANCE

Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		shall remain in place until the Lead Biologist or approved Biological Monitor has determined that the nest is no longer active. Encroachment into the buffer may occur at the discretion of the Lead Biologist in consultation with the Kern County Planning and Natural Resources Department. b. If construction is scheduled to occur during the non-nesting season (September 1 to January 31), no pre-construction surveys or additional measures are required for nesting birds, including raptors. **MM 4.4-10:** No more than 14 days prior to commencement of ground-disturbing activities, a Lead Biologist or their designee shall conduct a pre-construction survey in areas with suitable western burrowing owl habitat proposed for disturbance within the project site and 500-meter radius (where legally accessible) to determine if occupied known and/or occupied nesting western burrowing owl burrows are present. Burrowing owl burrows shall be evaluated and classified per the definitions below: a. Potential Burrow: Any subterranean hole four inches or larger for which no current evidence is present to conclude that the burrow is being used by a burrowing owl. b. Occupied Known Burrow: A burrow that shows sign of burrowing owl presence (whitewash, feathers, pellets, prey remains, eggshell fragments) and presence of at least one burrowing owl. If monitoring confirms that burrowing owl are no longer using a burrow, it will be redesignated as potential. c. Occupied Nesting Burrow: A burrow where monitoring overseen by the Lead Biologist or approved Biological Monitor demonstrates the presence of burrowing owl eggs, chicks, dependent young, and/or brooding or egg incubation (via inter-burrow scope). Survey methodology shall be consistent with the methods outlined in the 2012 California Department of Fish and Game Staff Report on Burrowing Owl Mitigation and shall consist of walking parallel transects 7 to 20 meters apart, adjusting for vegetation height and density as needed, and noting burrows with fresh burrowing owl sign or presence of burrowing owl. Surveys need not be conducted for all areas of suitable habitat at one time; they may be phased so that surveys occur prior to disturbance in specific areas of the site. The western burrowing owl surveys may be conducted in conjunction with other required preconstruction surveys, if timing is appropriate. Copies of the survey results shall be submitted to the Kern County Planning and Natural Resources Department.	

TABLE 1-7: SUMMARY OF IMPACTS, MITIGATION MEASURES, AND LEVELS OF SIGNIFICANCE

Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		a. If potential burrowing owl burrows are detected any time of year, burrows may be excavated under the direct supervision of the Lead Biologist without prior camera monitoring. b. If occupied known and/or occupied nesting burrowing owl burrows are detected, a no-disturbance buffer shall be established around the burrow and no ground-disturbing activities may occur within the buffer zone. c. An established burrowing owl burrow no-disturbance buffer may be removed once the burrowing owl(s) is/are no longer using the burrow (redesignated as a potential burrow). The size of employed no-disturbance buffers may be up to 500 meters from an occupied known and/or occupied nesting burrowing owl burrow year-round. Buffer size is dependent upon time of year and level of construction activity disturbance. Depending on the level of disturbance, a smaller buffer may be established by the Lead Biologist based on the visibility and sensitivity responses of each individual burrowing owl. Buffers shall be maintained for the duration the burrowing owl burrow remains occupied as determined by the Lead Biologist. In October 2024, western burrowing owl was designated a candidate species under the CESA. If, at the commencement of project construction, western burrowing owl is present and is either still a candidate species, or has been listed as threatened, or endangered under CESA, and avoidance of occupied known and/or occupied nesting western burrowing owl burrows is infeasible, the Applicant shall consult with CDFW regarding the potential for project construction activities to result in take of western burrowing owl and shall comply with all avoidance, minimization, and compensatory mitigation requirements set forth in any Incidental Take Permit (ITP) issued for the project by CDFW authorizing take of the species. **MM 4.4-11:** If potential American badger or desert kit fox dens are found during pre-construction surveys, the status of the dens shall be evaluated by the Lead Biologist or their designee no more than 30 days prior to project ground disturbance. a. If the Lead Biologist determines that the den(s) are inactive, den(s) shall be collapsed by a Lead Biologist to prevent occupation of the den(s) between the time of the preconstruction survey and construction activities. b. If the Lead Biologist determines that the den(s) are active, construction activities shall not occur within 50 feet of an active badger den or 100 feet of an active kit fox den, unless otherwise approved by the Lead Biologist. c. If the Lead Biologist determines that potential den(s) outside of the pupping season may be active, a passive relocation program can occur. The pupping season is defined as	

TABLE 1-7: SUMMARY OF IMPACTS, MITIGATION MEASURES, AND LEVELS OF SIGNIFICANCE

Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		March 15-July 31 for American badger and February 1-August 31 for desert kit fox. The program shall consist of determining status of the den(s) (confirming it is a nonmaternity den through remote camera monitoring), excluding American badger or desert kit fox from the occupied nonmaternity den(s) by installation of one-way doors at burrow entrances, monitoring of the den for a minimum of 48 hours to confirm usage has been discontinued, and excavation and collapse of the den. **MM 4.4-12:** If construction activities are scheduled to be initiated during the Swainson's hawk nesting season (March 1 through September 15), a Lead Biologist or their designee shall conduct a preconstruction survey of all accessible areas within 0.5-mile of the planned disturbance area to determine the presence and activity of known or new Swainson's hawk nests. Inaccessible areas shall be surveyed by binocular or spotting scope. The preconstruction survey shall occur within 30 days prior to the start of construction. If construction is scheduled to commence outside of the Swainson's hawk nesting season (September 16 to February 28), no preconstruction surveys are required. The preconstruction nest survey shall follow the protocols set out in the CEC & CDFW Guidance (2010). To the extent feasible, the project applicant shall design the project site to allow sufficient foraging and fledging area to maintain active Swainson's hawk nests located within 0.5 miles of the project site, if present. If preconstruction surveys detect a nesting Swainson's hawk within 0.5 miles of the project site, a 0.5-mile avoidance buffer shall be established around the nest by a Lead Biologist or approved Biological Monitor and no construction within the buffer shall be allowed until the Lead Biologist has determined the nest is no longer active. Encroachment into the buffer may occur at the discretion of a Lead Biologist in consultation with CDFW. If at the commencement of project construction, Swainson's hawk remain listed as a State threatened species, and if active Swainson's hawk nests are found within a 5-mile radius of the project site during preconstruction surveys, the project proponent/operator shall mitigate the loss of any moderate quality Swainson's hawk foraging habitat for any portion of the project site within 5-miles of an active nest at a ratio up to 0.5:1. Mitigation lands may be nested with other compensatory lands provided it meets the necessary biological requirements. Avoided habitat would not count toward impacts in determining compensatory mitigation requirements and may be used to satisfy mitigation requirements if protected by a deed restriction or other conservation mechanism/strategy. If at the commencement of project construction, Swainson's hawk remain listed as a State threatened species, and if avoidance of an active nest is not feasible, the project proponent/operator shall consult with CDFW regarding the potential for project activities to result	

TABLE 1-7: SUMMARY OF IMPACTS, MITIGATION MEASURES, AND LEVELS OF SIGNIFICANCE

Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		in take of the Swainson's hawk and shall comply with all avoidance, minimization, and compensatory mitigation requirements set forth in any ITP issued for the project by CDFW authorizing take of the species. Documentation of any such CDFW take authorization and mitigation shall be provided to the Kern County Planning and Natural Resources Department. **MM 4.4-13:** Within 14 days prior to the commencement of any ground-disturbing activities a Lead Biologist or their designee knowledgeable in the identification of special-status wildlife species with potential to occur on the project site shall conduct pre-construction surveys for special-status wildlife species, including desert tortoise, within the project site, as well as within a minimum of 500 feet (where legally accessible) to determine if any special-status species are present. Surveys need not be conducted for all areas of suitable habitat at one time; they may be phased so that surveys occur no more than 14 days prior to ground disturbance in specific areas of the site. a. If no Class 1 desert tortoise burrows or tortoises are discovered during preconstruction surveys or within 50 feet of project activities and cannot be avoided, no further mitigation for desert tortoise is necessary. If Class 1 burrows or tortoises are identified on the project site during preconstruction surveys, the project proponent shall be required to consult with the USFWS and CDFW regarding take coverage, and shall comply with all avoidance, minimization, and compensatory mitigation requirements set forth in any issued permit for the project authorizing take of the species. Documentation of any such take authorization and mitigation shall be provided to the Kern County Planning and Natural Resources Department. b. A Raven Management Plan shall be developed for the project site in accordance with USFWS guidelines and shall implement management measures for ravens in the project area. This plan shall include at a minimum: 1. Structure designs that eliminate perches, waste management, roadkill management, management of ponded water during construction and operations, and nest removal on structures within the project site and along the transmission line. 2. Identification of all common raven nests within the project area during construction. 3. Weekly inspections during construction under all nests in the project area for evidence of desert tortoise predation (e.g., scutes, shells, etc.). If evidence of	

TABLE 1-7: SUMMARY OF IMPACTS, MITIGATION MEASURES, AND LEVELS OF SIGNIFICANCE

Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		desert tortoise predation is noted, a report shall be submitted to the USFWS, CDFW, and the Kern County Planning and Natural Resources Department within five calendar days; and 4. Provisions for the management of trash that could attract common ravens during the construction, operations and maintenance, and decommissioning phases of the proposed project. **MM 4.4-14:** Wherever possible, vegetation removal shall be minimized within the project site. Native vegetation shall remain undisturbed unless removal is necessary for placement of project components to allow for continued use by potential raptor prey species (i.e., small mammals, reptiles, and amphibians). a. Native vegetation adjacent to the project site shall remain in place as permitted by the Kern County Fire Code. b. In areas temporarily disturbed during construction and decommissioning (including grading or removal of root balls resulting in loose soil), the ground surface shall be revegetated with a native seed mix or native plants and/or allowed to re-vegetate with the existing native seed bank in the topsoil where possible to establish revegetation. c. Vegetation/ground cover shall be continuously maintained on the site by the project proponent/operator. **MM 4.4-15:** The project proponent/operator shall install power lines in conformance with Avian Power Line Interaction Committee (APLIC) standards for electrocution-reducing techniques as outlined in Suggested Practices for Avian Protection on Power Lines: The State of the Art in 2006 (APLIC, 2006), and the collision-reducing techniques outlined in Reducing Avian Collisions with Power Lines: The State of the Art in 2012 (APLIC, 2012), or any superseding document issued by APLIC. **MM 4.4-16:** During the operation and maintenance phase of the project, an *Avian Mortality Monitoring Program* shall be developed and implemented to systematically and periodically determine the extent of mortality occurring because of collisions with solar arrays. The measures listed below apply to the program: a. The Avian Mortality Monitoring Program shall be developed following the Mortality Monitoring Design for Utility-Scale Solar Power Facilities and include methods to achieve Objective 1 (monitoring to estimate total bird and bat mortality). Methods include using a trained and skilled team of authorized biologists to systematically	

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Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		sample the project site by walking transects through the solar arrays scanning for deceased birds. b. Data shall be collected on any encountered deceased bird (or any other wildlife) species including species, condition of the carcass, approximate age, presence of feathers, and the like. c. Additionally, maintenance personnel working on the project site who encounter injured or deceased birds (or any other wildlife) shall be trained to collect data and photograph the encountered species. d. Mortality monitoring shall be conducted for a minimum of a 1-year period following the commencement of the operation and maintenance phase of the project. e. If, after 1 year of mortality monitoring, project impacts to any avian species caused by the project are shown to result in a substantial, long-term reduction in the demographic viability of the population of the species in question, then adaptive management must be implemented to reduce impacts. Adaptive management measures may include but not be limited to passive avian diverter installations, the use of sound, light, or other means to discourage site use consistent with legal requirements, on site habitat management or control measures consistent with applicable legal requirements, or modification to support structures to exclude nesting birds. **MM 4.4-17**: Preconstruction surveys for Crotch's bumble bee shall be conducted prior to initial ground-disturbing activities. The survey area shall consist of suitable habitat areas within the project site and 50-foot buffer (access permitting). Surveys and timing would be consistent with the survey methodologies set out in the CDFW *Survey Considerations for CESA Candidate Bumble Bee* (CDFW, 2023) or as determined adequate for the project per coordination with CDFW. The purpose of this survey will be to identify active Crotch's bumble bee nest colonies. a. If active Crotch's bumble bee nests are discovered onsite, the Lead Biologist or approved Biological Monitor shall establish a 50-foot no disturbance buffer around the nest to reduce the risk of disturbance or accidental take. b. If establishment of a no disturbance buffer is feasible, construction activities shall not occur within the no disturbance buffer until a Lead Biologist determines that the colony is no longer active (i.e., no Crotch's bumble bees are seen flying in or out of the nest for three consecutive days indicating the colony has completed its nesting season and the next season's queens have dispersed from the colony). Once the nest has been	

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Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		determined inactive, construction activities within the no disturbance buffer(s) shall be allowed to resume. c. If avoidance of an active nest is not feasible, the project proponent/operator shall consult with CDFW regarding potential for project activities to result in take of the Crotch's bumble bee and shall comply with all avoidance, minimization, and compensatory mitigation requirements set forth in any ITP issued for the project by CDFW authorizing take of the species. Documentation of any such CDFW take authorization and mitigation shall be provided to the Kern County Planning and Natural Resources Department. **MM 4.4-18:** A weed control plan shall be prepared to address the control of invasive weeds and plants. The weed control plan shall be in place prior to construction activities and shall be completed to the satisfaction of the County Planning Department. The plan shall include a risk assessment of the invasive weed and plant species currently known within the project site, procedures to control their spread on-site and to adjacent offsite areas, and procedures to minimize the introductions of new weed and plant species. The Weed Control Plan shall include preventive measures that would minimize the potential establishment of invasive weed and plant species during project implementation, including the O&M phase. To minimize the spread and establishment, tires and surfaces of all trucks and construction equipment shall be cleaned with water or high-pressure air prior to commencing work in off-site areas, and/or the use of rocks/grates at the entries to the project site shall be installed to physically dislodge seeds. Certified weed-free mulch shall be used when stabilizing areas of disturbed soils and onsite soils shall be used to the maximum extent practicable for fill. This measure also shall apply during decommissioning activities.	

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Chapter 3, Project Description, Page 3-40—3-41

Zone Change

(a) Zone Classification Change No. 56, Map 197 ~~from A-1 (Limited Agriculture) to A (Exclusive Agriculture) on approximately 357.88 acres, A-1 FP (Limited Agriculture, Floodplain Combining) to A FP (Exclusive Agriculture, Floodplain Combining) on approximately 10.02 acres, A-1 (Limited Agriculture) and A-1 FP (Limited Agriculture, Floodplain Combining) to A FP (Exclusive Agriculture, Floodplain Combining) on approximately 574.63 acres, and A-1 (Limited Agriculture) and A-1 WE (Limited Agriculture, Wind Energy Combining) to A (Exclusive Agriculture) and A WE (Exclusive Agriculture, Wind Energy Combining) on approximately 85.06 acres, for a total of approximately 1,027.59 acres~~ from A-1 (Limited Agriculture) to A (Exclusive Agriculture) on approximately 748.22 acres, A-1 FP (Limited Agriculture Floodplain Combining) to A FP (Exclusive Agriculture - Floodplain Combining) on approximately 131.10 acres, and A 1 WE (Limited Agriculture - Wind Energy Combining) to A WE (Exclusive Agriculture - Wind Energy Combining) on approximately 221.76 acres.

(b) Zone Classification Change No. 71, Map 198 ~~from A-1 (Limited Agriculture) to A (Exclusive Agriculture) on approximately 80.26 acres, E(2.5) RS (Estate 2.5 acres, Residential Suburban Combining) to A (Exclusive Agriculture) on approximately 10 acres, E (20) RS (Estate 20 Acres, Residential Suburban Combining) to A (Exclusive Agriculture) on approximately 493.64 acres, A WE (Exclusive Agriculture, Wind Energy Combining) and E (20) RS (Estate 20 Acres, Residential Suburban Combining) to A WE (Exclusive Agriculture, Wind Energy Combining) on approximately 40.01 acres, and A (Exclusive Agriculture) on approximately 40 acres, for a total of approximately 623.91 acres~~ from A-1 (Limited Agriculture) to A (Exclusive Agriculture) on approximately 80.26 acres, E (2 1/2) RS (Estate - 2 1/2 acres - Residential Suburban Combining) to A (Exclusive Agriculture) on approximately 10 acres, and E (20) RS (Estate - 20 acres - Residential Suburban Combining) to A (Exclusive Agriculture) on approximately 507.15 acres.

(c) Zone Classification Change No. 29, Map 214 ~~approximately 150.70 acres, PL RS (Platted Lands, Residential Suburban Combining) to A (Exclusive Agriculture) on approximately 308.69 acres and A-1 (Limited Agriculture) to A (Exclusive Agriculture), and PL RS FP (Platted Lands, Residential Suburban Combining, Floodplain Combining) to A FP (Exclusive Agriculture, Floodplain Combining) on approximately 170.39 acres, for a total of approximately 629.78 acres~~ from E (2 1/2) RS (Estate - 2 1/2 acres - Residential Suburban Combining) to A (Exclusive Agriculture) on approximately 134.02 acres, PL RS (Platted Lands - Residential Suburban Combining) to A (Exclusive Agriculture) on approximately 308.67 acres, and PL RS FP (Platted Lands - Residential Suburban Combining - Floodplain Combining) to A FP (Exclusive Agriculture - Floodplain Combining) on approximately 170.39 acres.

(d) Zone Classification Change No. 16, Map 215 from PL RS (Platted Lands, Residential Suburban Combining) to A (Exclusive Agriculture) on approximately 111.71 acres.

Conditional Use Permit

(a) Conditional Use Permit No. 22, Map 197, to allow for the construction and operation of a solar facility up to 200 MW and associated infrastructure, including energy storage and a switchyard, and temporary construction staging and equipment storage on approximately 811.23 acres in an A (Exclusive Agriculture) District, pursuant to Chapter 19.12.030.G and 19.12.030.K of the Kern County Zoning Ordinance.

(b) Conditional Use Permit No. 47, Map 198, to allow for the construction and operation of a solar facility up to 150 MW and associated infrastructure, including energy storage and temporary construction staging, on approximately 721.65 acres in an A (Exclusive Agriculture) District, pursuant to Chapter 19.12.030.G and 19.12.030.K of the Kern County Zoning Ordinance.

(c) Conditional Use Permit No. 50, Map 214, to allow for the construction and operation of a solar facility up to 550 MW and associated infrastructure, including energy storage and temporary construction staging and equipment storage, on approximately 3,164.18 acres in an A (Exclusive Agriculture) District, pursuant to Chapter 19.12.030.G and 19.12.030.K of the Kern County Zoning Ordinance.

(d) Conditional Use Permit No. 19, Map 215, to allow for the construction and operation of a solar facility up to 500 MW and associated infrastructure, including energy storage and temporary construction staging and equipment storage, on approximately 2,773.09 acres in an A (Exclusive Agriculture) District, pursuant to Chapter 19.12.030.G and 19.12.030.K of the Kern County Zoning Ordinance.

General Plan Amendment (Circulation)

(a) General Plan Amendment No. 18, Map 197, ~~to remove future road reservations on section and mid-section lines as called for within the Circulation Element of the Kern County General Plan; and to remove future road reservations on section and mid-section lines within the project boundary, as shown in **Table 3-3**, *Road Reservations Requested for Removal*.~~to the Circulation Element of the Kern County General Plan to eliminate future road reservations on section and mid-section lines as shown in **Table 3-3**, *Road Reservations Requested for Removal* and described below:

1. Eliminate the section and midsection lines of Section 31, T11N, R13W, San Bernardino Meridian;
2. Eliminate the southern, eastern and western section lines of Section 32, T11N, R13W, San Bernardino Meridian;
3. Eliminate the western half of the northern section line of Section 32, T11N, R13W, San Bernardino Meridian;
4. Eliminate the midsection lines of Section 32, T11N, R13W, San Bernardino Meridian;
5. Eliminate the southern, eastern, and western section lines of Section 33, T11N, R13W, San Bernardino Meridian;
6. Eliminate the eastern half of the northern section line of Section 33, T11N, R13W, San Bernardino Meridian;
7. Eliminate the midsection lines of Section 33, T11N, R13W, San Bernardino Meridian.

(b) General Plan Amendment No. 5, Map 198, ~~to remove future road reservations on section and mid-section lines within the project boundary as called for within the Circulation Element of the Kern County General Plan~~ to the Circulation Element of the Kern County General Plan to eliminate future road reservations on section and mid-section lines as described below;

1. Eliminate the south section line of Section 25, T11N, R14W, San Bernardino Meridian;
2. Eliminate the southern half of the eastern section line of Section 25, T11N, R14W, San Bernardino Meridian ;
3. Eliminate the southern half of the western section line of Section 25, T11N, R14W, San Bernardino Meridian;

4. Eliminate the eastern half of the east-west midsection line of Section 25, T11N, R14W, San Bernardino Meridian;
5. Eliminate the southern half of the eastern section line of Section 26, T11N, R14W, San Bernardino Meridian
6. Eliminate the eastern half of the southern section line of Section 26, T11N, R14W, S. San Bernardino Meridian;
7. Eliminate the eastern half of the east-west midsection line of Section 26, T11N, R14W, San Bernardino Meridian;
8. Eliminate the southern half of the north-south midsection line of Section 26, T11N, R14W, San Bernardino Meridian;
9. Eliminate the eastern half of the northern section line of Section 35, T11N, R14W, San Bernardino Meridian;
10. Eliminate the northern half of the eastern section line of Section 35, T11N, R14W, San Bernardino Meridian;
11. Eliminate the northern half of the north-south midsection line of Section 35, T11N, R14W, San Bernardino Meridian;
12. Eliminate the eastern half of the east-west midsection line of Section 35, T11N, R14W, San Bernardino Meridian;
13. Eliminate the northern and eastern section lines of Section 36, T11N, R14W, San Bernardino Meridian;
14. Eliminate the eastern half of the southern section line of Section 36, T11N, R14W, San Bernardino Meridian;
15. Eliminate the northern half of the western section line of Section 36, T11N, R14W, San Bernardino Meridian;
16. Eliminate the midsection lines of Section 36, T11N, R14W, San Bernardino Meridian

(c) General Plan Amendment No. 10, Map 214, ~~to remove future road reservations on section and mid-section lines within the project boundary as called for within the Circulation Element of the Kern County General Plan~~ to the Circulation Element of the Kern County General Plan to eliminate future road reservations on section and mid-section lines as described below:

1. Eliminate the western section line of Section 2, T10N, R13W, S.B.B.&M;
2. Eliminate the western half of the northern section line of Section 2, T10N, R13W, San Bernardino Meridian;
3. Eliminate the western half of the east-west midsection line of Section 2, T10N, R13W, San Bernardino Meridian;
4. Eliminate the southern, eastern, and western section lines of Section 3, T10N, R13W, San Bernardino Meridian;
5. Eliminate the east-west midsection line of Section 3, T10N, R13W, San Bernardino Meridian;
6. Eliminate the southern half of the north-south midsection line of Section 3, T10N, R13W, San Bernardino Meridian;

7. Eliminate the section and midsection lines of Sections 4, 5, and 6, T10N, R13W, San Bernardino Meridian;
8. Eliminate the northern, eastern, and western section lines of Section 7, T10N, R13W, San Bernardino Meridian;
9. Eliminate the eastern half of the southern section line of Section 7, T10N, R13W, San Bernardino Meridian;
10. Eliminate the midsection lines of Section 7, T10N, R13W, San Bernardino Meridian;
11. Eliminate the northern and western section lines of Section 8, T10N, R13W, San Bernardino Meridian;
12. Eliminate the western half of the southern section line of Section 8, T10N, R13W, San Bernardino Meridian;
13. Eliminate the midsection lines of Section 8, T10N, R13W, San Bernardino Meridian;
14. Eliminate the western half of the northern section line of Section 10, T10N, R13W, San Bernardino Meridian;
15. Eliminate the northern half of the western section line of Section 10, T10N, R13W, San Bernardino Meridian;
16. Eliminate the northern half of the north-south midsection line of Section 10, T10N, R13W, San Bernardino Meridian;
17. Eliminate the western half of the east-west midsection line of Section 10, T10N, R13W, San Bernardino Meridian;
18. Eliminate the eastern half of the northern section line of Section 18, T10N, R13W, San Bernardino Meridian;
19. Eliminate the northern half of the eastern section line of Section 18, T10N, R13W, San Bernardino Meridian;

(d) General Plan Amendment No. 7, Map 215, ~~to remove future road reservations on section and mid-section lines within the project boundary as called for within the Circulation Element of the Kern County General Plan~~ to the Circulation Element of the Kern County General Plan to eliminate remove future road reservations on section and mid-section lines as described below:

1. Eliminate the southern and eastern section lines of Section 1, T10N, R14W, San Bernardino Meridian;
2. Eliminate the eastern half of the northern section line of Section 1, T10N, R14W, San Bernardino Meridian;
3. Eliminate the southern half of the western section line of Section 1, T10N, R14W, San Bernardino Meridian;
4. Eliminate the midsection lines of Section 1, T10N, R14W, San Bernardino Meridian;
5. Eliminate the southern and western section lines of Section 2, T10N, R14W, San Bernardino Meridian;
6. Eliminate the western half of the northern section line of Section 2, T10N, R14W, San Bernardino Meridian;

7. Eliminate the southern half of the eastern section line of Section 2, T10N, R14W, San Bernardino Meridian;
8. Eliminate the midsection lines of section 2, T10N, R14W, San Bernardino Meridian;
9. Eliminate the section and midsection lines of Section 11, T10N, R14W, San Bernardino Meridian;
10. Eliminate the northern, eastern, and western section lines of Section 12, T10N, R14W, San Bernardino Meridian;
11. Eliminate the midsection lines of Section 12, T10N, R14W, San Bernardino Meridian;
12. Eliminate the section and midsection lines of Section 14, T10N, R14W, San Bernardino Meridian;
13. Eliminate the eastern section line of Section 15, T10N, R14W, San Bernardino Meridian;
14. Eliminate the eastern half of the northern section line of Section 15, T10N, R14W, San Bernardino Meridian;
15. Eliminate the eastern half of the southern section line of Section 15, T10N, R14W, San Bernardino Meridian;
16. Eliminate the north-south midsection line of Section 15, T10N, R14W, San Bernardino Meridian;
17. Eliminate the eastern half of the east-west midsection line of Section 15, T10N, R14W, San Bernardino Meridian;
18. Eliminate the eastern half of the northern section line of Section 22, T10N, R14W, San Bernardino Meridian;
19. Eliminate the northern half of the eastern section line of Section 22, T10N, R14W, San Bernardino Meridian;
20. Eliminate eastern half of the east-west midsection line of Section 22, T10N, R14W, San Bernardino Meridian;
21. Eliminate the western half of the northern section line of Section 23, T10N, R14W, San Bernardino Meridian;
22. Eliminate the northern half of the western section line of Section 23, T10N, R14W, San Bernardino Meridian;
23. Eliminate the northern half of the north-south midsection line of Section 23, T10N, R14W, San Bernardino Meridian;
24. Eliminate the western half of the east-west midsection line of Section 23, T10N, R14W, San Bernardino Meridian.

Zone Variance:

(a) Zone Variance No. 20, Map 197 ~~to authorize multiple parcels of substandard size where a minimum of 20 acres is required for each change in base zoning from the A-1 (Limited Agriculture) District to the A (Exclusive Agriculture) District across approximately 140.15 total acres~~ to authorize nineteen 19 parcels of 2.51 gross acres to 19.88 gross acres where a minimum of 20 gross acres is required (Section 19.12.050), on approximately 140.15 total acres.

(b) Zone Variance No. 36, Map 198, ~~to authorize multiple parcels of substandard size where a minimum of 20 acres is required for each change in base zoning from the A-1 (Limited Agriculture) District~~

~~or the E(20) (Estate – 20 acres) District to the A (Exclusive Agriculture) District across approximately 205.68 total acres~~ to authorize 24 parcels of 2.51 gross acres to 10.04 gross acres where a minimum of 20 gross acres is required (Section 19.12.050), on approximately 205.68 total acres

(c) Zone Variance No. 15, Map 214, ~~to authorize multiple parcels of substandard size where a minimum of 20 acres is required for each change in base zoning from the PL (Platted Lands) District to the A (Exclusive Agriculture) District across approximately 89.83 total acres~~ to authorize 21 parcels of 2.5 gross acres to 9.4 gross acres where a minimum of 20 gross acres is required (Section 19.12.050), on approximately 89.83 total acres.

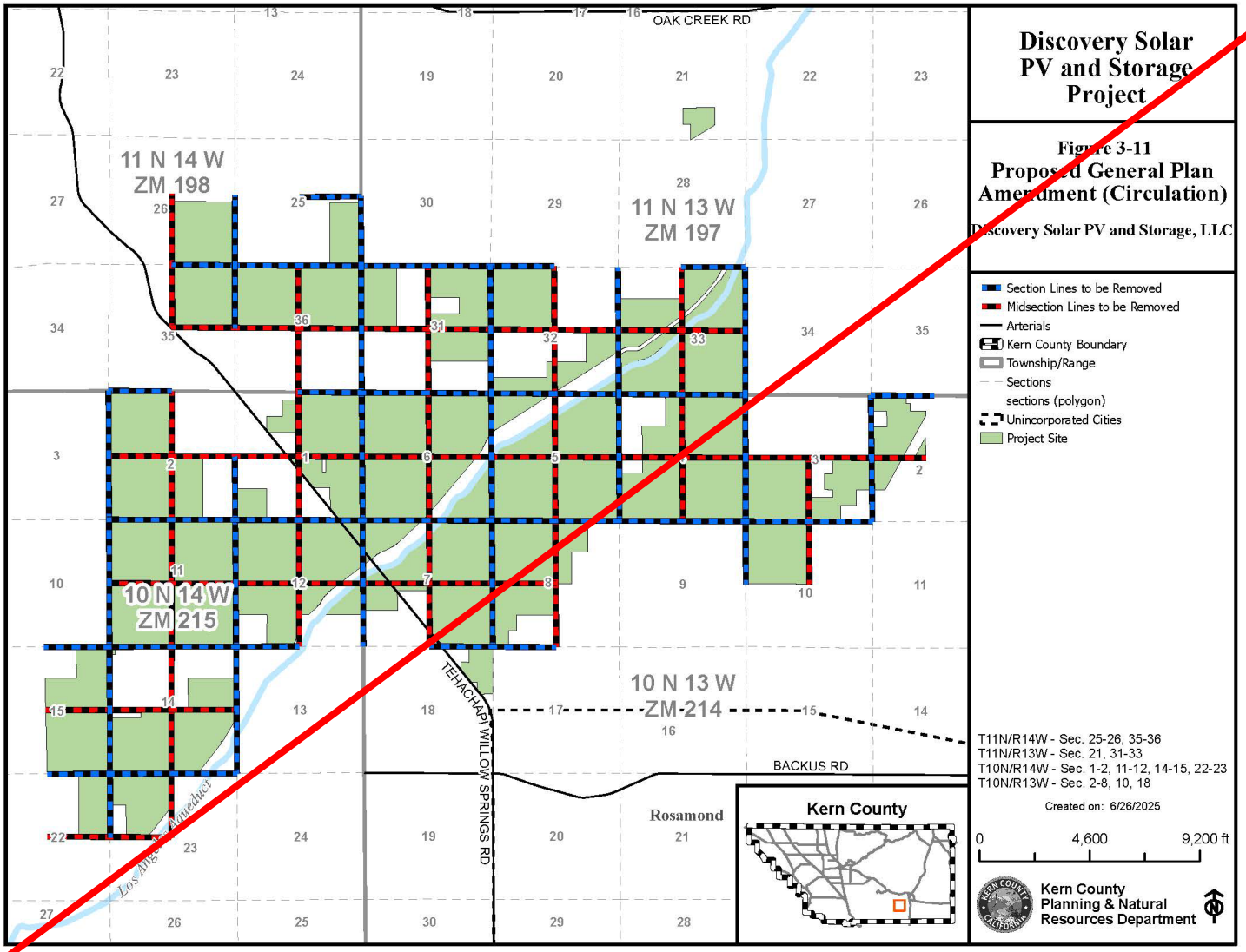
(d) Zone Variance No. 3, Map 215, ~~to authorize multiple parcels of substandard size where a minimum of 20 acres is required for each change in base zoning from the PL (Platted Lands) District to the A (Exclusive Agriculture) District across approximately 10.12 total acres~~ to authorize two (2) parcels of 2.53 gross acres and 7.59 gross acres where a minimum of 20 gross acres is required (Section 19.12.050), on approximately 10.12 total acres.

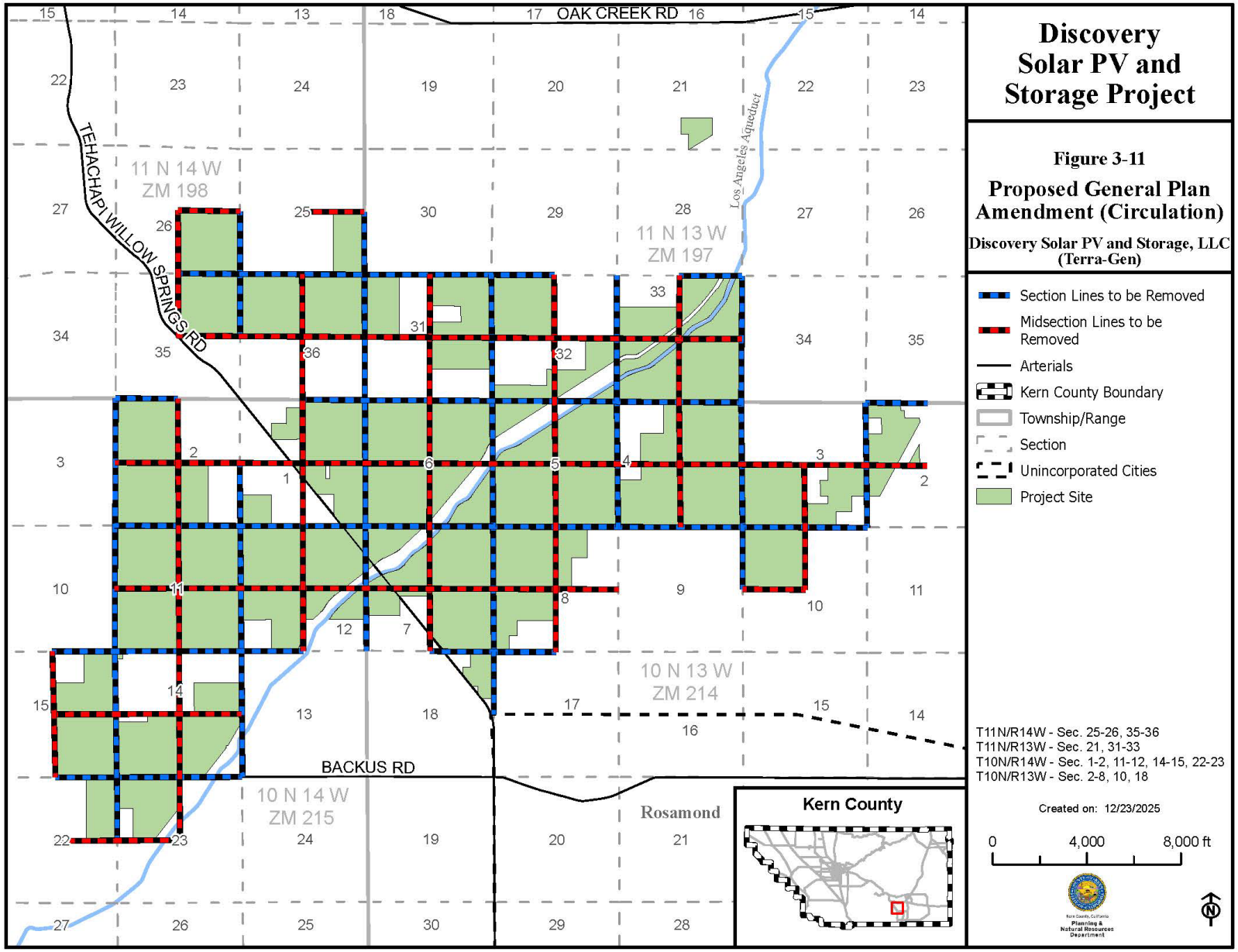
Offsite Features:

(a) Conditional Use Permit No. 51, Map 214, to allow for a temporary, offsite construction laydown area (Section 19.12.030.K) on approximately 13.7 acres of a 30.21 acre parcel in the A (Exclusive Agriculture) District.

(b) Franchise Agreement for the right-of-way (ROW) along 90th Street to use for underground MV transmission.

Chapter 3, Project Description, Figure 3-11 General Plan Amendment (Circulation), Page 3-46




Discovery Solar PV and Storage Project
Figure 3-11
Proposed General Plan Amendment (Circulation)
Discovery Solar PV and Storage, LLC (Terra-Gen)
Section Lines to be Removed
Midsection Lines to be Removed
Arterials
Kern County Boundary
Township/Range
Section
Unincorporated Cities
Project Site
T11N/R14W - Sec. 25-26, 35-36
T11N/R13W - Sec. 21, 31-33
T10N/R14W - Sec. 1-2, 11-12, 14-15, 22-23
T10N/R13W - Sec. 2-8, 10, 18
Created on: 12/23/2025
0
4,000
8,000 ft
Kern County
OAK CREEK RD
TEHACHAPI WILLOW SPRINGS RD
BACKUS RD
Los Angeles Aqueduct
Rosamond
11 N 14 W ZM 198
11 N 13 W ZM 197
10 N 13 W ZM 214
10 N 14 W ZM 215
Planning & Natural Resources Department

Chapter 3, Project Description, *Vacation of Easements and Tentative Parcel Maps,* Page 3-47

Vacation of Easements and Vesting Tentative Parcel Maps:

It is also anticipated that many project proponent-owned parcels would be merged to the maximum extent feasible with the intention to provide access to one consolidated, large parcel in lieu of coordinating many access points to multiple, smaller parcels. Existing public access easements are proposed to be vacated through parcel maps submitted separately to the Kern County Land Division Unit for review and approval.

The purpose of the request is to facilitate the optimal layout of solar panels by removal of record of unused/undeveloped public and private easements and other rights- of- way on vacant land. These easements and unaccepted offers of dedication have been created by grant deed or parcel maps, and some dirt roads exist within the project development footprint. As requested, the easement vacations would not eliminate any legal access for any property or persons in the area. In the cases where one of the proposed vacations removes primary access to a parcel, the project proponent would be responsible for recording private easements for access purposes prior to or concurrent with the vacation being recorded such that legal access remains. In most cases, the proposed private easements would be recorded along with the vacation of the original public easement. The parcel maps are summarized below, shown in **Figure 3-12**, *Parcel Maps and Easements*, **Figure 3-13**, *Proposed Vesting Tentative Parcel Map Boundaries*, and **Figure 3-14***, Assessor's Parcelization Map*, and detailed information is provided as **Exhibit 1** to this Project Description.

- ~~Vesting Tentative Parcel Map No. 12587 – Proposing a merger and re-subdivision of five (5) parcels into one (1) parcel of Case Map 197, Section 31, Township 11, Range 13, Quarter of County of Kern, consisting of 220.32 acres (gross), resulting in a 220.32 acre (gross) parcel.~~
- ~~Vesting Tentative Parcel Map No. 12589 – Proposing a merger and re-subdivision of four (4) parcels into one (1) parcel of Case Map 198, Parcel Map 3816, Lots 1-4 of County of Kern, consisting of 159.83 acres (gross), resulting in a 159.83 acre (gross) parcel.~~
- Vesting Tentative Parcel Map No. 12587 – Proposing a merger and re-subdivision of five (5) parcels resulting in a 220.38 acres (gross) parcel; Northeast Quarter of and the North Half of the Southeast Quarter of Section 31, Excluding the North Half of the Southwest Quarter of the Northeast Quarter of Section 31, Township 11 North, range 13 West, San Bernardino Meridian.
- Vesting Tentative Parcel Map No. 12589 – Proposing a merger and re-subdivision of four (4) parcels resulting in a 159.83 acres (gross) parcel; Parcels 1, 2, 3, and 4 of Parcel Map No. 3816; The Northeast Quarter of Section 35, Township 11 North, range 14 West, San Bernardino Meridian.
- ~~Vesting Tentative Parcel Map No. 12590 – Proposing a merger and re-subdivision of six (6) parcels into one (1) parcel of Case Map 198, Section 31, Township 11, Range 14, Quarter of County of Kern, consisting of 20.06 acres (gross), resulting in a 20.06 acre (gross) parcel.~~
- Vesting Tentative Parcel Map No. 12590 – Proposing a merger and re-subdivision of six (6) parcels resulting in a 20.05 acres (gross) parcel; To allow a Development Variation to the Land Division Ordinance to authorize a 30-foot-wide public off-site access easement where a 40-foot-wide public access easement is required (Sections 18.55.030.A.5.f and 18.55.030.A.5.i); East Half of the Southeast Quarter of the Northwest Quarter of Section 36, Township 11 North, range 14 West, San Bernardino Meridian.

- ~~Vesting Tentative Parcel Map No. 12591 – Proposing a merger and re-subdivision of twenty-four (24) parcels into one (1) parcel of Case Map 198, Section 26, Township 11, Range 14, Quarter of County of Kern, consisting of 160.71 acres (gross), resulting in a 160.71 acre (gross) parcel.~~

- Vesting Tentative Parcel Map No. 12591 – Proposing a merger and re-subdivision of twenty-five (25) parcels resulting in a 160.75-acre parcel. Southeast Quarter of Section 26, Township 11 North, range 14 West, San Bernardino Meridian.

- ~~Vesting Tentative Parcel Map No. 12592 – Proposing a merger and re-subdivision of seventeen (17) parcels into one (1) parcel of Case Map 214, Section 2, Township 10, Range 13, Quarter of County of Kern, consisting of 140.76 acres (gross), resulting in a 140.76 acre (gross) parcel.~~

- Vesting Tentative Parcel Map No. 12592 – Proposing a merger and re-subdivision of eighteen (18) parcels resulting in a 134.05 acre (gross) parcel; To allow a Development Variation to the Land Division Ordinance to authorize a 30-foot-wide public off-site access easement where a 40-foot-wide public access easement is required (Sections 18.55.030.A.5.f and 18.55.030.A.5.i); Portions of Section 2, Township 10 North, Range 13 West, San Bernardino Meridian.

- ~~Vesting Tentative Parcel Map No. 12593 – Proposing a merger and re-subdivision of ten (10) parcels into one (1) parcel of Case Map 214, Section 3, Township 10, Range 13, Quarter of County of Kern, consisting of 74.86 acres (gross), resulting in a 74.86 acre (gross) parcel.~~

- Vesting Tentative Parcel Map No. 12593 – Proposing a merger and re-subdivision of ten (10) parcels resulting in a 74.86 acres (gross) parcel; To allow a Development Variation to the Land Division Ordinance to authorize a 30-foot-wide public off-site access easement where a 40-foot-wide public access easement is required (Sections 18.55.030.A.5.f and 18.55.030.A.5.i); Parcels 2, 3 and 4 of Parcel Map No. 2467; Portions of Section 3, Township 10 North, Range 13 West, San Bernardino Meridian.

- ~~Vesting Tentative Parcel Map No. 12594 – Proposing a merger and re-subdivision of sixty-eight (68) parcels into one (1) parcel of Case Map 214, Section 4, Township 10, Range 13, Quarter of County of Kern, consisting of 502.73 acres (gross), resulting in a 502.73 acre (gross) parcel.~~

- Vesting Tentative Parcel Map No. 12594 – Proposing a merger and re-subdivision of sixty-eight (68) parcels resulting in a 393.08 acres (gross) parcel; To allow a Development Variation to the Land Division Ordinance to authorize a 30-foot-wide public off-site access easement where a 40-foot-wide public access easement is required (Sections 18.55.030.A.5.f and 18.55.030.A.5.i); Parcels 1 and 2 of Parcel Map No. 2708; Parcels 1 of Parcel Map No. 2898; Parcel 2 of Parcel Map No. 2909; Parcels 1, 2, 3 and 4 of Parcel Map No. 3438; Parcels 1, 2, 3 and 4 of Parcel Map No. 3439; Parcels 1 and 3 of Parcel Map No. 3291; Parcels 1, 2, 3, and 4 of Parcel Map No. 3322; Parcels 1, 2 and 3 of Parcel Map No. 2726; Parcels 3 and 4 of Parcel Map No. 2708; Parcels 1, 2 and 3 of Parcel Map No. 2972; Parcel 1, of Parcel Map No. 3001; Parcels 1, 2, 3 and 4 of Parcel Map No. 3553; Parcel 3 of Parcel Map No. 2898; Parcel 1 of Parcel Map No. 2909; Also Disclosed by Certificate of Compliance No. 792 Recorded November 5, 1984 in Book 5707, Page 2465, Official Record; Portions of Section 4, Township 10 North, Range 13 West, San Bernardino Meridian.

- ~~Vesting Tentative Parcel Map No. 12595 – Proposing a merger and re-subdivision of fifty (50) parcels into one (1) parcel of Case Map 214, Section 6, Township 10, Range 13, Quarter of County of Kern, consisting of 530.27 acres (gross), resulting in a 530.27 acre (gross) parcel.~~

- Vesting Tentative Parcel Map No. 12595 – Proposing a merger and re-subdivision of fifty-one (51) parcels resulting in a 522.28 acres (gross) parcel. Parcels 1, 2, 3 and 4 of Parcel Map No. 2707; Parcels 1, 2, 3 and 4 of Parcel Map No. 3138; Parcels 1 and 2 of Parcel Map No. 9568; Portions of Section 6, Township 10 North, Range 13 West, San Bernardino Meridian.

- ~~Vesting Tentative Parcel Map No. 12597 – Proposing a merger and re-subdivision of twenty-three (23) parcels into one (1) parcel of Case Map 214, Section 7, Township 10, Range 13, Quarter of County of Kern, consisting of 231.36 acres (gross), resulting in a 266.74 acre (gross) parcel.~~

- Vesting Tentative Parcel Map No. 12597 – Proposing a merger and re-subdivision of twenty-three (23) parcels resulting in a 266.74 acres (gross) parcel. Parcels 1, 2, 3 and 4 of Parcel Map No. 2828; Parcels 1, 2, 3 and 4 of Parcel Map No. 994; The Southeast Quarter and The South Half of the Northeast Quarter of Section 7, Excluding therefrom the Southeast Quarter of the Southeast Quarter of the Northeast Quarter of Section 7, Township 10 North, Range 13 West, San Bernardino Meridian.

- ~~Vesting Tentative Parcel Map No. 12598 – Proposing a merger and re-subdivision of nineteen (19) parcels into one (1) parcel of Case Map 214, Section 7, Township 10, Range 13, Quarter of County of Kern, consisting of 106.21 acres (gross), resulting in a 106.21 acre (gross) parcel.~~

- Vesting Tentative Parcel Map No. 12598 – Proposing a merger and re-subdivision of eighteen (18) parcels resulting in a 48.49 acres (gross) parcel of Portions Section 7, Township 10 North, Range 13 West, San Bernardino Meridian.

- ~~Vesting Tentative Parcel Map No. 12599 – Proposing a merger and re-subdivision of twenty-six (26) parcels into one (1) parcel of Case Map 214, Section 8, Township 10, Range 13, Quarter of County of Kern, consisting of 336.79 acres (gross), resulting in a 336.79 acre (gross) parcel.~~

- Vesting Tentative Parcel Map No. 12599 – Proposing a merger and re-subdivision of twenty-six (26) parcels resulting in a 326.77 acres (gross) parcel to allow a Development Variation to the Land Division Ordinance to authorize a 30-foot-wide public off-site access easement where a 40-foot-wide public access easement is required (Sections 18.55.030.A.5.f and 18.55.030.A.5.i); Parcels 4, 5 and 6 of Parcel Map No. 5478; Parcels 1 and 2 of Parcel Map No. 1349; The East Half of Section 15, Excluding therefrom the Northwest Quarter of the Northeast Quarter of said Section 15, Township 10 North, Range 14 West, San Bernardino Meridian.

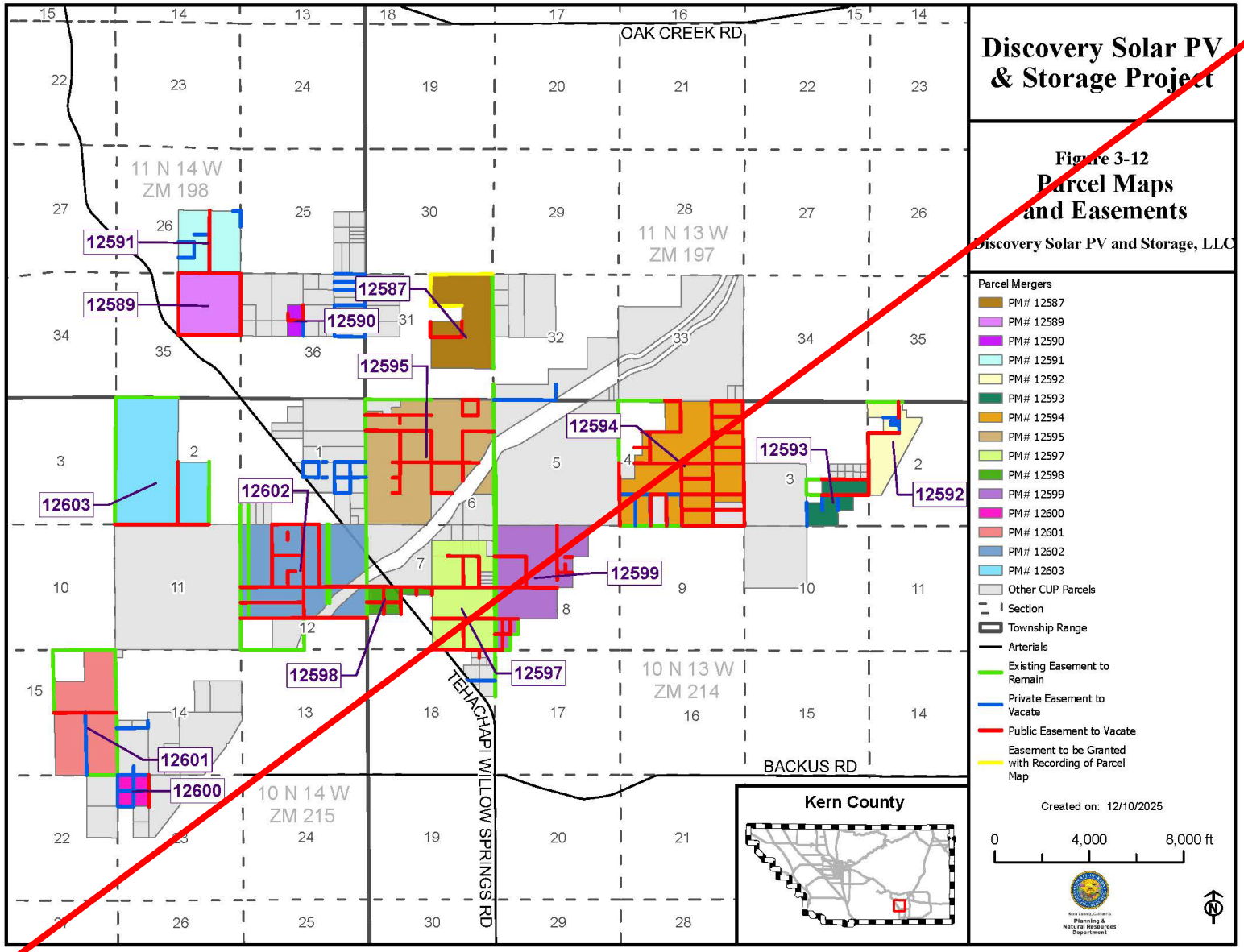
- ~~Vesting Tentative Parcel Map No. 12602 – Proposing a merger and re-subdivision of forty-seven (47) parcels into one (1) parcel of Case Map 215, Section 12, Township 10, Range 14, Quarter of County of Kern, consisting of 503.38 acres (gross), resulting in a 501.78 acre (gross) parcel.~~

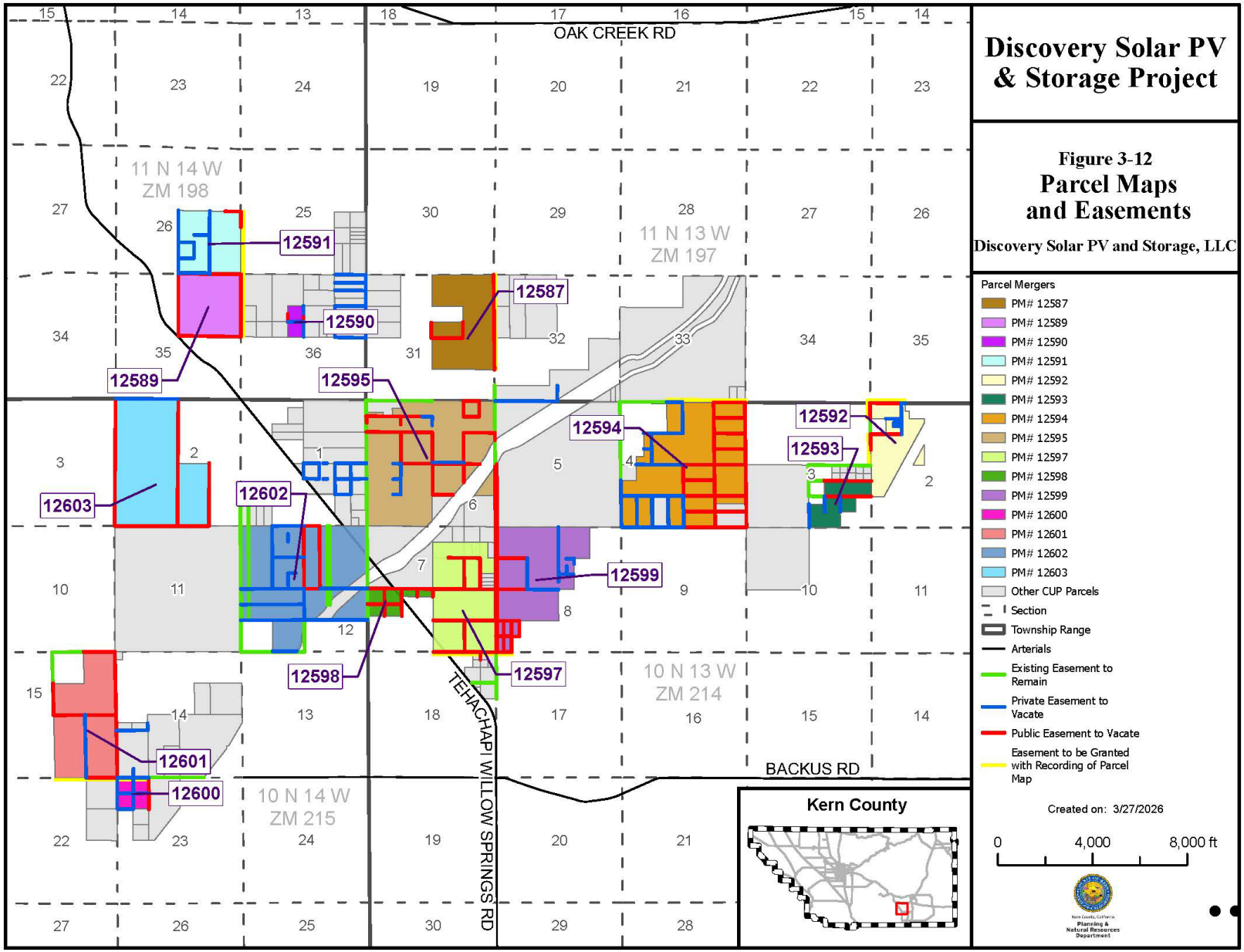
- Vesting Tentative Parcel Map No. 12602 – Proposing a merger and re-subdivision of forty-seven (47) parcels resulting in a 497.07-acre (gross) parcel. Portions of Section 12, Township 10 North, Range 14 West, San Bernardino Meridian.

- ~~Vesting Tentative Parcel Map No. 12603 – Proposing a merger and re-subdivision of five (5) parcels into one (1) parcel of Case Map 215, Section 2, Township 10, Range 14, Quarter of County of Kern, consisting of 407.89 acres (gross), resulting in a 407.89 acre (gross) parcel.~~

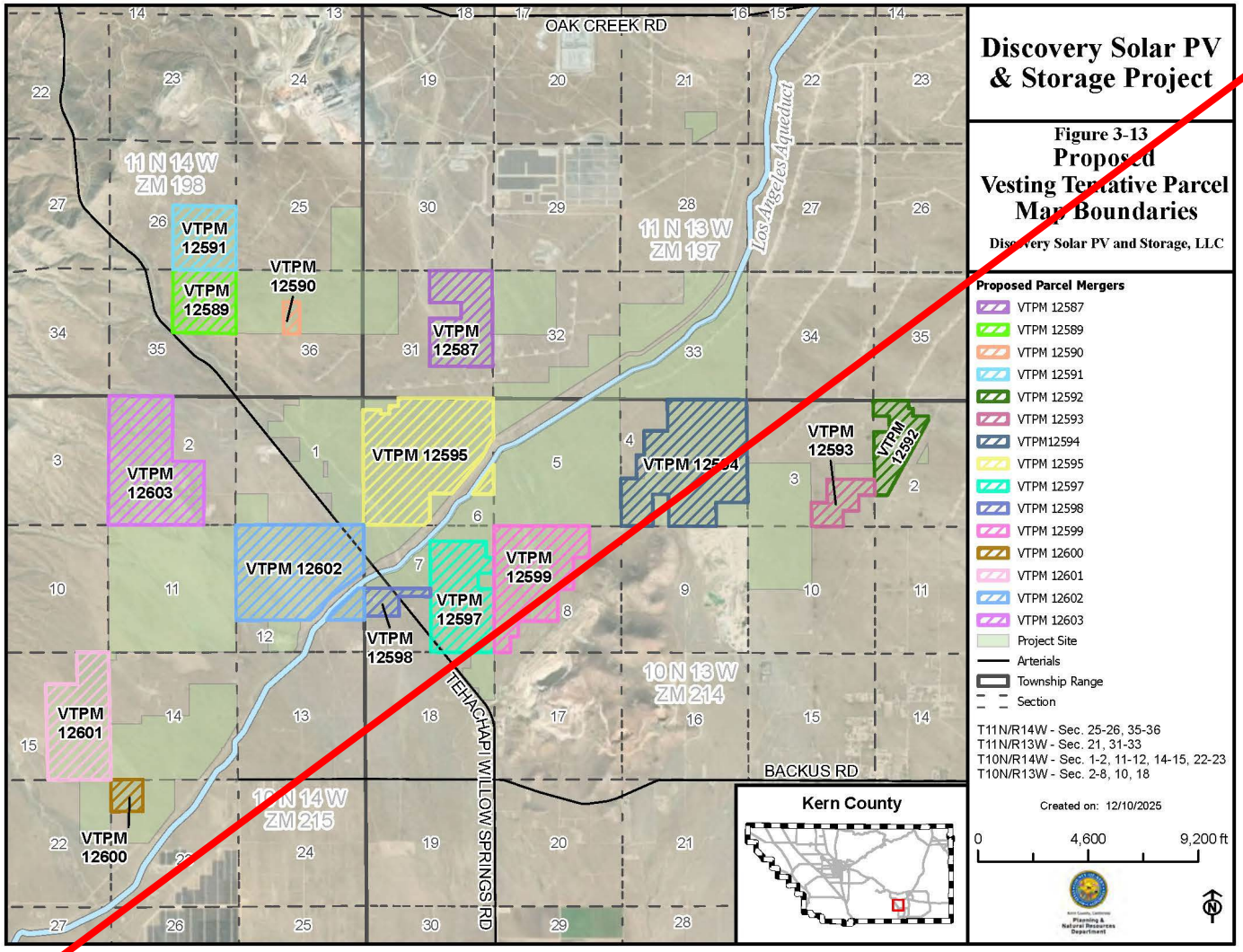
- Vesting Tentative Parcel Map No. 12603 – Proposing a merger and re-subdivision of five (5) parcels resulting in a 407.90-acre (gross) parcel. Section 2, Excluding the Northeast Quarter and the East Half of the Southeast Quarter of Section 2, All being in Township 10 North, Range 14 West, San Bernardino Meridian.

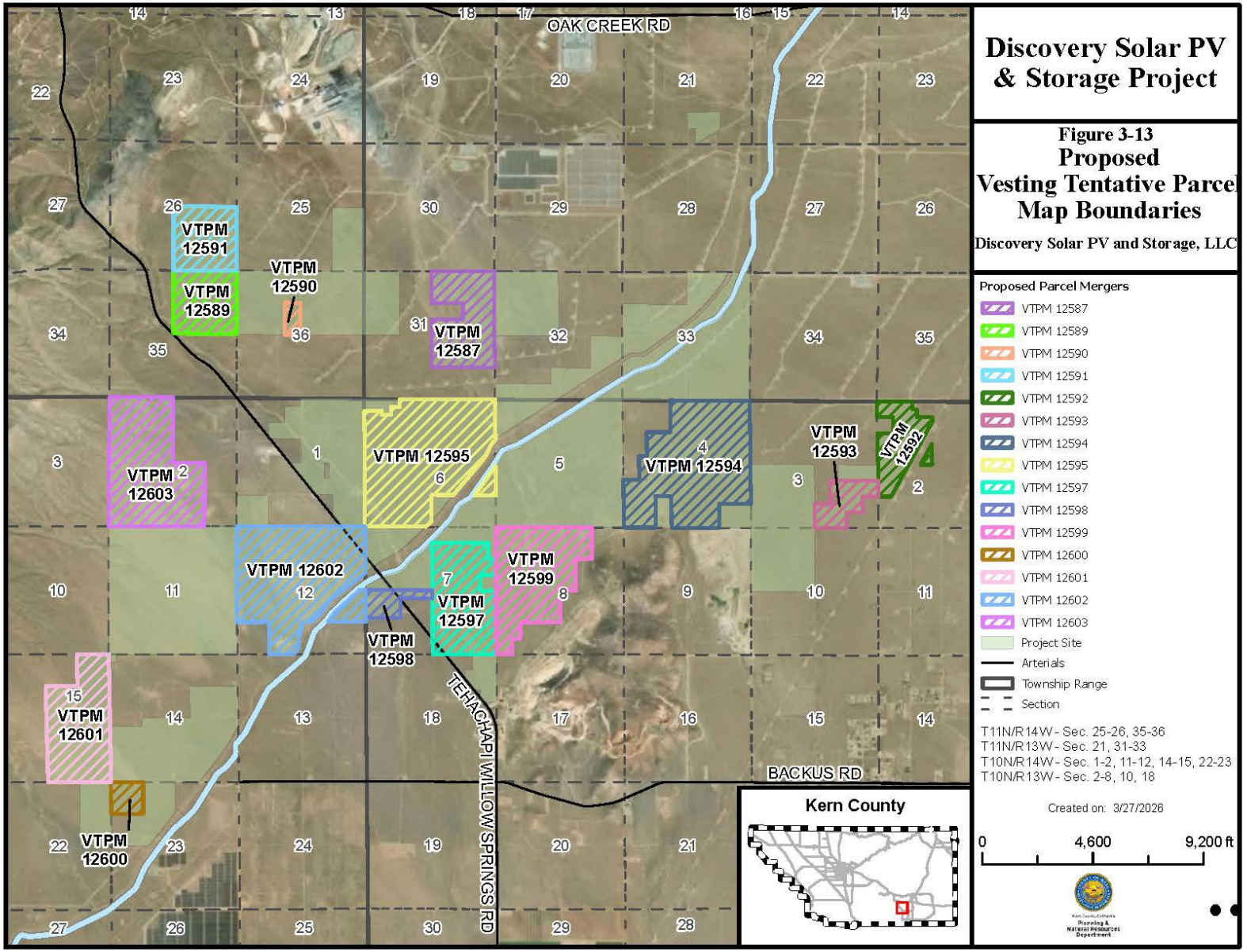
Chapter 3, Project Description, Figure 3-12 Parcel Maps and Easements, Page 3-49




Discovery Solar PV & Storage Project
Figure 3-12
Parcel Maps and Easements
Discovery Solar PV and Storage, LLC
OAK CREEK RD
BACKUS RD
TEHACHAPI WILLOW SPRINGS RD
11 N 14 W ZM 198
11 N 13 W ZM 197
10 N 13 W ZM 214
10 N 14 W ZM 215
12587
12589
12590
12591
12592
12593
12594
12595
12597
12598
12599
12600
12601
12602
12603
Parcel Mergers
PM# 12587
PM# 12589
PM# 12590
PM# 12591
PM# 12592
PM# 12593
PM# 12594
PM# 12595
PM# 12597
PM# 12598
PM# 12599
PM# 12600
PM# 12601
PM# 12602
PM# 12603
Other CUP Parcels
Section
Township Range
Arterials
Existing Easement to Remain
Private Easement to Vacate
Public Easement to Vacate
Easement to be Granted with Recording of Parcel Map
Kern County
Created on: 3/27/2026
0
4,000
8,000 ft
Planning & Natural Resources Department

Chapter 3, Project Description, Figure 3-13 Proposed Vesting Tentative Parcel Map Boundaries, Page 3-50




Discovery Solar PV & Storage Project
Figure 3-13
Proposed Vesting Tentative Parcel Map Boundaries
Discovery Solar PV and Storage, LLC
OAK CREEK RD
BACKUS RD
TEHACHAPI WILLOW SPRINGS RD
VTPM 12591
VTPM 12589
VTPM 12590
VTPM 12587
VTPM 12595
VTPM 12603
VTPM 12594
VTPM 12593
VTPM 12592
VTPM 12602
VTPM 12599
VTPM 12597
VTPM 12598
VTPM 12601
VTPM 12600
Proposed Parcel Mergers
VTPM 12587
VTPM 12589
VTPM 12590
VTPM 12591
VTPM 12592
VTPM 12593
VTPM 12594
VTPM 12595
VTPM 12597
VTPM 12598
VTPM 12599
VTPM 12600
VTPM 12601
VTPM 12602
VTPM 12603
Project Site
Arterials
Township Range
Section
T11N/R14W - Sec. 25-26, 35-36
T11N/R13W - Sec. 21, 31-33
T10N/R14W - Sec. 1-2, 11-12, 14-15, 22-23
T10N/R13W - Sec. 2-8, 10, 18
Created on: 3/27/2026
0
4,600
9,200 ft
Kern County

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Chapter 3, Project Description, Exhibit 1, Vesting Tentative Parcel Maps

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VESTING TENTATIVE PARCEL MAP NO. 12587

IN THE UNINCORPORATED AREA, COUNTY OF KERN STATE OF CALIFORNIA

BEING A MERGER AND RE-SUBDIVISION OF THE NORTHEAST 1/4 OF AND THE NORTH HALF OF THE SOUTHEAST 1/4 OF SECTION 31, EXCLUDING THE NORTH HALF OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 11 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA, COUNTY OF KERN, STATE OF CALIFORNIA

EASEMENT TABLE:

THE EASEMENTS SHOWN HEREON HAVE BEEN PLOTTED SOLELY ON INFORMATION CONTAINED IN THE FOLLOWING STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORTS: REPORT NO. 21000481385, DATED AUGUST 7, 2024, REPORT NO. 22000480465-94A, DATED AUGUST 7, 2024, REPORT NO. 22000480934A, DATED AUGUST 7, 2024, REPORT NO. 22000481021A, DATED AUGUST 7, 2024.

DESCRIPTION OF PROJECT:

THE PURPOSE OF THIS TENTATIVE PARCEL MAP IS TO MERGE FIVE (5) EXISTING PARCELS IN TO ONE (1) PARCEL.
NOTE: THIS PARCEL MAP WILL NOT BE RECORDED IN PHASES.
NOTE: ALL STRUCTURES WITHIN THE BOUNDARY OR WITHIN 150' FEET OF THIS MAP ARE SHOWN HEREON.

BASIS OF BEARINGS:

ALL BEARINGS SHOWN HEREON ARE GRID DISTANCES BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83), ZONE 5, EPOCH 2010.00. AND WAS ESTABLISHED BETWEEN NATIONAL GEODETIC SURVEY (NGS) LOCAL CONTROL STATIONS TEHA (SOPAC) AND ELTN (SOPAC) HAVING A BEARING OF SOUTH 04°27'38" EAST.

FLOOD HAZARD NOTE:

THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FLOOD ZONE X AND ZONE A. FLOOD ZONE X IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AND ZONE A IS DEFINED AS "SPECIAL FLOOD HAZARD AREAS WITHOUT BASE FLOOD ELEVATION (BFE)" ON FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM (FLOOD INSURANCE RATE MAP) MAP NO.'S 06029C3275E AND 06029C3650E, ALL WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

STATISTICS:

ASSESSOR'S PARCEL NUMBERS:	237-053-09, 10, 13, 14 AND 16
ACCESS TO PARCELS:	PROPOSED PUBLIC ACCESS EASEMENTS SHOWN HEREON VIA 90TH STREET WEST
EXISTING NUMBER OF PARCELS:	5
PROPOSED NUMBER OF PARCELS:	1
EXISTING WATER SUPPLY:	N/A (RAW LAND)
EXISTING SEWAGE DISPOSAL:	N/A (RAW LAND)
EXISTING POWER:	SOUTHERN CALIFORNIA EDISON
EXISTING GAS:	SOCAL GAS
EXISTING ZONING:	A-1, A-1 FP
EXISTING GENERAL PLAN DESIGNATION:	8.5 (RESOURCE MANAGEMENT-MIN. 20 ACRE PARCEL SIZE); 8.5 (RESOURCE MANAGEMENT-MIN. 20 ACRE PARCEL SIZE) / 2.5 (FLOOD HAZARD)
EXISTING USE:	VACANT LAND
PROPOSED ZONING:	A, A FP
PROPOSED GENERAL PLAN DESIGNATION:	8.5 (RESOURCE MANAGEMENT-MIN. 20 ACRE PARCEL SIZE); 8.5 (RESOURCE MANAGEMENT-MIN. 20 ACRE PARCEL SIZE) / 2.5 (FLOOD HAZARD)
PROPOSED USE:	SOLAR ENERGY ELECTRIC GENERATORS (SOLAR FARM)
PROPOSED WATER SUPPLY:	WELL SITE (IF REQUIRED)
PROPOSED SEWAGE DISPOSAL:	SEPTIC (IF REQUIRED)
IMPROVEMENTS REQUIRED:	N/A
PARCEL 'A' AREA:	220.38 ACRES
TOTAL PROJECT AREA:	220.38 ACRES

MONUMENT NOTES:

● FOUND MONUMENT AS SHOWN

SEARCHED FOUND NOTHING AT ALL PROPERTY CORNERS UNLESS SHOWN OTHERWISE.

3 E 1/4 COR. SEC. 36, W 1/4 COR. SEC. 31, FD. 3" GLO BRASS CAP STAMPED "S31 S36", UP 0.60'

4 SW COR. SEC. 31, SE COR. SEC. 36, FD. IRON PIPE W/BRASS CAP "KCS", DN. 2.5'

5 NE COR. SEC. 31, NW COR. SEC. 32, FD. 2.5" GLO BRASS CAP STAMPED "S29 S30 S31 S32"

6 E 1/4 COR. SEC.,W 1/4 COR. SEC. 31, FD. BRASS CAP STAMPED "S31 S32"

7 SW COR. SEC. 32, SE COR. SEC. 31, FD. 3" GLO BRASS DISK

8 NE COR. SEC. 32, NW COR. SEC. 33, FD. 2.5" GLO BRASS DISK

9 E 1/4 COR. SEC. 32, S.F.N., CALCULATED PER BOOK 26, PAGE 152

10 SW COR. SEC. 33, SE COR. SEC. 32, FD. 3" GLO BRASS DISK STAMPED "S32 S5 S4 S33", FLUSH

14 S 1/4 COR. SEC. 32, FD. BRASS CAP STAMPED "S32, S5 USGLO RESET 1971 LAWD LS 3571" IN CONC.

26 SE COR. SEC. 25, 3" GLO DISK

30 S 1/4 COR. SEC. 31, N 1/4 COR. SEC. 6 FD. 3" GLO BRASS CAP STAMPED "S6 S31", UP 0.7'

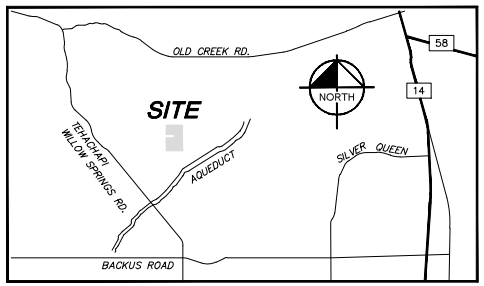
SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF TERRA-GEN.

FOR EXAMINATION ONLY

JEFFREY J. LENHERR, L.S. 9305 DATE

PROFESSIONAL LAND SURVEYOR
JEFFREY J. LENHERR
NO. 9305
STATE OF CALIFORNIA



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTON:

APN: 237-053-09

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000481021A, DATED AUGUST 7, 202

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER SECTION 31, TOWNSHIP 11 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

EXCEPTING THEREFROM 50% OF ALL OIL, GAS AND MINERALS, BUT WITHOUT THE RIGHT OF ENTRY TO THE SURFACE OF SAID LAND, AS RESERVED BY BERNARD L. O'NEAL, A WIDOWER, BY DEED DATED SEPTEMBER 2, 1969 RECORDED SEPTEMBER 17, 1969.

APN: 237-053-14

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480934A, DATED AUGUST 7, 2024.

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 11 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF. SAID DESCRIPTION IS MADE PURSUANT TO THAT CERTIFICATE OF COMPLIANCE RECORDED MARCH 12, 1987, IN BOOK 5979, PAGE 1999 AS INSTRUMENT NO. 30038, OF OFFICIAL RECORDS.

EXCEPTING THEREFROM 50% OF ALL OIL, GAS AND MINERALS BUT WITHOUT THE RIGHT OF ENTRY TO THE SURFACE OF SAID LAND AS RESERVED IN DEED RECORDED SEPTEMBER 17, 1969, IN BOOK 4318, PAGE 195 AS INSTRUMENT NO. 60898, OF OFFICIAL RECORDS.

APN: 237-053-10 & 16

STEWART TITLE GUARANTY COMPANY PROFORMA TITLE REPORT NO. 21000481385, DATED AUGUST 7, 2024.

TRACT 2:
PARCEL 1 (APN 237-053-10)
THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 11 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM 50% OF ALL OIL, GAS AND MINERAL DEPOSITS LOCATED 500 OR MORE FEET BELOW THE SURFACE OF SAID LAND WITHOUT SURFACE RIGHT OF ENTRY, AS RESERVED BY BERNARD L. O'NEAL, A WIDOWER, WHO ACQUIRED TITLE AS A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY, BY DEED RECORDED AUGUST 25, 1969, IN BOOK 4311, PAGE 316 AS INSTRUMENT NO. 55927.
FURTHER EXCEPTING THEREFROM ALL OIL, GAS AND MINERAL DEPOSITS LOCATED 500 OR MORE FEET BELOW THE SURFACE OF SAID LAND WITHOUT SURFACE RIGHT OF ENTRY, AS RESERVED BY RAYMOND J. MALONEY ET, UX, IN DEED RECORDED AUGUST 26, 1988, IN BOOK 6157, PAGE 290, KERN COUNTY RECORDS.

PARCEL 1A: (APN 237-053-10)
THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 11 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM 50% OF ALL OIL, GAS AND MINERAL DEPOSITS LOCATED 500 OR MORE FEET BELOW THE SURFACE OF SAID LAND WITHOUT SURFACE RIGHT OF ENTRY, AS RESERVED BY BERNARD L. O'NEAL, A WIDOWER, WHO ACQUIRED TITLE AS A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY, BY DEED RECORDED AUGUST 25, 1969, IN BOOK 4311, PAGE 316 AS INSTRUMENT NO. 55927.
FURTHER EXCEPTING THEREFROM 50% OF ALL OIL, GAS AND MINERAL DEPOSITS LOCATED 500 OR MORE BELOW THE SURFACE OF SAID LAND, WITHOUT SURFACE RIGHT OF ENTRY, AS RESERVED BY RAYMOND J. MALONEY ET UX., IN DEED RECORDED AUGUST 26, 1988, IN BOOK 6157, PAGE 290, KERN COUNTY RECORDS.

PARCEL 2: (APN 237-053-16)
THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 31, TOWNSHIP 11 NORTH, RANGE 13 WEST, S.B.B.&M., IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

APN: 237-053-13

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-94A, DATED AUGUST 7, 2024.

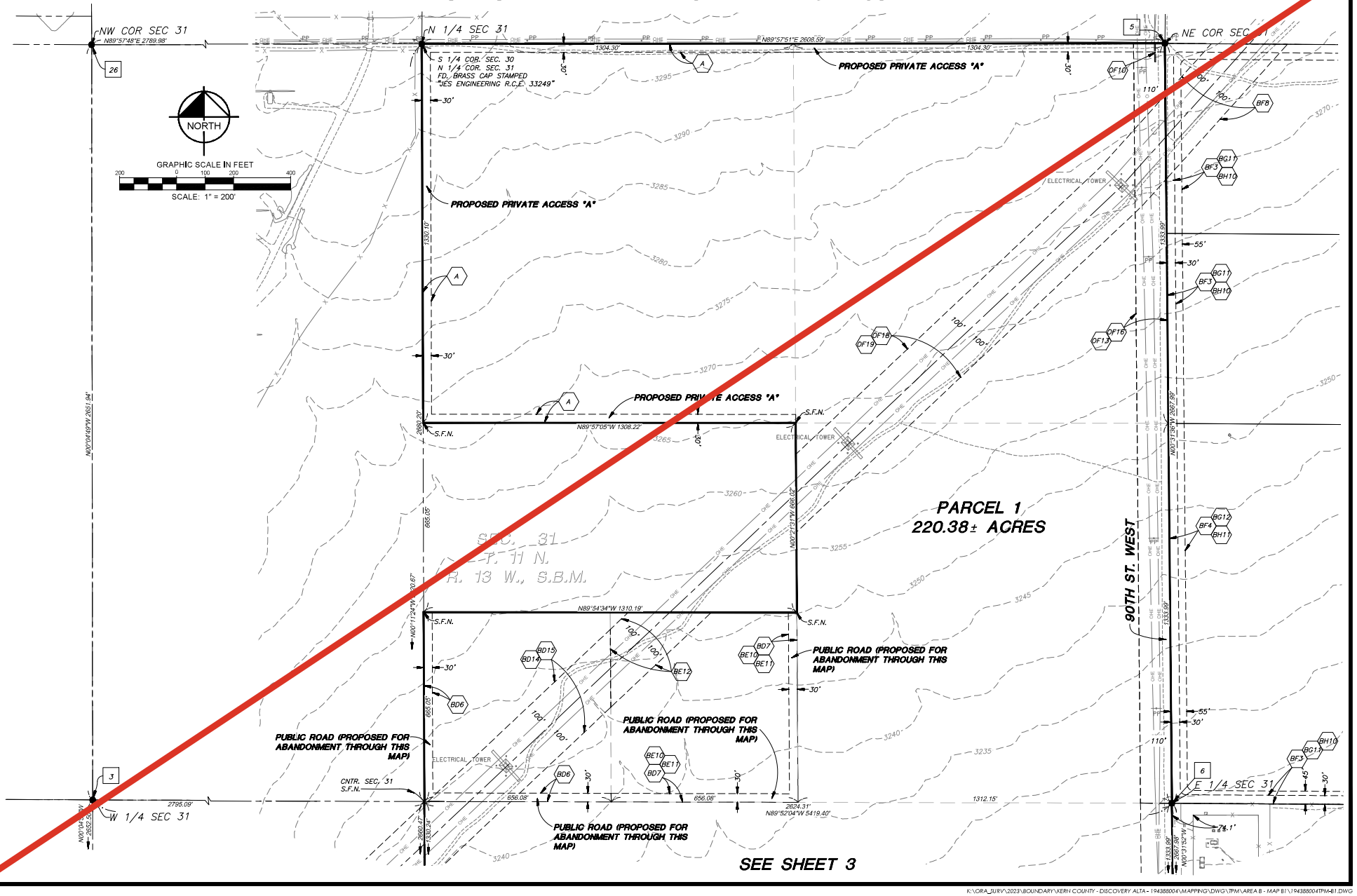
THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 11 NORTH, RANGE 13 WEST, S.B.B. M., ACCORDING TO THE OFFICIAL PLAT THEREOF, AS PER THAT CERTAIN CERTIFICATE OF COMPLIANCE RECODED MARCH 12, 1987 IN BOOK 5979 PAGE 1999 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM ONE-HALF OF ALL MINERALS, OIL, GAS AND OTHER HYDROCARBON SUBSTANCE IN, UPON AND UNDER THE ABOVE DESCRIBED PROPERTY AND WHETHER IN PLACE OR REMOVED THEREFROM, OR OTHER CONSIDERATIONS FOR OR IN ANY MANNER GROWING OUT OF THE EXPLORATION, DEVELOPMENT OR PRODUCTION OF SAID SUBSTANCE FORM THE LAND HEREBY CONVEYED OR ANY LEASE OR AGREEMENT RELATING THERETO. THIS RESERVATION AN ALL INCIDENTAL RIGHTS INCLUDED THEREIN SHELL TERMINATE AND END ON JULY 19, 1956, IN THE EVENT THERE IS NOT THEN OR HAS NOT THERETOFORE BEEN ANY PRODUCTION OF MINERALS, OIL, GAS OR HYDROCARBON SUBSTANCES FROM THE LAND ABOVE DESCRIBED, AND THERE IS NOT THEN WORK IN PROGRESS OR A LESE OR OTHER AGREEMENT OUTSTANDING OR IN COURSE OF NEGOTIATION FOR THE EXPLORATION, DISCOVERY DEVELOPMENT OR REMOVAL OF ANY SUCH SUBSTANCES OR PRODUCTS FROM SAID LAND, AND SAID LAND IS, OR HAS BEEN PROVEN TO BE, NEITHER MINERAL BEARING NOR OIL OR GAS PRODUCING LAND; OTHERWISE THIS RESERVATION, AND ALL RIGHTS CONNECTED THEREWITH OR INCIDENTAL THERETO, SHALL CONTINUE IN FULL FORCE AND EFFECT SO LONG AS ANY OF SAID SUBSTANCE OR MINERALS ARE PRODUCED OR CAPABLE OF BEING PRODUCED AND ALL OF THE CONDITIONS ABOVE, MENTIONED FOR A TERMINATION DO NOT EXIST, AND PROVIDED, FLATTER, THAT THE DATE JULY 19, 1956, SHALL BE EXTENDED UNDER THE CONDITIONS NEXT HEREINAFTER MENTIONED FOR THE PERIODS THERE STATED, AS RESERVED BY EDWARD P. ELLIOTT, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY BY INSTRUMENT RECORDED OCTOBER 28, 1949 IN BOOK 1579 PAGE 388 OF OFFICIAL RECORDS.

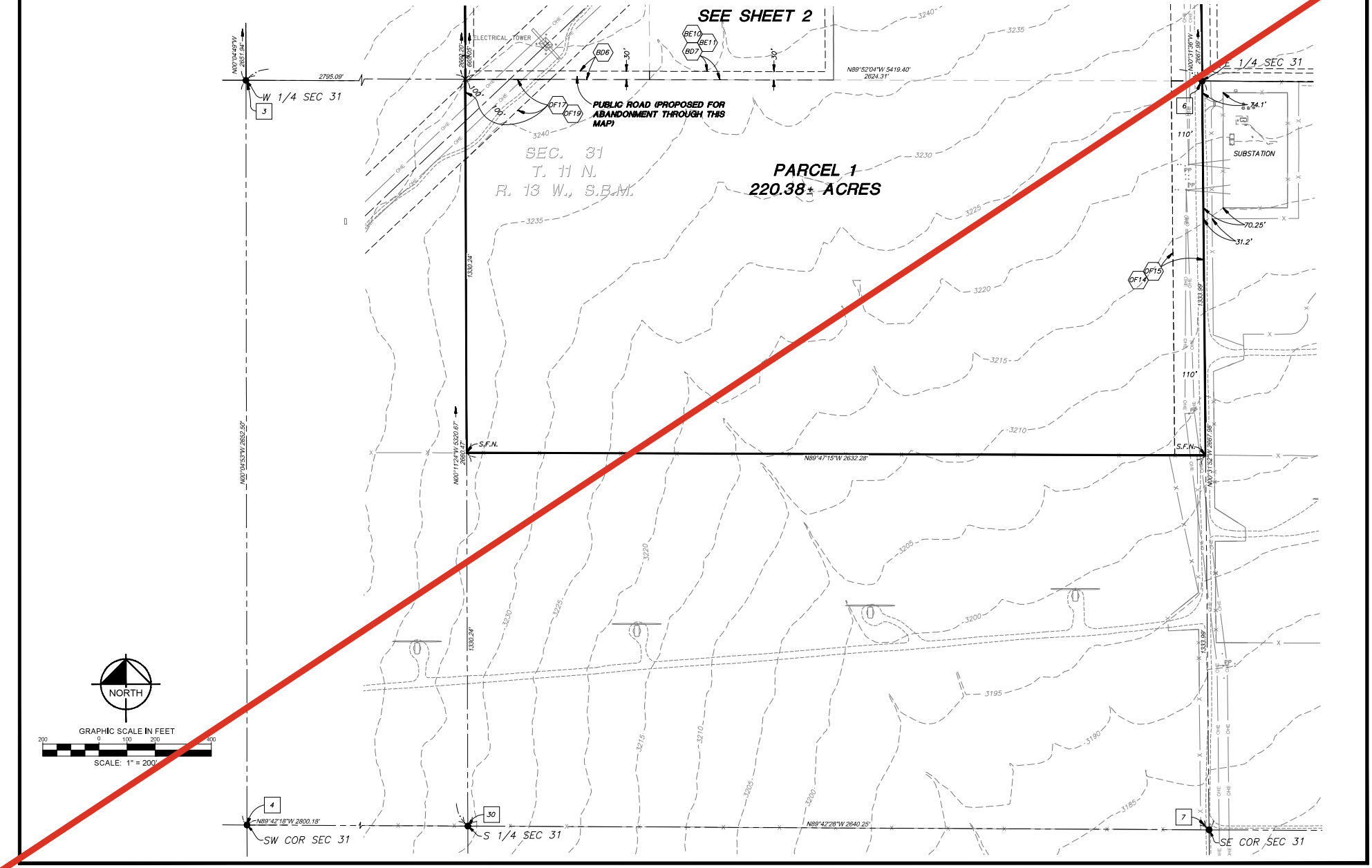
ALSO EXCEPTING THEREFROM 50% OF ALL OIL, GAS AND MINERALS, BUT WITHOUT THE RIGHT OF ENTRY TO THE SURFACE OF SAID LAND, AS RESERVED BY BERNARD L. O'NEAL, A WIDOWER, BY INSTRUMENT RECORDED SEPTEMBER 17, 1969 IN BOOK 4318 PAGE 195 OF OFFICIAL RECORDS.

Kimley»Horn
1100 W TOWN & COUNTRY ROAD, SUITE 700, ORANGE, CALIFORNIA 92868
Phone : 657-452-0200
jeff.lenherr@kimley-horn.com

VESTING TENTATIVE PARCEL MAP NO. 12587



VESTING TENTATIVE PARCEL MAP NO. 12587



VESTING TENTATIVE PARCEL MAP NO. 12587

EASEMENTS:

APN: 237-053-09

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000481021A, DATED AUGUST 7, 2024.

NO EASEMENTS

APN: 237-053-10 & 16

STEWART TITLE GUARANTY COMPANY PROFORMA TITLE REPORT NO. 21000481385, AUGUST 7, 2024.

OF4 EASEMENT IS NOT PART OF THE PROJECT SITE.

OF6 EASEMENT IS NOT PART OF THE PROJECT SITE.

OF7 EASEMENT IS NOT PART OF THE PROJECT SITE.

(OF10) AN EASEMENT FOR GUY WIRES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION AS SET FORTH IN A DOCUMENT RECORDED JUNE 16, 1958 AS INSTRUMENT NO. 32594 IN BOOK 2965, PAGE 85 OF OFFICIAL RECORDS, AFFECTS AS DESCRIBED THEREIN. NO REPRESENTATION IS MADE AS TO THE CURRENT OWNERSHIP OF SAID EASEMENT. THE TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN THE DOCUMENT ENTITLED "CONSENT AGREEMENT", RECORDED JANUARY 18, 1991 AS INSTRUMENT NO. 91-8165B; FEBRUARY 19, 1991 AS INSTRUMENT NO. 91-20241 IN BOOK 6488, PAGE 2325 AND MAY 16, 1991 AS INSTRUMENT NO. 91-61429 IN BOOK 6522, PAGE 1888, ALL OF OFFICIAL RECORDS.

(OF13) AN EASEMENT FOR POLE LINES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF SAGEBRUSH AS SET FORTH IN A DOCUMENT RECORDED JULY 21, 1989 AS INSTRUMENT NO. 89-10106 IN BOOK 6267, PAGE 1260 OF OFFICIAL RECORDS, AFFECTS THE EAST 110 FEET. NO REPRESENTATION IS MADE AS TO THE CURRENT OWNERSHIP OF SAID EASEMENT.

(OF14) AN EASEMENT FOR POLE LINES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF SAGEBRUSH AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 10, 1989 AS INSTRUMENT NO. 80-58996, IN BOOK 6301, PAGE 320, OF OFFICIAL RECORDS, AFFECTS THE EAST 10'. NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT.

(OF15) AN EASEMENT FOR POWER LINES WITH POLES AND WIRES AND APPURTENANCES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF TOYOWEST II, A CALIFORNIA GENERAL PARTNERSHIP AS SET FORTH IN A DOCUMENT RECORDED JANUARY 8, 1993 AS INSTRUMENT NO. 93-3628, IN BOOK 6787, PAGE 1725, OF OFFICIAL RECORDS, AFFECTS SAID LAND. NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT.

(OF16) AN EASEMENT FOR ERECTING, CONSTRUCTING, RE-CONSTRUCTING, REPLACING, REPAIRING, CHANGING, EXPANDING, UPGRADING, RELOCATING, ENLARGING, ALTERING, IMPROVING, ADDING TO, USING, REMOVING, INSPECTING AND MAINTAINING AT ANY TIME AND FROM TIME TO TIME A CERTAIN POWER LINE FOR THE TRANSMISSION OF ELECTRICITY AND A CERTAIN LINE FOR THE TRANSMISSION OF INFORMATION AND COMMUNICATIONS BOTH OVERHEAD AND UNDERGROUND, AND ALL NECESSARY, CONVENIENT OR DESIRABLE TOWERS, POLES, STRUCTURES INSULATORS AND CROSSARMS, PLACED ON SAID STRUCTURES, FOUNDATIONS AND FOOTINGS, WIRES, CABLES, INCLUDING GROUND WIRES AND ANCHORS, COMMUNICATION CIRCUITS, CONDUITS, VAULTS, PUMPS AND BRACES AND OTHER FIXTURES, APPLIANCES AND APPURTENANCES ASSOCIATED THEREWITH OR SUSPENDED THEREFROM, AND ANY AND ALL ASSOCIATED ACTIVITIES, INCLUDING THE MAKING OF ALL STUDIES AND SURVEYS ASSOCIATED THEREWITH, TOGETHER WITHY THE RIGHT OF INGRESS AND EGRESS AND RIGHTS INCIDENTAL THERETO IN FAVOR OF TOYOWEST II, A CALIFORNIA GENERAL PARTNERSHIP AS SET FORTH IN A DOCUMENT RECORDED JANUARY 8, 1993 AS INSTRUMENT NO. 93-3629 IN BOOK 6787, PAGE 1730 OF OFFICIAL RECORDS, AFFECTS SAID LAND. NO REPRESENTATION IS MADE AS TO THE CURRENT OWNERSHIP OF SAID EASEMENT.

(OF17) AN EASEMENT FOR PUBLIC UTILITIES EASEMENT AND RIGHTS INCIDENTAL THERETO IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS AS SET FORTH IN A DOCUMENT RECORDED MARCH 5, 2010 AS INSTRUMENT NO. 0210029752, OF OFFICIAL RECORDS, AFFECTS SAID LAND. REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

(OF18) AN EASEMENT FOR PUBLIC UTILITY AND RIGHTS INCIDENTAL THERETO IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION AS SET FORTH IN A DOCUMENT RECORDED MARCH 5, 2010 AS INSTRUMENT NO. 0210029766 OF OFFICIAL RECORDS, AFFECTS SAID LAND.

(OF19) AN EASEMENT AFFECTING SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, CONDEMNED BY FINAL DECREE IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, FOR TRANSMISSION LINE, CASE NO. S-1500-CV-265431, RECORDED AUGUST 10, 2010 AS INSTRUMENT NO. 0210105737 OF OFFICIAL RECORDS, WHICH AFFECTS SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.

OF21 THE MATTERS CONTAINED IN AN INSTRUMENT ENTITLED "MEMORANDUM OF AGREEMENT" DATED DECEMBER 1, 2016, UPON THE TERMS THEREIN PROVIDED RECORDED DECEMBER 22, 2016 AS INSTRUMENT NO. 0216184261 OF OFFICIAL RECORDS. (EASEMENT IS BLANKET IN NATURE)

APN: 237-053-13

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-94, DATED OCTOBER 14, 2022.

(BD6) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD TO PUBLIC IN GENERAL, AS SET FORTH IN A DOCUMENT RECORDED MAY 28,1986 IN BOOK 5877 PAGE 557 OF OFFICIAL RECORDS. PUBLIC ROAD TO BE VACATED

(BD7) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC UTILITIES TO SOUTHERN CALIFORNIA EDISON COMPANY AND PACIFIC BELL, AS SET FORTH IN A DOCUMENT RECORDED MAY 28, 1986 IN BOOK 5877 PAGE 567 OF OFFICIAL RECORDS.

BD8 MATTERS CONTAINED IN DOCUMENT ENTITLED CERTIFICATE OF COMPLIANCE BY DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES RECORDED MARCH 12, 1987 IN BOOK 5979 PAGE 1999 OF OFFICIAL RECORDS. (EASEMENT IS BLANKET IN NATURE)

(BD14) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR TRANSMISSION LINE, AS SET FORTH IN A DOCUMENT RECORDED JANUARY 28, 2010 AS INSTRUMENT NO. 0210010080 OF OFFICIAL RECORDS.

(BD15) MATTERS CONTAINED IN DOCUMENT ENTITLED JUDGMENT AND FINAL ORDER OF CONDEMNATION RECORDED JANUARY 28, 2010 AS INSTRUMENT NO. 0210010080 OF OFFICIAL RECORDS.

APN: 237-053-14

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480934A, DATED AUGUST 7, 2024.

(BE10) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD TO PUBLIC IN GENERAL, AS SET FORTH IN A DOCUMENT RECORDED MAY 28, 1986, IN BOOK 5877, PAGE 559, OF OFFICIAL RECORDS. PUBLIC ROAD TO BE VACATED

(BE11) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC UTILITIES TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, AND PACIFIC BELL, A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED MAY 28, 1986, IN BOOK 5877, PAGE 566, OF OFFICIAL RECORDS.

(BE12) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC UTILITIES TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED JANUARY 16, 2009 AS INSTRUMENT NO. 2009-6775 OF OFFICIAL RECORDS.

PROPOSED EASEMENT:

APN: 237-053-09 & 10

(A) PROPOSED 30 FEET PRIVATE ACCESS EASEMENT

ADJOINING PROPERTY EASEMENTS:

APN: 237-054-09 & 10

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465, DATED JULY [illegible], 2022.

(BF3) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS AND EGRESS AND ROAD PURPOSES TO THE COUNTY OF KERN, AS SET FORTH IN A DOCUMENT RECORDED AUGUST 15, 1978, IN BOOK 5132, PAGE 698 AS INSTRUMENT NO. 015412 OF OFFICIAL RECORDS.

(BF4) IRREVOCABLE OFFER TO DEDICATE A PORTION OF THE LAND FOR INGRESS, INGRESS AND ROAD PURPOSES, RECORDED AUGUST 15, 1978, IN BOOK 5132, PAGE 698 AS INSTRUMENT NO. 015412 OF OFFICIAL RECORDS. RESOLUTION PROVIDES THE ACCEPTANCE OF ROAD, RECORDED APRIL 7, 2011 AS INSTRUMENT NO. 2011045919, OF OFFICIAL RECORDS. PUBLIC ROAD TO BE VACATED

(BF8) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC UTILITIES EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY, AS SET FORTH IN A DOCUMENT RECORDED JANUARY 26, 2010 AS INSTRUMENT NO. 0210010080 OF OFFICIAL RECORDS. SAID EASEMENTS DISCLOSED IN A FINAL ORDER OF CONDEMNATION AND SUBJECT TO CONDITIONS AND PROVISIONS AS THEREIN PROVIDED.

APN: 237-054-11

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480302, DATED APRIL 1, 2022.

BG10 RESERVATIONS AND OTHER MATTERS CONTAINED IN THE PATENT RECORDED OCTOBER 16, 1895 IN BOOK 9, PAGE 207, OF PATENTS. (EASEMENT IS BLANKET IN NATURE)

(BG11) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS AND EGRESS AND ROAD PURPOSES TO THE COUNTY OF KERN, AS SET FORTH IN A DOCUMENT RECORDED AUGUST 15, 1978 AS INSTRUMENT NO. 015412 IN BOOK 5132, PAGE 698, OF OFFICIAL RECORDS. PUBLIC ROAD TO BE VACATED

(BG12) IRREVOCABLE OFFER TO DEDICATE A PORTION OF THE LAND FOR INGRESS, EGRESS AND ROAD PURPOSES, RECORDED AUGUST 15, 1978 AS INSTRUMENT NO. 015412, IN BOOK 5132, PAGE 698, OF OFFICIAL RECORDS. PUBLIC ROAD TO BE VACATED

APN: 237-054-12

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465, DATED APRIL 25, 2022.

BH9 RESERVATIONS AND OTHER MATTERS CONTAINED IN THE PATENT RECORDED OCTOBER 16, 1895 IN BOOK 7 PAGE 207 OF PATENTS. (EASEMENT IS BLANKET IN NATURE)

(BH10) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS AND EGRESS AND ROAD PURPOSES TO THE COUNTY OF KERN, AS SET FORTH IN A DOCUMENT RECORDED AUGUST 15, 1978 AS INSTRUMENT NO. 015412 IN BOOK 5132 PAGE 698 OF OFFICIAL RECORDS. PUBLIC ROAD TO BE VACATED

(BH11) IRREVOCABLE OFFER TO DEDICATE A PORTION OF THE LAND FOR INGRESS AND EGRESS AND ROAD PURPOSES, RECORDED AUGUST 15, 1978 AS INSTRUMENT NO. 015412 IN BOOK 5132 PAGE 698 OF OFFICIAL RECORDS.
SAID OFFER WAS ACCEPTED BY RESOLUTION RECORDED APRIL 7, 2011 AS INSTRUMENT NO. 0211045919 OF OFFICIAL RECORDS. PUBLIC ROAD TO BE VACATED

VESTING TENTATIVE PARCEL MAP NO. 12589

IN THE UNINCORPORATED AREA, COUNTY OF KERN STATE OF CALIFORNIA

BEING A MERGER AND RE-SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 11 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA, COUNTY OF KERN, STATE OF CALIFORNIA

EASEMENT TABLE:

THE EASEMENTS SHOWN HEREON HAVE BEEN PLOTTED SOLELY ON INFORMATION CONTAINED IN THE FOLLOWING STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORTS: REPORT NO. 21000481397, DATED AUGUST 8, 2024, REPORT NO. 22000480465-29A, DATED AUGUST 8, 2024, REPORT NO. 22000480465-1A, DATED AUGUST 8, 2024 AND REPORT NO. 22000480465-40A, DATED AUGUST 8, 2024.

DESCRIPTION OF PROJECT:

THE PURPOSE OF THIS TENTATIVE PARCEL MAP IS TO MERGE FOUR (4) EXISTING PARCELS IN TO ONE (1) PARCEL.
NOTE: THIS PARCEL MAP WILL NOT BE RECORDED IN PHASES.

BASIS OF BEARINGS:

ALL BEARINGS SHOWN HEREON ARE GRID DISTANCES BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83), ZONE 5, EPOCH 2010.00, AND WAS ESTABLISHED BETWEEN NATIONAL GEODETIC SURVEY (NGS) LOCAL CONTROL STATIONS TEHA (SOPAC) AND ELTN (SOPAC) HAVING A BEARING OF SOUTH 04°27'38" EAST.

FLOOD HAZARD NOTE:

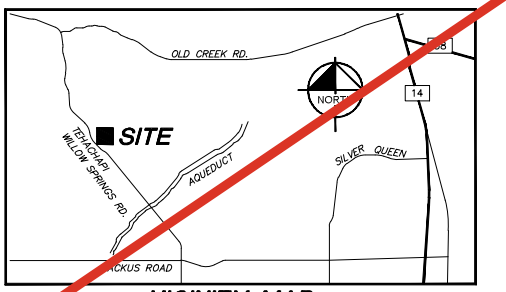
THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FLOOD ZONE X AND ZONE A. FLOOD ZONE X IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AND ZONE A IS DEFINED AS "SPECIAL FLOOD HAZARD AREAS WITHOUT BASE FLOOD ELEVATION (BFE)" ON FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM (FLOOD INSURANCE RATE MAP) MAP NO.'S 06029C3275E WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

SURVEY NOTE:

I, JEFFREY J. LENHERR, HEREBY STATE THAT THERE ARE NO STRUCTURES WITHIN THIS MAP OR WITHIN 150 FEET OF THE MAPS BOUNDARY.

STATISTICS:

ASSESSOR'S PARCEL NUMBERS:	237-093-46 THROUGH 49
ACCESS TO PARCELS:	TEHACHAPI WILLOW SPRINGS ROAD
EXISTING NUMBER OF PARCELS:	4
PROPOSED NUMBER OF PARCELS:	1
EXISTING WATER SUPPLY:	N/A (RAW LAND)
EXISTING SEWAGE DISPOSAL:	N/A (RAW LAND)
EXISTING POWER:	SOUTHERN CALIFORNIA EDISON
EXISTING GAS:	SOCAL GAS
EXISTING ZONING:	A WE, E(20) RS
EXISTING GENERAL PLAN DESIGNATION:	8.3 (EXTENSIVE AGRICULTURE-MIN. 20 ACRE PARCEL SIZE)
EXISTING USE:	VACANT LAND
PROPOSED ZONING:	A, A WE
PROPOSED GENERAL PLAN DESIGNATION:	8.3 (EXTENSIVE AGRICULTURE-MIN. 20 ACRE PARCEL SIZE)
PROPOSED USE:	SOLAR ENERGY ELECTRIC GENERATORS (SOLAR FARM)
PROPOSED WATER SUPPLY:	WELL SITE (IF REQUIRED)
PROPOSED SEWAGE DISPOSAL:	SEPTIC (IF REQUIRED)
IMPROVEMENTS REQUIRED:	N/A
PARCEL 'A' AREA:	159.83 ACRES
TOTAL PROJECT AREA:	159.83 ACRES



VICINITY MAP
NOT TO SCALE

MONUMENT NOTES:

● FOUND MONUMENT AS SHOWN

SEARCHED FOUND NOTHING AT ALL PROPERTY CORNERS UNLESS SHOWN OTHERWISE.

[2] SE COR. SEC. 35, SW COR. SEC. 36, CALCULATED POSITION PER BOOK 26 OF SURVEYS, PAGE 153

[12] FD. 3" GLO BRASS DISK

[21] SE COR. SEC. 26, NE COR. SEC. 35, 2.5" BRASS CAP STAMPED "S26 S25 S35 S36" AND "RE 6549"

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF TERRA-GEN.

FOR EXAMINATION ONLY

JEFFREY J. LENHERR, L.S. 9305 DATE



LEGAL DESCRIPTON:

APN: 237-093-46

STEWART TITLE GUARANTY COMPANY PROFORMA TITLE REPORT NO. 21000481397, DATED AUGUST 8, 2024.

PARCEL 1 IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP NO. 3816, FILED FEBRUARY 25, 1971, IN BOOK 17, PAGE 168 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 237-093-47

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-29A, DATED AUGUST 8, 2024.

PARCEL 2 OF PARCEL MAP NO. 3816, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, AS PER MAP RECORDED FEBRUARY 25, 1977 IN BOOK 17, PAGE 168 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF KERN COUNTY.

APN: 237-093-48

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-1A, DATED AUGUST 8, 2024.

PARCEL 3 OF PARCEL MAP 3816, IN THE UNINCORPORATED AREA, COUNTY OF KERN, STATE OF CALIFORNIA, AS PER MAP RECORDED FEBRUARY 25, 1978, IN BOOK 17, PAGE 168 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

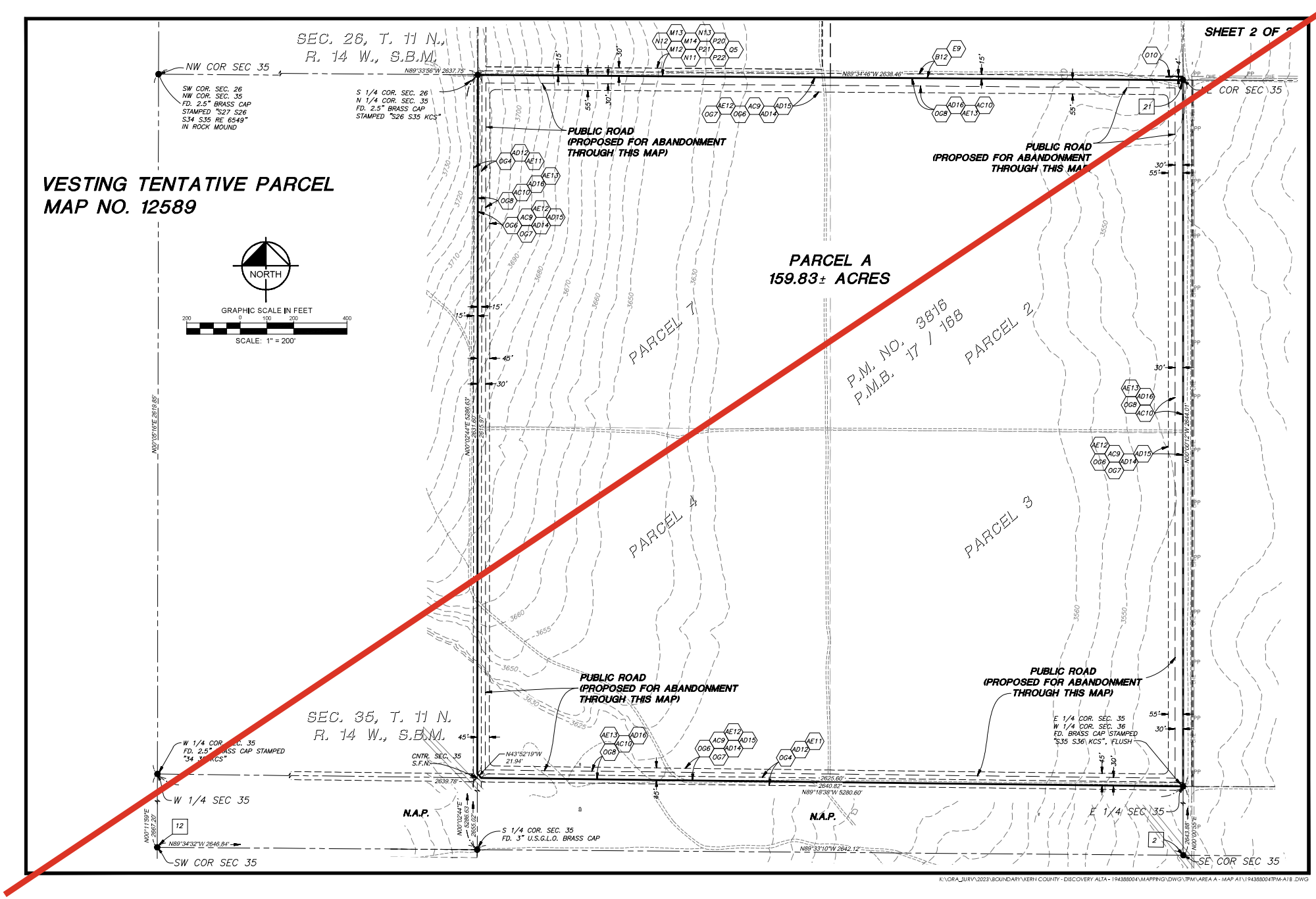
APN: 237-093-49

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-40A, DATED AUGUST 8, 2024.

PARCEL 4 IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP NO. 3816, FILED FEBRUARY 25, 1977 IN BOOK 17, PAGE 168, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF KERN COUNTY.

EXCEPT ALL THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 4 OF PARCEL MAP NO. 3816;
THENCE (1) NORTH 0° 02' 35" EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 15.635 FEET;
THENCE (2) SOUTH 43° 52' 28" EAST, A DISTANCE OF 21.942 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER;
THENCE (3) NORTH 89° 18' 50" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 15.22 FEET TO THE POINT OF BEGINNING, AS CONVEYED TO THE COUNTY OF KERN BY DEED RECORDED FEBRUARY 28, 1974 IN BOOK 4828, PAGE 1266, OF OFFICIAL RECORDS.

Kimley»Horn
1100 W TOWN & COUNTRY ROAD, SUITE 700, ORANGE, CALIFORNIA 92868
Phone : 657-452-0200
jeff.lenherr@kimley-horn.com


SHEET 2 OF 2
VESTING TENTATIVE PARCEL MAP NO. 12589
SEC. 26, T. 11 N., R. 14 W., S.B.M.
SEC. 35, T. 11 N., R. 14 W., S.B.M.
NW COR SEC 35
SW COR. SEC. 26
NW COR. SEC. 35
FD. 2.5" BRASS CAP
STAMPED "S27 S26
S34 S35 RE 6549"
IN ROCK MOUND
S 1/4 COR. SEC. 26
N 1/4 COR. SEC. 35
FD. 2.5" BRASS CAP
STAMPED "S26 S35 KCS"
N89°33'56"W 2637.75'
N89°34'46"W 2638.46'
NE COR SEC 35
PUBLIC ROAD
(PROPOSED FOR ABANDONMENT
THROUGH THIS MAP)
PARCEL A
159.83± ACRES
PARCEL 1
PARCEL 2
PARCEL 3
PARCEL 4
P.M. NO. 3816
P.M.B. 17 / 168
NORTH
GRAPHIC SCALE IN FEET
200 0 100 200 400
SCALE: 1" = 200'
N00°05'16"E 2619.85'
N00°10'24"E 5286.63'
2631.60'
2615.97'
N00°02'12"W 2644.01'
W 1/4 COR SEC. 35
FD. 2.5" BRASS CAP STAMPED
"34 S35 KCS"
CNTR. SEC. 35
S.F.N.
N43°52'19"W
21.94'
2639.78'
2640.82'
N89°18'38"W 5280.60'
2625.60'
E 1/4 COR. SEC. 35
W 1/4 COR. SEC. 36
FD. BRASS CAP STAMPED
"S35 S36 KCS", FLUSH
W 1/4 SEC 35
E 1/4 SEC 35
N.A.P.
N.A.P.
S 1/4 COR. SEC. 35
FD. 3" U.S.G.L.O. BRASS CAP
N89°33'10"W 2642.12'
N00°11'59"E
2667.20'
N89°34'32"W 2646.84'
SW COR SEC 35
SE COR SEC 35
N00°00'55"E
2643.68'
12
21
2
K:\ORA_SURV\2023\BOUNDARY\KERN COUNTY - DISCOVERY ALTA - 194388004\MAPPING\DWG\TPM\AREA A - MAP A1\194388004TPM-A1B.DWG

VESTING TENTATIVE PARCEL MAP NO. 12589

EASEMENTS:

APN: 237-093-46

STEWART TITLE GUARANTY COMPANY PROFORMA TITLE REPORT NO. 21000481397, DATED AUGUST 8, 2024.

OG3 AN EASEMENT AFFECTING SAID LAND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES, IN FAVOR OF THE PUBLIC, FOR ANY LAWFULLY ESTABLISHED COUNTY ROADS THEN IN USE, DISCLOSED BY DEED FROM SOUTHERN PACIFIC RAILROAD COMPANY, A CORPORATION, RECORDED MARCH 22, 1912, IN BOOK 271, PAGE 1 OF DEEDS. (EASEMENT IS BLANKET IN NATURE). (PUBLIC ROAD TO BE VACATED)

OG4 AN EASEMENT FOR PUBLIC ROAD AND UTILITY PURPOSES AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT RECORDED IN BOOK 2510, PAGE 562, OF OFFICIAL RECORDS, WHICH AFFECTS SAID LAND. REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

OG6 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 DECEMBER 16, 1976, IN BOOK 4996, PAGE 1343, AS INSTRUMENT NO. 49425, OF OFFICIAL RECORDS, AFFECTS THE LAND. (PORTION OF PUBLIC ROAD TO BE VACATED)

OG7 AN IRREVOCABLE OFFER TO DEDICATE REAL PROPERTY RECORDED DECEMBER 16, 1976, IN BOOK 4996, PAGE 1343, AS INSTRUMENT NO. 49425, OF OFFICIAL RECORDS, WHEREIN A PORTION OF SAID LAND WAS OFFERED FOR DEDICATION TO PUBLIC USE FOR INGRESS, EGRESS AND ROAD PURPOSES, WHICH AFFECTS SAID LAND. (PORTION OF PUBLIC ROAD TO BE VACATED)

OG8 AN EASEMENT OR OTHER PROVISIONS FOR THE PURPOSE OF 110TH STREET WEST AND RIGHTS INCIDENTAL THERETO, AS SHOWN ON THE RECORDED MAP OF PARCEL MAP NO. 3816, WHICH AFFECTS THE LAND.

APN: 237-093-47

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 222000480465-29A, DATED AUGUST 8, 2024.

AC9 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROADS TO THE PUBLIC IN GENERAL AND COUNTY OF KERN, AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 16, 1976 IN BOOK 4996, PAGE 1343 OF OFFICIAL RECORDS. (PORTION OF PUBLIC ROAD TO BE VACATED)

AC10 MATTERS CONTAINED IN PARCEL MAP NO. 3816, BOOK 17, PAGE 168 OF PARCEL MAPS.

APN: 237-093-48

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-1A, DATED AUGUST 8, 2024.

AD10 A RIGHT OF WAY OF LAWFUL WIDTH FOR ANY AND ALL COUNTY ROADS THERETOFORE LAWFULLY ESTABLISHED AND THEN IN PUBLIC USE UPON AND ACROSS THE LAND HEREIN DESCRIBED, AS EXCEPTED IN DEED FROM SOUTHERN PACIFIC RAILROAD COMPANY, RECORDED MARCH 22, 1912, IN BOOK 271, PAGE 1 OF DEEDS. (EASEMENT IS BLANKET IN NATURE)

AD11 AN EASEMENT FOR RIGHT OF WAY OF LAWFUL WIDTH FOR ANY AND ALL COUNTY ROADS HERETOFORE LAWFULLY ESTABLISHED AND NOW IN PUBLIC USE AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE PUBLIC IN GENERAL AS SET FORTH IN A DOCUMENT RECORDED JUNE 27, 1925, IN BOOK 84, PAGE 88, OF OFFICIAL RECORDS, AFFECTS THE LAND. REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (EASEMENT IS BLANKET IN NATURE). (PUBLIC ROAD TO BE VACATED)

AD12 AN EASEMENT FOR PUBLIC ROAD AND UTILITY PURPOSES AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT, RECORDED IN BOOK 2510, PAGE 562, OF OFFICIAL RECORDS, WHICH AFFECTS SAID LAND. REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

AD14 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 DECEMBER 16, 1976 IN BOOK 4996, PAGE 1343, AS INSTRUMENT/FILE NO. 49425, OF OFFICIAL RECORDS, AFFECTS THE LAND. (PORTION OF PUBLIC ROAD TO BE VACATED)

AD15 AN IRREVOCABLE OFFER TO DEDICATE REAL PROPERTY RECORDED DECEMBER 16, 1976 IN BOOK 4996, PAGE 1343, AS INSTRUMENT/FILE NO. 49425 OFFICIAL RECORDS WHEREIN A PORTION OF SAID LAND WAS OFFERED FOR DEDICATION TO PUBLIC USE FOR INGRESS, EGRESS AND ROAD PURPOSES, WHICH AFFECTS SAID LAND. (PORTION OF PUBLIC ROAD TO BE VACATED)

AD16 AN EASEMENT OR OTHER PROVISIONS FOR THE PURPOSE OF 110TH STREET WEST AND RIGHTS INCIDENTAL THERETO AS SHOWN ON THE RECORDED MAP OF PARCEL MAP NO. 3816, WHICH AFFECTS THE LAND.

AD17 THE MATTERS CONTAINED IN AN INSTRUMENT ENTITLED "MEMORANDUM OF WIND ENERGY SITE LEASE AND RENEWABLE ENERGY DEVELOPMENT AGREEMENT", BY AND BETWEEN BILL BOATMAN, AN UNMARRIED MAN AND ALTA WINDPOWER DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY UPON THE TERMS THEREIN PROVIDED RECORDED MAY 5, 2010 AS INSTRUMENT/FILE NO. 0210059066, OF OFFICIAL RECORDS. (EASEMENT IS BLANKET IN NATURE)

AD18 MATTERS CONTAINED IN DOCUMENT ENTITLED "EASEMENT DEED AND PROJECT NEIGHBOR AGREEMENT" AND BETWEEN CAMCART HOLDINGS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AND ALTA WINDPOWER DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY RECORDED JULY 12, 2013 AS INSTRUMENT NO. 0213098116 OF OFFICIAL RECORDS.(EASEMENT IS BLANKET IN NATURE)

APN: 237-093-49

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-40A, DATED AUGUST 8, 2024.

AE9 ANY RESERVOIR SITES AND RIGHT OF WAY FOR WATER DITCHES, AQUEDUCTS OR PIPE LINES IN AND OVER SAID LAND, AS SET FORTH IN DEED TO THE OAK CREEK LAND AND WATER CO., A CORPORATION, RECORDED APRIL 14, 1892 IN BOOK 41, PAGE 188, OF DEEDS. (EASEMENT IS BLANKET IN NATURE)

AE10 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ANY LAWFULLY ESTABLISHED COUNTY ROADS THEN IN USE TO THE PUBLIC, AS SET FORTH IN A DOCUMENT RECORDED MARCH 22, 1912 IN BOOK 271, PAGE 1, OF DEEDS. (EASEMENT IS BLANKET IN NATURE)

AE11 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC ROAD AND UTILITY PURPOSES TO CHARLES P. ERICKSON, A WIDOWER, AS SET FORTH IN A DOCUMENT RECORDED NOVEMBER 2, 1955 IN BOOK 2510, PAGE 562, OF OFFICIAL RECORDS.

AE12 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD PURPOSES TO THE PUBLIC IN GENERAL, AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 16, 1976 IN BOOK 4996, PAGE 1343, OF OFFICIAL RECORDS.
AFFECTS THE SOUTH 30 FEET AND THE WEST 30 FEET OF SAD LAND EXCEPT THAT PORTION GRANTED TO THE COUNTY OF KERN, BY DEED RECORDED FEBRUARY 28, 1974 IN BOOK 4828, PAGE 1266, OF OFFICIAL RECORDS. (PORTION OF PUBLIC ROAD TO BE VACATED)

AE13 MATTERS AS SHOWN ON THE PARCEL MAP NO. 3816 FILED IN BOOK 17, PAGE 168, OF MAPS, TOGETHER WITH ANY PROVISIONS AND RECITALS CONTAINED THEREIN.

ADJOINING PROPERTY EASEMENTS:

APN: 237-370-05

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480504, DATED JUNE 30, 2023.

B12 THE EFFECT OF AN EASEMENT FOR PUBLIC ROAD AND UTILITIES, AFFECTING A PORTION OF SAID LAND, AS DISCLOSED BY DEED RECORDED JULY 31, 2000 AS INSTRUMENT NO. 2000-93167 OF OFFICIAL RECORDS.

APN: 237-370-08

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480040-68, DATED MAY 18, 2023.

E9 AN EASEMENT FOR PUBLIC ROAD AND UTILITY PURPOSES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED JULY 18, 1969 IN BOOK 4299, PAGE 981, OF OFFICIAL RECORDS, AFFECTS SAID LAND. (PUBLIC ROAD TO BE VACATED)

APN: 237-380-01, 02, 03 & 04

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-44, DATED JUNE 21, 2022.

M12 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD AND PUBLIC UTILITY PURPOSES RESERVED BY E.C. JENSEN AND ELSIE T. JENSEN, HUSBAND AND WIFE, AS SET FORTH IN A DOCUMENT RECORDED FEBRUARY 3, 1965 IN BOOK 3810, PAGE 618 OF OFFICIAL RECORDS; AFFECTING THE WESTERLY 30 FEET OF PARCELS 1 AND 3. (PUBLIC ROAD TO BE VACATED)

M13 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD AND PUBLIC UTILITY PURPOSES RESERVED BY DONALD F. MASON, AS SET FORTH IN A DOCUMENT RECORDED MAY 13, 1969 IN BOOK 4278, PAGE 13 OF OFFICIAL RECORDS; AFFECTING THE WESTERLY 30 FEET OF PARCELS 1 AND 3. (PUBLIC ROAD TO BE VACATED)

M14 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD AND PUBLIC UTILITY PURPOSES RESERVED BY WALTER J. RIVERS, AS SET FORTH IN A DOCUMENT RECORDED MAY 13, 1969 IN BOOK 4278, PAGE 14 OF OFFICIAL RECORDS; AFFECTING THE WESTERLY 30 FEET OF PARCELS 1 AND 3. (PUBLIC ROAD TO BE VACATED)

APN: 237-380-05

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-52A, DATED AUGUST 15, 2024.

N11 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD AND UTILITY PUBLIC PURPOSES, AS SET FORTH IN A DOCUMENT RECORDED FEBRUARY 3, 1965, IN BOOK 3810, PAGE 618, OF OFFICIAL RECORDS. (PUBLIC ROAD TO BE VACATED)

N12 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD AND PUBLIC UTILITY PURPOSES TO BE USED IN COMMON WITH OTHERS, AS SET FORTH IN A DOCUMENT RECORDED MAY 13, 1969, IN BOOK 4278, PAGE 13, OF OFFICIAL RECORDS. (PUBLIC ROAD TO BE VACATED)

N13 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD AND PUBLIC UTILITY PURPOSES TO BE USED IN COMMON WITH OTHERS TO WALTER J. RIVERS, AS SET FORTH IN A DOCUMENT RECORDED MAY 13, 1969, IN BOOK 4278, PAGE 14, OF OFFICIAL RECORDS; AFFECTING SAID LAND. (PUBLIC ROAD TO BE VACATED)

APN: 237-380-06

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480370A, DATED AUGUST 15, 2024.

O10 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC UTILITIES TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED AUGUST 14, 1958 IN BOOK 2993 PAGE 216 OF OFFICIAL RECORDS.

APN: 237-380-07

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480004, DATED DECEMBER 28, 2022.

P20 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD AND UTILITY PUBLIC PURPOSES TO E.C. JENSEN AND ELSIE T. JENSEN, AS SET FORTH IN A DOCUMENT RECORDED FEBRUARY 3, 1965 IN BOOK 3810 PAGE 618 OF OFFICIAL RECORDS. (PUBLIC ROAD TO BE VACATED)

P21 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD AND UTILITY PUBLIC PURPOSES TO BE USED IN COMMON WITH OTHERS TO DONALD F. MASON, AS SET FORTH IN A DOCUMENT RECORDED MAY 13, 1969 IN BOOK 4278 PAGE 13 OF OFFICIAL RECORDS. (PUBLIC ROAD TO BE VACATED)

P22 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD AND UTILITY PUBLIC PURPOSES TO BE USED IN COMMON WITH OTHERS TO WALTER J. RIVERS, AS SET FORTH IN A DOCUMENT RECORDED MAY 13, 1969 IN BOOK 4278 PAGE 14 OF OFFICIAL RECORDS. (PUBLIC ROAD TO BE VACATED)

APN: 237-380-08

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480555A, DATED AUGUST 15, 2024.

Q5 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD AND PUBLIC UTILITY PURPOSES, AS SET FORTH IN A DOCUMENT RECORDED FEBRUARY 3, 1965 IN BOOK 3810 PAGE 618 OF OFFICIAL RECORDS. (PUBLIC ROAD TO BE VACATED)

VESTING TENTATIVE PARCEL MAP NO. 12590

IN THE UNINCORPORATED AREA, COUNTY OF KERN STATE OF CALIFORNIA

BEING A MERGER AND RE-SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA, COUNTY OF KERN, STATE OF CALIFORNIA

EASEMENT TABLE:

THE EASEMENTS SHOWN HEREON HAVE BEEN PLOTTED SOLELY ON INFORMATION CONTAINED IN THE FOLLOWING STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORTS: REPORT NO. 22000480331, DATED PROFORMA, REPORT NO. 22000480465-75, DATED SEPTEMBER 29, 2022, REPORT NO. 22000480465-141 DATED DECEMBER 27, 2022, REPORT NO. 22000480465-16, DATED MAY 12, 2022, REPORT NO. 22000480465-73, DATED AUGUST 4, 2022 AND REPORT NO. 22000480465-25, DATED JUNE 8, 2022.

DESCRIPTION OF PROJECT:

THE PURPOSE OF THIS TENTATIVE PARCEL MAP IS TO MERGE SIX (6) EXISTING PARCELS IN TO ONE (1) PARCEL.
NOTE: THIS PARCEL MAP WILL NOT BE RECORDED IN PHASES.

BASIS OF BEARINGS:

ALL BEARINGS SHOWN HEREON ARE GRID DISTANCES BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83), ZONE 5, EPOCH 2010.00, AND WAS ESTABLISHED BETWEEN NATIONAL GEODETIC SURVEY (NGS) LOCAL CONTROL STATIONS TEHA (SOPAC) AND ELTN (SOPAC) HAVING A BEARING OF SOUTH 04°27'38" EAST.

FLOOD HAZARD NOTE:

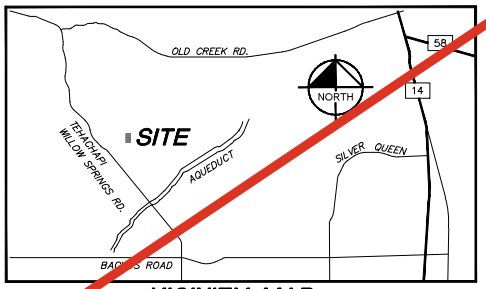
THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FLOOD ZONE X AND ZONE A. FLOOD ZONE X IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AND ZONE A IS DEFINED AS "SPECIAL FLOOD HAZARD AREAS WITHOUT BASE FLOOD ELEVATION (BFE)" ON FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM (FLOOD INSURANCE RATE MAP) MAP NO.'S 06029C3275E WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

SURVEY NOTE:

I, JEFFREY J. LENHERR, HEREBY STATE THAT THERE ARE NO STRUCTURES WITHIN THIS MAP OR WITHIN 150 FEET OF THE MAPS BOUNDARY.

STATISTICS:

ASSESSOR'S PARCEL NUMBERS:	237-093-15, 16, 51, 53, 55, 56
ACCESS TO PARCELS:	PROPOSED PUBLIC ACCESS EASEMENTS SHOWN HEREON
EXISTING NUMBER OF PARCELS:	6
PROPOSED NUMBER OF PARCELS:	1
EXISTING WATER SUPPLY:	N/A (RAW LAND)
EXISTING SEWAGE DISPOSAL:	N/A (RAW LAND)
EXISTING POWER:	SOUTHERN CALIFORNIA EDISON
EXISTING GAS:	SOCAL GAS
EXISTING ZONING:	E(20) RS
EXISTING GENERAL PLAN DESIGNATION:	8.3 (EXTENSIVE AGRICULTURE-MIN. 20 ACRE PARCEL SIZE)
EXISTING USE:	VACANT LAND
PROPOSED ZONING:	A
PROPOSED GENERAL PLAN DESIGNATION:	8.3 (EXTENSIVE AGRICULTURE-MIN. 20 ACRE PARCEL SIZE)
PROPOSED USE:	SOLAR ENERGY ELECTRIC GENERATORS (SOLAR FARM)
PROPOSED WATER SUPPLY:	WELL SITE (IF REQUIRED)
PROPOSED SEWAGE DISPOSAL:	SEPTIC (IF REQUIRED)
IMPROVEMENTS REQUIRED:	N/A
PARCEL "A" AREA:	20.05 ACRES
TOTAL PROJECT AREA:	20.05 ACRES



VICINITY MAP
NOT TO SCALE

MONUMENT NOTES:

● FOUND MONUMENT AS SHOWN

SEARCHED FOUND NOTHING AT ALL PROPERTY CORNERS UNLESS SHOWN OTHERWISE.

2	SE COR. SEC. 35, SW COR. SEC. 36, CALCULATED POSITION PER BOOK 26 OF SURVEYS, PAGE 153
3	E 1/4 COR. SEC. 36, W 1/4 COR. SEC. 31, FD. 3" GLO BRASS CAP STAMPED "S31 S36", UP 0.60'
4	SW COR. SEC. 31, SE COR. SEC. 36, FD. IRON PIPE W/BRASS CAP "KCS", DN. 2.5'
21	SE COR. SEC. 26, NE COR. SEC. 35, 2.5" BRASS CAP STAMPED "S26 S25 S35 S36" AND "RE 6549"
25	S 1/4 COR. SEC. 25, N 1/4 COR. SEC. 36, FD. BRASS CAP STAMPED "JES ENGINEERING R.C.E. 33249"
27	E 1/4 COR. SEC. 35, W 1/4 COR. SEC. 36, FD. BRASS CAP STAMPED "S35 S36 KCS", FLUSH

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF TERRA-GEN.

FOR EXAMINATION ONLY

JEFFREY J. LENHERR, L.S. 9305 DATE

PROFESSIONAL LAND SURVEYOR
JEFFREY J. LENHERR
NO. 9305
STATE OF CALIFORNIA

LEGAL DESCRIPTON:

APN: 237-093-51

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-73, DATED AUGUST 4, 2022.

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 14 WEST, SAN BERNARDINO BASE MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.
EXCEPT 1/2 OF OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN OR UNDER THAT PORTION OF SAID LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF, WITHOUT HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF SAID LAND, AS RESERVED BY MARCELLE MATHERON BOREL, BLANCHE M. VERNON AND RICHARD CAVINS MATHERON, IN DEED RECORDED NOVEMBER 9, 1966 IN BOOK 3994 PAGE 331 OF OFFICIAL RECORDS.

APN: 237-093-53

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-75, DATED SEPTEMBER 29, 2022.

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 14 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.
EXCEPT 1/2 OF OIL, GAS, MINERALS AND OTHER HYDROCARBONS SUBSTANCES IN OR UNDER THAT PORTION OF SAID LAND, LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF, WITHOUT HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF SAID LAND, AS RESERVED BY MARCELLE MATHERON BOREL, BLANCHE M. VERNON AND RICHARD CAVINS MATHERON, IN DEED RECORDED NOVEMBER 9, 1966, IN BOOK 3994, PAGE 331, OF OFFICIAL RECORDS.

APN: 237-093-55

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-141 DATED DECEMBER 27, 2022.

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.
EXCEPT 1/2 OF OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN OR UNDER THAT PORTION OF SAID LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF, WITHOUT, HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF SAID LAND, AS RESERVED BY MARCELLE MATHERON BOREL, BLANCHE M. VERNON AND RICHARD CAVINS MATHERON IN DEED RECORDED NOVEMBER 9, 1966 IN BOOK 3994 PAGE 331 OF OFFICIAL RECORDS.

APN: 237-093-56

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-16, DATED MAY 12, 2022.

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA, COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL MAP THEREOF.
EXCEPT ONE-HALF OF OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN OR UNDER THAT PORTION OF SAID LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF, WITHOUT, HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF SAID LAND, AS RESERVED IN DEED RECORDED NOVEMBER 9, 1966 IN BOOK 3994 PAGE 331 OF OFFICIAL RECORDS.

APN: 237-093-15

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-25, DATED JUNE 8, 2022.

PARCEL 1:
THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 14 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE UNINCORPORATED AREA, COUNTY OF KERN, STATE OF CALIFORNIA.

EXCEPT ONE HALF OF OIL, GAS MINERALS AND OTHER HYDROCARBON SUBSTANCES IN OR UNDER THAT PORTION OF SAID LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF, WITHOUT, HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF SAID
LAND, AS RESERVED IN DEED RECORDED IN BOOK 3994, PAGE 331 OF OFFICIAL RECORDS.

PARCEL 2:
AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES FOR USE IN COMMON WITH OTHERS OVER THE EASTERLY 15 FEET OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36.

PARCEL 3:
AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES FOR USE IN COMMON WITH OTHERS OVER THE SOUTH 15 FEET OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 36.
EXCEPT THAT PORTION THEREOF INCLUDED IN PARCEL 1 ABOVE DESCRIBED.

APN: 237-093-16

STEWART TITLE GUARANTY COMPANY PROFORMA TITLE REPORT NO. 22000480331, DATED PROFORMA.

PARCEL 6:
THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 14 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE UNINCORPORATED AREA, COUNTY OF KERN, STATE OF CALIFORNIA.

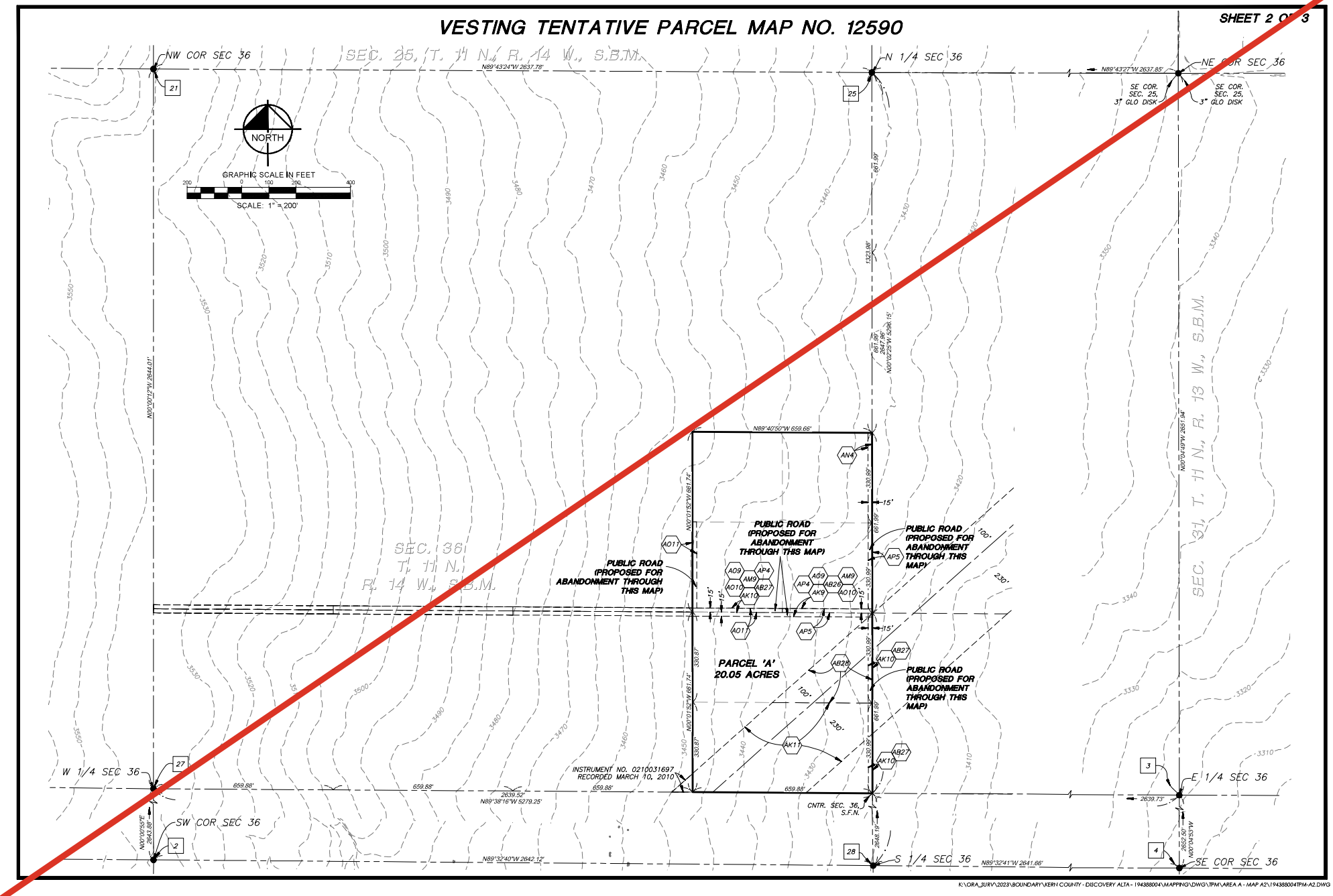
EXCEPT ONE HALF OF OIL, GAS MINERALS AND OTHER HYDROCARBON SUBSTANCES IN OR UNDER THAT PORTION OF SAID LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF; WITHOUT, HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF SAID
LAND, AS RESERVED IN DEED RECORDED IN BOOK 3994, PAGE 331 OF OFFICIAL RECORDS.

PARCEL 6A:
AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES FOR USE IN COMMON WITH OTHERS, OVER THE SOUTH 15 FEET OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, AND OVER THE NORTH 15 FEET OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 14 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE UNINCORPORATED AREA, COUNTY OF KERN, STATE OF CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION INCLUDED IN PARCEL 6.

Kimley»Horn
1100 W TOWN & COUNTRY ROAD, SUITE 700, ORANGE, CALIFORNIA 92868
Phone : 657-452-0200
jeff.lenherr@kimley-horn.com

VESTING TENTATIVE PARCEL MAP NO. 12590



VESTING TENTATIVE PARCEL MAP NO. 12590

EASEMENTS:

APN: 237-093-15

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-25, DATED JUNE 8, 2022.

(AK9) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES FOR USE IN COMMON WITH OTHERS, RESERVED BY STEVEN C. BASS, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, AS SET FORTH IN A DOCUMENT RECORDED JANUARY 12, 1970 IN BOOK 4354, PAGE 12, OF OFFICIAL RECORDS.

(AK10) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES FOR USE IN COMMON WITH OTHERS, AS SET FORTH IN A DOCUMENT RECORDED AUGUST 19, 1974 IN BOOK 4856, PAGE 102, OF OFFICIAL RECORDS; AFFECTING THE EASTERLY 15 FEET OF SAID LAND.

(AK11) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC UTILITIES TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED MARCH 10, 2010 AS INSTRUMENT NO. 2010-31696, OF OFFICIAL RECORDS; AFFECTING SAID LAND.

APN: 237-093-16

STEWART TITLE GUARANTY COMPANY PROFORMA TITLE REPORT NO. 22000480331, DATED PROFORMA.

(AB26) AN EASEMENT OVER SAID LAND FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES FOR USE IN COMMON WITH OTHERS AND INCIDENTAL PURPOSES, AS RESERVED BY STEVEN C. BASS, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, IN DEED RECORDED JANUARY 12, 1970, IN BOOK 4354 PAGE 12, OF OFFICIAL RECORDS. AFFECTS THE NORTH 15 FEET OF SAID LAND. NO REPRESENTATION IS MADE AS TO THE CURRENT OWNERSHIP OF SAID EASEMENT.

(AB27) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSESF OR USE IN COMMON WITH OTHERS TO ROLLAND K. PREST AND ROSEMARY E. PREST, HUSBAND AND WIFE AS JOINT TENANTS, AS SET FORTH IN A DOCUMENT RECORDED AUGUST 19, 1974 IN BOOK 4856 PAGE 102 OF OFFICIAL RECORDS.

(AB28) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC UTILITIES TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED MAY 14, 2010 AS INSTRUMENT NO. 0210064086 OF OFFICIAL RECORDS.

APN: 237-093-51

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-73, DATED AUGUST 4, 2022.

(AM9) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES FOR USE IN COMMON WITH OTHERS TO STEVEN C. BASS, AS SET FORTH IN A DOCUMENT RECORDED MAY 21, 1970 IN BOOK 4399, PAGE 694 OF OFFICIAL RECORDS.

APN: 237-093-53

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-75, DATED SEPTEMBER 29, 2022.

(AN4) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD, AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 25, 1983, IN BOOK 5600, PAGE 428, OF OFFICIAL RECORDS.

APN: 237-093-55

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-141 DATED DECEMBER 27, 2022.

(AO9) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES FOR USE IN COMMON WITH OTHERS TO RICHARD J. LLOYD AND FRIEDA LLOYD, HUSBAND AND WIFE NO REPRESENTATION IN MADE TO THE PRESENT OWNERSHIP OF SAID EASEMENT, AS SET FORTH IN A DOCUMENT RECORDED JANUARY 12, 1970 IN BOOK 4354, PAGE 12 OF OFFICIAL RECORDS; AFFECTING THE SOUTH 15 FEET OF SAID LAND.

(AO10) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES FOR USE IN COMMON WITH OTHERS TO STEVEN C. BASS, A MARRIED MAN AS HIS SEPARATE PROPERTY NO REPRESENTATION IN MADE TO THE PRESENT OWNERSHIP OF SAID EASEMENT, AS SET FORTH IN A DOCUMENT RECORDED MAY 21, 1970 IN BOOK 4399, PAGE 694 OF OFFICIAL RECORDS; AFFECTING THE SOUTH 15 FEET OF SAID LAND.

(AO11) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS AND EGRESS AND ROAD PURPOSES OVER THE WESTERLY 15 FEET AND THE SOUTHERLY 15 FEET OF SAID LAND., RESERVED BY DAVID E. LAWSON AND KAREN R. LAWSON, HUSBAND AND WIFE AS JOINT TENANTS, AS SET FORTH IN A DOCUMENT RECORDED JULY 30, 1985 AS INSTRUMENT NO. 010416 IN BOOK 5782, PAGE 276 OF OFFICIAL RECORDS. (PUBLIC ROAD TO BE VACATED)

AO13 MATTERS CONTAINED IN DOCUMENT ENTITLED MEMORANDUM OF OPTION AGREEMENT FOR WIND ENERGY SITE LEASE AND RENEWABLE ENERGY DEVELOPMENT BY AND BETWEEN DAVID E. LAWSON, TRUSTEE OF THE DAVID AND STELLA LAWSON FAMILY TRUST DATED FEBRUARY 18, 2009, IN TRUST AS THE SOLE AND SEPARATE PROPERTY OF DAVID E. LAWSON AND ALTA WINDPOWER DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY RECORDED APRIL 30, 2010 AS INSTRUMENT NO. 0210056440 OF OFFICIAL RECORDS. (EASEMENT IS BLANKET IN NATURE)

APN: 237-093-56

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-16, DATED MAY 2, 2022.

(AP4) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES FOR USE IN COMMON WITH OTHERS TO STEVEN C. BASS, AS SET FORTH IN A DOCUMENT RECORDED MAY 21, 1970 IN BOOK 4399, PAGE 694 OF OFFICIAL RECORDS.

(AP5) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD PURPOSES TO DONALD TIVENS, DBA FORECAST LAND INVESTMENT COMPANY, AND MARILYN TIVENS, HIS WIFE, AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 30, 1988 IN BOOK 6195, PAGE 2258 AS INSTRUMENT NO. 074455 OF OFFICIAL RECORDS. (PUBLIC ROAD TO BE VACATED)

VESTING TENTATIVE PARCEL MAP NO. 12591

IN THE UNINCORPORATED AREA, COUNTY OF KERN STATE OF CALIFORNIA

BEING A MERGER AND RE-SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 11 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA, COUNTY OF KERN, STATE OF CALIFORNIA

EASEMENT TABLE:

THE EASEMENTS SHOWN HEREON HAVE BEEN PLOTTED SOLELY ON INFORMATION CONTAINED IN THE FOLLOWING STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORTS: REPORT NO. 22000480465-4, DATED APRIL 22, 2022, REPORT NO. 23000480504, DATED JUNE 30, 2023, REPORT NO. 22000480465-11, DATED MAY 6, 2022, REPORT NO. 23000480544, DATED JUNE 1, 2023, REPORT NO. 23000480040-68, DATED MAY 18, 2023, REPORT NO. 22000480465-102, DATED DECEMBER 23, 2022, REPORT NO. 22000480380, DATED APRIL 11, 2022, REPORT NO. 22000480308, DATED MARCH 31, 2022, REPORT NO. 22000480465-45, DATED JULY 8, 2022, REPORT NO. 23000480361, DATED MAY 4, 2023, REPORT NO. 22000480465-35, DATED JUNE 17, 2022, REPORT NO. 22000480465-123, DATED DECEMBER 8, 2022, REPORT NO. 22000480465-44A, DATED AUGUST 15, 2024, REPORT NO. 22000480465-52A, DATED AUGUST 15, 2024, REPORT NO. 22000480370A, DATED AUGUST 15, 2024, REPORT NO. 22000480004, DATED DECEMBER 28, 2022 AND REPORT NO. 22000480555A, DATED AUGUST 15, 2024.

DESCRIPTION OF PROJECT:

THE PURPOSE OF THIS TENTATIVE PARCEL MAP IS TO MERGE TWENTY-FIVE (25) EXISTING PARCELS IN TO ONE (1) PARCEL.
NOTE: THIS PARCEL MAP WILL NOT BE RECORDED IN PHASES.

BASIS OF BEARINGS:

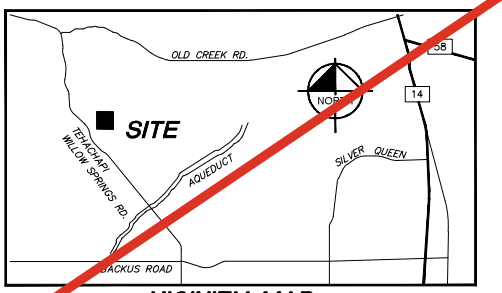
ALL BEARINGS SHOWN HEREON ARE GRID DISTANCES BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83), ZONE 5, EPOCH 2010.00, AND WAS ESTABLISHED BETWEEN NATIONAL GEODETIC SURVEY (NGS) LOCAL CONTROL STATIONS TEHA (SOPAC) AND ELTN (SOPAC) HAVING A BEARING OF SOUTH 04°27'38" EAST.

FLOOD HAZARD NOTE:

THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FLOOD ZONE X AND ZONE A. FLOOD ZONE X IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AND ZONE A IS DEFINED AS "SPECIAL FLOOD HAZARD AREAS WITHOUT BASE FLOOD ELEVATION (BFE)" ON FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM (FLOOD INSURANCE RATE MAP) MAP NO.'S 06029C3275E WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

STATISTICS:

ASSESSOR'S PARCEL NUMBERS:	237-370-01 THROUGH 08, 237-370-11 THROUGH 18, 237-380-01 THROUGH 08
ACCESS TO PARCELS:	PROPOSED PUBLIC ACCESS EASEMENTS SHOWN HEREON
EXISTING NUMBER OF PARCELS:	25
PROPOSED NUMBER OF PARCELS:	1
EXISTING WATER SUPPLY:	N/A (RAW LAND)
EXISTING SEWAGE DISPOSAL:	N/A (RAW LAND)
EXISTING POWER:	SOUTHERN CALIFORNIA EDISON
EXISTING GAS:	SOCAL GAS
EXISTING ZONING:	E(20) RS, E(2 1/2) RS, A, A WE
EXISTING GENERAL PLAN DESIGNATION:	8.5 (RESOURCE MANAGEMENT-MIN. 20 ACRE PARCEL SIZE)
EXISTING USE:	VACANT LAND
PROPOSED ZONING:	A
PROPOSED GENERAL PLAN DESIGNATION:	8.5 (RESOURCE MANAGEMENT-MIN. 20 ACRE PARCEL SIZE)
PROPOSED USE:	SOLAR ENERGY ELECTRIC GENERATORS (SOLAR FARM)
PROPOSED WATER SUPPLY:	WELL SITE (IF REQUIRED)
PROPOSED SEWAGE DISPOSAL:	SEPTIC (IF REQUIRED)
IMPROVEMENTS REQUIRED:	N/A
PARCEL 'A' AREA	160.75 ACRES
TOTAL PROJECT AREA:	160.75 ACRES



VICINITY MAP

NOT TO SCALE

SURVEY NOTE:

I, JEFFREY J. LENHERR, HEREBY STATE THAT THERE ARE NO STRUCTURES WITHIN THIS MAP OR WITHIN 150 FEET OF THE MAPS BOUNDARY.

MONUMENT NOTES:

● FOUND MONUMENT AS SHOWN

SEARCHED FOUND NOTHING AT ALL PROPERTY CORNERS UNLESS SHOWN OTHERWISE.

1	E 1/4 COR. SEC 26, W 1/4 COR. SEC. 25, REBAR & BRASS CAP "JES ENGINEERING RCE 33249"
21	SE COR. SEC. 26, NE COR. SEC. 35, 2.5" BRASS CAP STAMPED "S26 S25 S35 S36" AND "RE 6549"
22	NW COR. SEC. 25, NE COR. SEC. 26, 2" BRASS CAP STAMPED "S24 S25 S23 S26" AND "RE 6549", UP 0.60'
23	N 1/4 COR. SEC. 26, 2.5" BRASS CAP STAMPED "JES ENGINEERING R.C.E. 33249"
24	NW COR. SEC. 26, 2" BRASS CAP STAMPED "R.E. 6549" IN ROCK MOUND

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF TERRA-GEN.

FOR EXAMINATION ONLY

JEFFREY J. LENHERR, L.S. 9305 DATE

PROFESSIONAL LAND SURVEYOR
JEFFREY J. LENHERR
NO. 9305
STATE OF CALIFORNIA

LEGAL DESCRIPTON:

APN: 237-370-01, 02, 03 & 04

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-4, DATED APRIL 22, 2022.

PARCEL 1:(237-370-01)
THE WEST HALF OF THE WEST HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 11 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT 1/16TH OF ALL COAL AND OTHER MINERAL DEPOSITS AS PROVIDED BY AN ACT OF THE LEGISLATURE APPROVED MAY 25, 1921 (CHAPTER 303, STATUTES OF CALIFORNIA, 1921) AND AS RESERVED IN THE PATENT FROM THE STATE OF CALIFORNIA, RECORDED JULY 13, 1929 IN BOOK 312 PAGE 426 OF OFFICIAL RECORDS.

PARCEL 2:(237-370-02)
THE EAST HALF OF THE WEST HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 11 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT 1/16TH OF ALL COAL AND OTHER MINERAL DEPOSITS AS PROVIDED BY AN ACT OF THE LEGISLATURE APPROVED MAY 25, 1921 (CHAPTER 303, STATUTES OF CALIFORNIA, 1921) AND AS RESERVED IN THE PATENT FROM THE STATE OF CALIFORNIA, RECORDED JULY 13, 1929 IN BOOK 312 PAGE 426 OF OFFICIAL RECORDS.

PARCEL 3:(237-370-03)
THE WEST HALF OF THE EAST HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 11 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT 1/16TH OF ALL COAL AND OTHER MINERAL DEPOSITS AS PROVIDED BY AN ACT OF THE LEGISLATURE APPROVED MAY 25, 1921 (CHAPTER 303, STATUTES OF CALIFORNIA, 1921) AND AS RESERVED IN THE PATENT FROM THE STATE OF CALIFORNIA, RECORDED JULY 13, 1929 IN BOOK 312 PAGE 426 OF OFFICIAL RECORDS.

PARCEL 4:(237-370-04)
THE EAST HALF OF THE EAST HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 11 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT 1/16TH OF ALL COAL AND OTHER MINERAL DEPOSITS AS PROVIDED BY AN ACT OF THE LEGISLATURE APPROVED MAY 25, 1921 (CHAPTER 303, STATUTES OF CALIFORNIA, 1921) AND AS RESERVED IN THE PATENT FROM THE STATE OF CALIFORNIA, RECORDED JULY 13, 1929 IN BOOK 312 PAGE 426 OF OFFICIAL RECORDS.

APN: 237-370-05

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480504, DATED JUNE 30, 2023.

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 11 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM 1/16TH OF ALL COAL AND OTHER MINERAL DEPOSITS AS PROVIDED BY AN ACT OF THE LEGISLATURE APPROVED MAY 25, 1921 (CHAPTER 303, STATUTES OF CALIFORNIA, 1921) AND AS RESERVED IN THE PATENT FROM THE STATE OF CALIFORNIA, RECORDED JULY 13, 29, IN BOOK 312 PAGE 426 OF OFFICIAL RECORDS.

APN: 237-370-06

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-11, DATED MAY 6, 2022.

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 11 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT 1/16TH OF ALL COAL AND OTHER MINERAL DEPOSITS AS PROVIDED BY AN ACT OF THE LEGISLATURE APPROVED MAY 25, 1921 (CHAPTER 303, STATUTES OF CALIFORNIA, 1921) AND RESERVED IN THE PATENT FROM THE STATE OF CALIFORNIA RECORDED JULY 13, 1929 IN BOOK 312 PAGE 426 OF OFFICIAL RECORD

LEGAL DESCRIPTON: (CONTINUED)

APN: 237-370-07

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480544, DATED JUNE 1, 2023.

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 11 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT 1/16 OF ALL COAL AND OTHER MINERAL DEPOSITS AS PROVIDED BY AN ACT OF THE LEGISLATURE APPROVED MAY 25, 1921 (CHAPTER 303, STATUTES OF CALIFORNIA, 1921) AND AS RESERVED IN THE PATENT FROM THE STATE OF CALIFORNIA RECORDED JULY 13, 1929 IN BOOK 312 PAGE 426, OF OFFICIAL RECORDS.

APN: 237-370-08

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480040-68, DATED MAY 18, 2023.

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 11 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT 1/16TH OF ALL COAL, OIL, GAS AND OTHER MINERAL DEPOSITS AS PROVIDED BY AN ACT OF THE LEGISLATURE APPROVED MAY 25, 1921 (CHAPTER 303, STATUTES OF CALIFORNIA, 1921) AND RESERVED IN THE PATENT FROM THE STATE OF CALIFORNIA, RECORDED JULY 13, 1929, IN BOOK 312, PAGE 426, OF OFFICIAL RECORDS.

APN: 237-370-09

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-102, DATED DECEMBER 23, 2022.

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 11 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT 1/16 OF ALL COAL AND OTHER MINERAL DEPOSITS AS PROVIDED BY AN ACT OF LEGISLATURE APPROVED MAY 25, 1921 (CHAPTER 303, STATUTES OF CALIFORNIA, 1921) AND AS RESERVED IN THE PATENT FROM THE STATE OF CALIFORNIA, RECORDED JULY 13, 1929 IN BOOK 312 PAGE 426 OF OFFICIAL RECORDS.
APN: 237-370-09

APN: 237-370-11

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480380, DATED APRIL 11, 2022.

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 11 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT 1/16 OF ALL COAL AND OTHER MINERAL DEPOSITS AS PROVIDED BY AN ACT OF THE LEGISLATURE APPROVED MAY 25, 1921, (CHAPTER 303, STATUTES OF CALIFORNIA, 1921) AND AS RESERVED IN THE PATENT FROM THE STATE OF CALIFORNIA, RECORDED JULY 13, 1929 IN BOOK 312, PAGE 426, OF OFFICIAL RECORDS. ALSO EXCEPT ALL THE OIL AND GAS DEPOSITS AND THE RIGHT TO PROSPECT FOR AND REMOVE SUCH OIL AND GAS DEPOSITS UPON COMPLIANCE WITH THE CONDITIONS AND SUBJECT TO THE PROVISIONS AND LIMITATIONS OF THE ACT OF CONGRESS APPROVED JULY 17, 1914 (38 STAT. 509) AND THE AMENDATORY ACT OF MARCH 4,1933 (47 STAT. 1570) AS RESERVED IN THE PATENT FROM THE STATE OF CALIFORNIA, RECORDED JULY 13, 1929, IN BOOK 312, PAGE 426, OF OFFICIAL RECORDS.

APN: 237-370-12, 14 & 15

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480308, DATED MARCH 31, 2022.

PARCEL 1: APN'S: 237-370-12 AND 15
THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 11 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA, COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT ALL THE OIL AND GAS DEPOSITS AND THE RIGHT TO PROSPECT FOR AND REMOVE SUCH OIL AND GAS DEPOSITS UPON COMPLIANCE WITH THE CONDITIONS AND SUBJECT TO THE PROVISIONS AND LIMITATIONS OF THE ACT OF CONGRESS APPROVED JULY 17, 1914 (38 STAT. 509) AND THE AMENDATORY ACT OF MARCH 4, 1933 (47 STAT. 1570) AS RESERVED IN THE PATENT FROM THE STATE OF CALIFORNIA, RECORDED JULY 13, 1929, IN BOOK 312, PAGE 426, OF OFFICIAL RECORDS.

PARCEL 2: APN: 237-370-14
THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 11 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA, COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT ALL THE OIL AND GAS DEPOSITS AND THE RIGHT TO PROSPECT FOR AND REMOVE SUCH OIL AND GAS DEPOSITS UPON COMPLIANCE WITH THE CONDITIONS AND SUBJECT TO THE PROVISIONS AND LIMITATIONS OF THE ACT OF CONGRESS APPROVED JULY 17, 1914 (38 STAT. 509) AND THE AMENDATORY ACT OF MARCH 4, 1933 (47 STAT. 1570) AS RESERVED IN THE PATENT FROM THE STATE OF CALIFORNIA, RECORDED JULY 13, 1929 IN BOOK 312, PAGE 426, OF OFFICIAL RECORDS.
APN: 237-370-12; 237-370-14; 237-370-15

APN: 237-370-13

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-45, DATED JULY 8, 2022.

SOUTHEAST 1/4 OF SOUTHEAST 1/4 OF NORTHWEST 1/4 OF SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 11 NORTH, RANGE 14 WEST, S.B.B.&M.

APN: 237-370-16

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480361, DATED MAY 4, 2023.

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 11 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT ALL THE OIL AND GAS DEPOSITS AND THE RIGHT TO PROSPECT FOR AND REMOVE SUCH OIL AND GAS DEPOSITS UPON COMPLIANCE WITH THE CONDITIONS AND SUBJECT TO THE PROVISIONS AND LIMITATIONS OF THE ACT OF CONGRESS APPROVED JULY 17, 1914 (38 STAT. 509) AND THE AMENDATORY ACT OF MARCH 4, 1993 (47 STAT. 1570) AS RESERVED IN THE PATENT FROM THE STATE OF CALIFORNIA, RECORDED JULY 13, 1929 IN BOOK 312, PAGE 426, OF OFFICIAL RECORDS.

Kimley»Horn
1100 W TOWN & COUNTRY ROAD, SUITE 700, ORANGE, CALIFORNIA 92868
Phone : 657-452-0200
jeff.lenherr@kimley-horn.com

VESTING TENTATIVE PARCEL MAP NO. 12591

LEGAL DESCRIPTON: (CONTINUED)

APN: 237-370-17

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-35, DATED JUNE 17, 2022.

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 11 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT 1/16 OF ALL COAL AND OTHER MINERAL DEPOSITS AS PROVIDED BY AN ACT OF THE LEGISLATURE APPROVED MAY 25, 1921 (CHAPTER 303, STATUTES OF CALIFORNIA, 1921) AND AS RESERVED IN THE PATENT FROM THE STATE OF CALIFORNIA RECORDED JULY 13, 1929 IN BOOK 312 PAGE 426 OF OFFICIAL RECORDS.

APN: 237-370-18

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-123, DATED DECEMBER 8, 2022.

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 11, NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 26, TOWNSHIP 11 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF AS CONVEYED APRIL 30, 1981, AS INSTRUMENT NO. 44011, IN BOOK 5370, PAGE 2446.

EXCEPT 1/16 OF ALL COAL AND OTHER MINERALS DEPOSITS AS PROVIDED BY AN ACT OF THE LEGISLATURE APPROVED MAY 25, 1921 (CHAPTER 303, STATUTES OF CALIFORNIA, 1921) AND AS RESERVED IN THE PATENT FROM THE STATE OF CALIFORNIA RECORDED JULY 13, 1929 IN BOOK 312, PAGE 426 OF OFFICIAL RECORDS.

APN: 237-380-01, 02, 03 & 04

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-44A, DATED AUGUST 15, 2024.

PARCEL 1: APN: 237-380-01
THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 11 NORTH, RANGE 14 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 1/16 OF ALL COAL AND OTHER MINERAL DEPOSITS AS PROVIDED BY AN ACT OF THE LEGISLATURE APPROVED MAY 25, 1921 (CHAPTER 303, STATUTES OF CALIFORNIA, 1921) AND AS RESERVED IN THE PATENT FROM THE STATE OF CALIFORNIA, RECORDED JULY 13, 1929, IN BOOK 312, PAGE 426 OF OFFICIAL RECORDS.

PARCEL 2: APN: 237-380-02
THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 11 NORTH, RANGE 14 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 1/6 OF ALL COAL AND OTHER MINERAL DEPOSITS AS PROVIDED BY AN ACT OF THE LEGISLATURE APPROVED MAY 25, 1921 (CHAPTER 303, STATUTES OF CALIFORNIA, 1921) AND AS RESERVED IN THE PATENT FROM THE STATE OF CALIFORNIA, RECORDED JULY 13, 1929 IN BOOK 312, PAGE 426 OF OFFICIAL RECORDS.

PARCEL 3: APN: 237-380-03
THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 11 NORTH, RANGE 14 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 1/6 OF ALL COAL AND OTHER MINERAL DEPOSITS AS PROVIDED BY AN ACT OF THE LEGISLATURE APPROVED MAY 25, 1921 (CHAPTER 303, STATUTES OF CALIFORNIA, 1921) AND AS RESERVED IN THE PATENT FROM THE STATE OF CALIFORNIA, RECORDED JULY 13, 1929 IN BOOK 312, PAGE 426 OF OFFICIAL RECORDS.

PARCEL 4: APN: 237-380-04
THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 11 NORTH, RANGE 14 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 1/6 OF ALL COAL AND OTHER MINERAL DEPOSITS AS PROVIDED BY AN ACT OF THE LEGISLATURE APPROVED MAY 25, 1921 (CHAPTER 303, STATUTES OF CALIFORNIA, 1921) AND AS RESERVED IN THE PATENT FROM THE STATE OF CALIFORNIA, RECORDED JULY 13, 1929 IN BOOK 312, PAGE 426 OFFICIAL RECORDS.

APN: 237-380-05

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-52A, DATED AUGUST 15, 2024.

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 11 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT ALL THE OIL AND GAS DEPOSITS AND RIGHT TO PROSPECT FOR AND REMOVE SUCH OIL AND GAS DEPOSITS UPON COMPLIANCE WITH THE CONDITIONS AND SUBJECT TO THE PROVISIONS AND LIMITATIONS OF THE ACT OF CONGRESS APPROVED JULY 17, 1914 (38 STAT. 509) AND THE AMENDATORY ACT OF MARCH 4, 1933 (47 STAT. 1570), AS RESERVED IN THE PATENT FROM THE STATE OF CALIFORNIA, RECORDED JULY 13, 1929, IN BOOK 312, PAGE 426, OF OFFICIAL RECORDS.

APN: 237-380-06

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480370A, DATED AUGUST 15, 2024.

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 11 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND, APPROVED BY SURVEYOR GENERAL ON SEPTEMBER 19, 1856.

EXCEPTING THEREFROM 1/16 OF ALL COAL AND OTHER MINERAL DEPOSITS AS PROVIDED BY AN ACT OF THE LEGISLATURE APPROVED MAY 25, 1921 (CHAPTER 303, STATUTES OF CALIFORNIA, RECORDED JULY 13, 1929 IN BOOK 312, PAGE 426 OF OFFICIAL RECORDS.
ALSO EXCEPTING THEREFROM ALL THE OIL AND GAS DEPOSITS AND THE RIGHT TO PROSPECT FOR AND REMOVE SUCH OIL AND GAS DEPOSITS UPON COMPLIANCE WITH THE CONDITIONS AND SUBJECT TO THE PROVISIONS AND LIMITATIONS OF ACT OF CONGRESS APPROVED JULY 17, 1914 (38 STAT. 509) AND THE AMENDATORY ACT OF MARCH 4, 1933, (47 STAT. 1570) AS RESERVED IN THE PATENT FROM THE STATE OF CALIFORNIA, RECORDED JULY 13, 1929 IN BOOK 312, PAGE 426 OF OFFICIAL RECORDS.

LEGAL DESCRIPTON: (CONTINUED)

APN: 237-380-07

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480004, DATED DECEMBER 28, 2022.

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 11 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA, COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

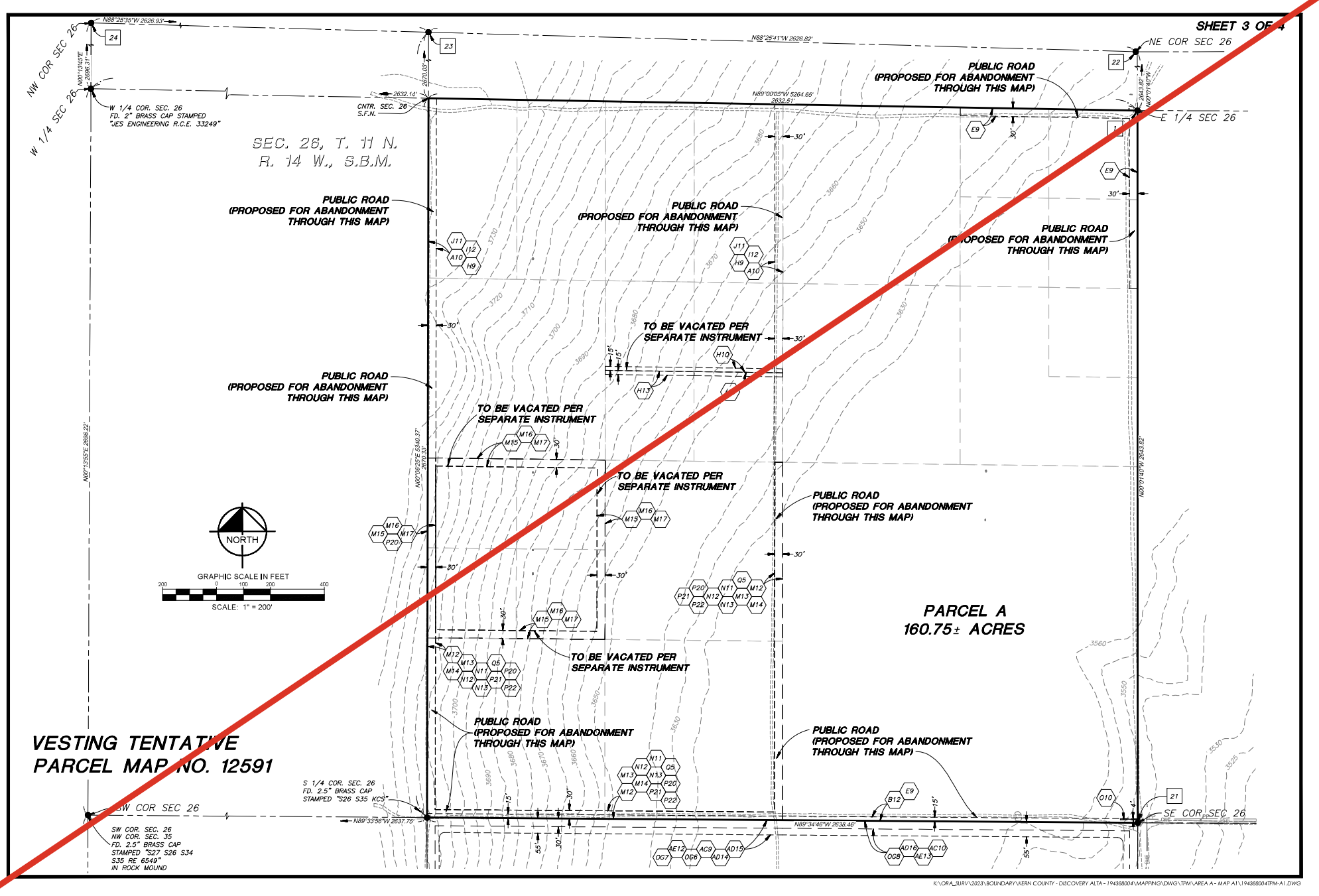
EXCEPT ALL THE OIL AND GAS DEPOSITS AND THE RIGHT TO PROSPECT FOR AND REMOVE SUCH OIL AND GAS DEPOSITS UPON COMPLIANCE WITH THE CONDITIONS AND SUBJECT TO THE PROVISIONS AND LIMITATIONS OF THE ACT OF CONGRESS APPROVED JULY 17, 1914 (38 STAT. 509) AND THE AMENDATORY ACT OF MARCH 4, 1933 (4 STAT. 1570) AS RESERVED IN THE PATENT FROM THE STATE OF CALIFORNIA, RECORDED JULY 13, 1929 IN BOOK 312 PAGE 426 OF OFFICIAL RECORDS.

APN: 237-380-08

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480555A, DATED AUGUST 15, 2024.

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 11 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA, COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL ON SEPTEMBER 19, 1856.

EXCEPT ALL OIL AND GAS DEPOSITS AND THE RIGHT TO PROSPECT FOR AND REMOVE SUCH OIL AND GAS DEPOSITS UPON COMPLIANCE WITH THE CONDITIONS AND SUBJECT TO THE PROVISIONS AND LIMITATIONS OF THE ACT OF CONGRESS APPROVED JULY 17, 1914 (38 STAT. 509) AND THE AMENDATORY ACT OF MARCH 4, 1933 (47 STAT. 1570) AS RESERVED IN THE PATENT FROM THE STATE OF CALIFORNIA, RECORDED JULY 13, 1929 IN BOOK 312 PAGE 426 OF OFFICIAL RECORDS.


NW COR SEC 26
W 1/4 SEC 26
N88°25'35"W 2626.93'
N00°13'45"E 2656.31'
W 1/4 COR. SEC. 26
FD. 2" BRASS CAP STAMPED
"JES ENGINEERING R.C.E. 33249"
2632.14'
2670.03'
CNTR. SEC. 26
S.F.N.
N88°25'41"W 2626.82'
NE COR SEC 26
E 1/4 SEC 26
N00°14'14"W 2643.82'
N89°00'05"W 5264.65'
2632.51'
SEC. 26, T. 11 N.
R. 14 W., S.B.M.
PUBLIC ROAD
(PROPOSED FOR ABANDONMENT
THROUGH THIS MAP)
TO BE VACATED PER
SEPARATE INSTRUMENT
PARCEL A
160.75± ACRES
NORTH
GRAPHIC SCALE IN FEET
200 0 100 200 400
SCALE: 1" = 200'
VESTING TENTATIVE
PARCEL MAP NO. 12591
S 1/4 COR. SEC. 26
FD. 2.5" BRASS CAP
STAMPED "S26 S35 KCS"
SW COR SEC 26
SW COR. SEC. 26
NW COR. SEC. 35
FD. 2.5" BRASS CAP
STAMPED "S27 S26 S34
S35 RE 6549"
IN ROCK MOUND
N89°33'56"W 2637.75'
N89°34'46"W 2638.46'
SE COR SEC 26
N00°13'55"E 2696.22'
N00°06'29"E 5340.37'
2670.33'
N00°14'14"W 2643.82'

VESTING TENTATIVE PARCEL MAP NO. 12591

EASEMENTS:

APN: 237-370-01, 02, 03 & 04

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-4, DATED APRIL 22, 2022.

A9 RESERVATIONS AND OTHER MATTERS CONTAINED IN THE PATENT RECORDED IN BOOK 312 PAGE 425 OF OFFICIAL RECORDS. (EASEMENT IS BLANKET IN NATURE)

(A10) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD AND PUBLIC UTILITY PURPOSES, RESERVED BY E. C. JENSEN AND ELSIE T. JENSEN, AS SET FORTH IN A DOCUMENT RECORDED FEBRUARY 3, 1965 AS INSTRUMENT NO. 6161 IN BOOK 3810 PAGE 620 OF OFFICIAL RECORDS. (PUBLIC ROAD TO BE VACATED)

APN: 237-370-05

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480504, DATED JUNE 30, 2023.

(B12) THE EFFECT OF AN EASEMENT FOR PUBLIC ROAD AND UTILITIES, AFFECTING A PORTION OF SAID LAND, AS DISCLOSED BY DEED RECORDED JULY 31, 2000 AS INSTRUMENT NO. 2000-93167 OF OFFICIAL RECORDS.

APN: 237-370-06

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-11, DATED MAY 6, 2022.
NO EASEMENTS IN REPORT

APN: 237-370-07

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480544, DATED JUNE 1, 2023.
NO EASEMENTS IN REPORT.

APN: 237-370-08

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480040-68, DATED MAY 18, 2023.

(E9) AN EASEMENT FOR PUBLIC ROAD AND UTILITY PURPOSES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED JULY 18, 1969 IN BOOK 4299, PAGE 981, OF OFFICIAL RECORDS, AFFECTS SAID LAND. (PUBLIC ROAD TO BE VACATED)

APN: 237-370-09

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-102, DATED DECEMBER 23, 2022.

F10 RESERVATIONS AND OTHER MATTERS CONTAINED IN THE PATENT RECORDED JULY 13, 1929, IN BOOK 312, PAGE 426, OF OFFICIAL RECORDS. (EASEMENT IS BLANKET IN NATURE)

F11 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR THE ABSOLUTE RIGHT TO FISH AND INCIDENTAL PURPOSES, AS SET FORTH IN A DOCUMENT RECORDED JULY 13, 1929, IN BOOK 312, PAGE 426, OF OFFICIAL RECORDS. (EASEMENT IS BLANKET IN NATURE)

F12 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR RIGHTS OF WAY OVER AND ACROSS SAID PROPERTY FOR DITCHES OR CANALS CONSTRUCTED BY THEIR AUTHORITY ALL AS DIRECTED AND REQUIRED BY ACT OF CONGRESS APPROVED AUGUST 30, 1890 (26 STAT. 391) AND INCIDENTAL PURPOSES, AS SET FORTH IN A DOCUMENT RECORDED JULY 13, 1929, IN BOOK 312, PAGE 426, OF OFFICIAL RECORDS. (EASEMENT IS BLANKET IN NATURE)

APN: 237-370-11

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480380, DATED APRIL 11, 2022.

G9 RESERVATIONS AND OTHER MATTERS CONTAINED IN THE PATENT RECORDED JULY 13, 1929 IN BOOK 312, PAGE 426 OF OFFICIAL RECORDS. (EASEMENT IS BLANKET IN NATURE)

APN: 237-370-12, 14 & 15

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480308, DATED MARCH 31, 2022.

(H9) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD AND PUBLIC UTILITY PURPOSES TO BE USED IN COMMON WITH OTHERS, AS SET FORTH IN A DOCUMENT RECORDED FEBRUARY 3, 1965, IN BOOK 3810, PAGE 620 AS INSTRUMENT NO. 6161 OF OFFICIAL RECORDS. (PUBLIC ROAD TO BE VACATED)

(H10) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD AND UTILITY PURPOSES, AS SET FORTH IN A DOCUMENT RECORDED FEBRUARY 22, 1972, IN BOOK 4636, PAGE 112 AS INSTRUMENT NO. 12553 OF OFFICIAL RECORDS. (TO BE VACATED PER SEPARATE INSTRUMENT)

(H13) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD AND UTILITY PURPOSES, AS SET FORTH IN A DOCUMENT RECORDED FEBRUARY 25, 1972, IN BOOK 4638, PAGE 621 AS INSTRUMENT NO. 14320 OF OFFICIAL RECORDS.

APN: 237-370-13

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-45, DATED JULY 8, 2022.

(I12) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD AND PUBLIC UTILITY PURPOSES TO BE USED IN COMMON WITH OTHERS, RESERVED BY E.C. JENSEN & ELSIE T. JENSEN, AS SET FORTH IN A DOCUMENT RECORDED FEBRUARY 3, 1965 AS INSTRUMENT NO. 6161, BOOK 3810, PAGE 620 OF OFFICIAL RECORDS. (PUBLIC ROAD TO BE VACATED)

(I13) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD AND UTILITY PURPOSES, RESERVED BY HENRY B. CHANDLER AND ROBERTA R. CHANDLER, AS SET FORTH IN A DOCUMENT RECORDED MARCH 1, 1972 IN BOOK 4643, PAGE 17 OF OFFICIAL RECORDS.

APN: 237-370-16

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480361, DATED MAY 4, 2023.

(J11) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD AND PUBLIC UTILITY PURPOSES, AS SET FORTH IN A DOCUMENT RECORDED FEBRUARY 3, 1965 AS INSTRUMENT NO. 6161 IN BOOK 3810, PAGE 620, OF OFFICIAL RECORDS. (PUBLIC ROAD TO BE VACATED)

APN: 237-370-17

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-35, DATED JUNE 17, 2022.
NO EASEMENTS IN REPORT.

APN: 237-370-18

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-123, DATED DECEMBER 8, 2022.

L16 EASEMENT AND RIGHTS INCIDENTAL THERETO TO ALTA WINDPOWER DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS SET FORTH IN A DOCUMENT RECORDED APRIL 30, 2010, AS INSTRUMENT NO. 0210056435 OF OFFICIAL RECORDS. (EASEMENT IS BLANKET IN NATURE)

APN: 237-380-01, 02, 03 & 04

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-44, DATED JUNE 21, 2022.

M8 RIGHTS OF WAY AS GRANTED BY AN ACT OF LEGISLATURE, APPROVED MAY 18, 1921 (CHAPTER 173 STATUTES OF CALIFORNIA, 1921) TO THE UNITED STATES, FOR THE USES PRESCRIBED IN THE ACT OF CONGRESS, APPROVED JUNE 17, 1902, RELATING TO IRRIGATION AND RECLAMATION AS DISCLOSED BY PATENT FROM THE STATE OF CALIFORNIA RECORDED JULY 13, 1929, IN BOOK 312, PAGE 426 OF OFFICIAL RECORDS. (EASEMENT IS BLANKET IN NATURE)

M9 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR THE ABSOLUTE RIGHT TO FISH, RESERVED IN THE PEOPLE, AS SET FORTH IN A DOCUMENT RECORDED JULY 13, 1929, IN BOOK 312, PAGE 426 OF OFFICIAL RECORDS. SAID EASEMENT'S SPECIFIC LOCATION IS NOT SUFFICIENTLY DEFINED. (EASEMENT IS BLANKET IN NATURE)

M10 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR DITCHES OR CANALS, RESERVED UNTO THE UNITED STATES, AS SET FORTH IN A DOCUMENT RECORDED JULY 13, 1929, IN BOOK 312, PAGE 426 OF OFFICIAL RECORDS. SAID EASEMENT'S SPECIFIC LOCATION IS NOT SUFFICIENTLY DEFINED. (EASEMENT IS BLANKET IN NATURE)

(M12) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD AND PUBLIC UTILITY PURPOSES RESERVED BY E.C. JENSEN AND ELSIE T. JENSEN, HUSBAND AND WIFE, AS SET FORTH IN A DOCUMENT RECORDED FEBRUARY 3, 1965 IN BOOK 3810, PAGE 618 OF OFFICIAL RECORDS; AFFECTING THE WESTERLY 30 FEET OF PARCELS 1 AND 3. (PUBLIC ROAD TO BE VACATED)

(M13) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD AND PUBLIC UTILITY PURPOSES RESERVED BY DONALD F. MASON, AS SET FORTH IN A DOCUMENT RECORDED MAY 13, 1969 IN BOOK 4278, PAGE 13 OF OFFICIAL RECORDS; AFFECTING THE WESTERLY 30 FEET OF PARCELS 1 AND 3. (PUBLIC ROAD TO BE VACATED)

(M14) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD AND PUBLIC UTILITY PURPOSES RESERVED BY WALTER J. RIVERS, AS SET FORTH IN A DOCUMENT RECORDED MAY 13, 1969 IN BOOK 4278, PAGE 14 OF OFFICIAL RECORDS; AFFECTING THE WESTERLY 30 FEET OF PARCELS 1 AND 3. (PUBLIC ROAD TO BE VACATED)

(M15) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS, FUTURE ROAD AND PUBLIC UTILITY RESERVED BY CARSON D. BOONE AND PAULINE F. BOONE, HUSBAND AND WIFE, AS SET FORTH IN A DOCUMENT RECORDED FEBRUARY 5, 1971 IN BOOK 4483, PAGE 944 OF OFFICIAL RECORDS; AFFECTING THE NORTH AND WEST 30 FEET OF PARCEL 1 AND THE EAST AND SOUTH 30 FEET OF PARCEL 4. (TO BE VACATED PER SEPARATE INSTRUMENT)

(M16) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS, FUTURE ROAD AND PUBLIC UTILITY RESERVED BY CARSON D. BOONE AND PAULINE F. BOONE, HUSBAND AND WIFE, AS SET FORTH IN A DOCUMENT RECORDED FEBRUARY 5, 1971 IN BOOK 4483, PAGE 946 OF OFFICIAL RECORDS; AFFECTING THE NORTH AND EAST 30 FEET OF PARCEL 2 AND THE WEST AND SOUTH 30 FEET OF PARCEL 3. (TO BE VACATED PER SEPARATE INSTRUMENT)

(M17) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS, FUTURE ROAD AND PUBLIC UTILITY RESERVED BY DON ARNOLD BROWN AND BARBARA J. BROWN, HUSBAND AND WIFE, AS SET FORTH IN A DOCUMENT RECORDED MARCH 23, 1973 IN BOOK 4777, PAGE 1307 OF OFFICIAL RECORDS; AFFECTING THE NORTH AND WEST 30 FEET OF PARCEL 1 AND THE EAST AND SOUTH 30 FEET OF PARCEL 4. (TO BE VACATED PER SEPARATE INSTRUMENT)

APN: 237-380-05

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-52A, DATED AUGUST 15, 2024.

(N11) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD AND UTILITY PUBLIC PURPOSES, AS SET FORTH IN A DOCUMENT RECORDED FEBRUARY 3, 1965, IN BOOK 3810, PAGE 618, OF OFFICIAL RECORDS. (PUBLIC ROAD TO BE VACATED)

(N12) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD AND PUBLIC UTILITY PURPOSES TO BE USED IN COMMON WITH OTHERS, AS SET FORTH IN A DOCUMENT RECORDED MAY 13, 1969, IN BOOK 4278, PAGE 13, OF OFFICIAL RECORDS. (PUBLIC ROAD TO BE VACATED)

(N13) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD AND PUBLIC UTILITY PURPOSES TO BE USED IN COMMON WITH OTHERS TO WALTER J. RIVERS, AS SET FORTH IN A DOCUMENT RECORDED MAY 13, 1969, IN BOOK 4278, PAGE 14, OF OFFICIAL RECORDS; AFFECTING SAID LAND. (PUBLIC ROAD TO BE VACATED)

APN: 237-380-06

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480370A, DATED AUGUST 15, 2024.

O6 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 COURTS, AND THERE IS RESERVED FROM THE LANDS HEREBY GRANTED A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AND ALSO RESERVING IN THE PEOPLE THE ABSOLUTE RIGHT TO FISH THEREUPON AS PROVIDED BY SECTION 25 OF ARTICLE 1 OF THE CONSTITUTION OF THE STATE OF CALIFORNIA, AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA, RECORDED JULY 13, 1929 IN BOOK 312, PAGE 426 OF OFFICIAL RECORDS. (EASEMENT IS BLANKET IN NATURE)

(O10) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC UTILITIES TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED AUGUST 14, 1958 IN BOOK 2993 PAGE 216 OF OFFICIAL RECORDS.

O13 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR WIND ENERGY GENERATION TO ALTA WINDPOWER DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 10, 2010 AS INSTRUMENT NO. 0210171166 OF OFFICIAL RECORDS. (EASEMENT IS BLANKET IN NATURE)

O14 MATTERS CONTAINED IN DOCUMENT ENTITLED EASEMENT DEED AND PROPERTY NEIGHBOR AGREEMENT BY AND BETWEEN CAMCART HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND ALTA WINDPOWER DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY RECORDED JULY 12, 2013 AS INSTRUMENT NO. 0213098116 OF OFFICIAL RECORDS. (EASEMENT IS BLANKET IN NATURE)

O15 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR WIND ENERGY GENERATION FACILITIES TO ALTA WINDPOWER DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS SET FORTH IN A DOCUMENT RECORDED JULY 12, 2013 AS INSTRUMENT NO. 0213098116 OF OFFICIAL RECORDS. (EASEMENT IS BLANKET IN NATURE)

APN: 237-380-08

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 220004805555A, DATED AUGUST 15, 2024.

Q4 RESERVATIONS AND OTHER MATTERS CONTAINED IN THE PATENT RECORDED JULY 13, 1929 IN BOOK 312 PAGE 426 OF OFFICIAL RECORDS. (EASEMENT IS BLANKET IN NATURE)

(Q5) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD AND PUBLIC UTILITY PURPOSES, AS SET FORTH IN A DOCUMENT RECORDED FEBRUARY 3, 1965 IN BOOK 3810 PAGE 618 OF OFFICIAL RECORDS. (PUBLIC ROAD TO BE VACATED)

APN: 237-380-07

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480004, DATED DECEMBER 28, 2022.

P18 RESERVATIONS AND OTHER MATTERS CONTAINED IN THE PATENT RECORDED JULY 13, 1929 IN BOOK 312 PAGE 426 OF OFFICIAL RECORDS. (EASEMENT IS BLANKET IN NATURE)

(P20) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD AND UTILITY PUBLIC PURPOSES TO E.C. JENSEN AND ELSIE T. JENSEN, AS SET FORTH IN A DOCUMENT RECORDED FEBRUARY 3, 1965 IN BOOK 3810 PAGE 618 OF OFFICIAL RECORDS. (PUBLIC ROAD TO BE VACATED)

(P21) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD AND UTILITY PUBLIC PURPOSES TO BE USED IN COMMON WITH OTHERS TO DONALD F. MASON, AS SET FORTH IN A DOCUMENT RECORDED MAY 13, 1969 IN BOOK 4278 PAGE 13 OF OFFICIAL RECORDS. (PUBLIC ROAD TO BE VACATED)

(P22) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD AND UTILITY PUBLIC PURPOSES TO BE USED IN COMMON WITH OTHERS TO WALTER J. RIVERS, AS SET FORTH IN A DOCUMENT RECORDED MAY 13, 1969 IN BOOK 4278 PAGE 14 OF OFFICIAL RECORDS. (PUBLIC ROAD TO BE VACATED)

ADJOINING PROPERTY EASEMENTS:

APN: 237-093-46

STEWART TITLE GUARANTY COMPANY PROFORMA TITLE REPORT NO. 21000481397, DATED AUGUST 8, 2024.

(OC6) 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 DECEMBER 16, 1976, IN BOOK 4996, PAGE 1343, AS INSTRUMENT NO. 49425, OF OFFICIAL RECORDS, AFFECTS THE LAND. (PORTION OF PUBLIC ROAD TO BE VACATED)

(OC7) AN IRREVOCABLE OFFER TO DEDICATE REAL PROPERTY RECORDED DECEMBER 16, 1976, IN BOOK 4996, PAGE 1343, AS INSTRUMENT NO. 49425, OF OFFICIAL RECORDS, WHEREIN A PORTION OF SAID LAND WAS OFFERED FOR DEDICATION TO PUBLIC USE FOR INGRESS, EGRESS AND ROAD PURPOSES, WHICH AFFECTS SAID LAND. (PORTION OF PUBLIC ROAD TO BE VACATED)

(OC8) AN EASEMENT OR OTHER PROVISIONS FOR THE PURPOSE OF 110TH STREET WEST AND RIGHTS INCIDENTAL THERETO, AS SHOWN ON THE RECORDED MAP OF PARCEL MAP NO. 3816, WHICH AFFECTS THE LAND.

APN: 237-093-47

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 222000480465-29A, DATED AUGUST 8, 2024.

(AC9) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROADS TO THE PUBLIC IN GENERAL AND COUNTY OF KERN, AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 16, 1976 IN BOOK 4996, PAGE 1343 OF OFFICIAL RECORDS. (PORTION OF PUBLIC ROAD TO BE VACATED)

(AC10) MATTERS CONTAINED IN PARCEL MAP NO. 3816, BOOK 17, PAGE 168 OF PARCEL MAPS.

APN: 237-093-48

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-1A, DATED AUGUST 8, 2024.

(AD14) 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 DECEMBER 16, 1976 IN BOOK 4996, PAGE 1343, AS INSTRUMENT/FILE NO. 49425, OF OFFICIAL RECORDS, AFFECTS THE LAND. (PORTION OF PUBLIC ROAD TO BE VACATED)

(AD15) AN IRREVOCABLE OFFER TO DEDICATE REAL PROPERTY RECORDED DECEMBER 16, 1976 IN BOOK 4996, PAGE 1343, AS INSTRUMENT/FILE NO. 49425 OFFICIAL RECORDS WHEREIN A PORTION OF SAID LAND WAS OFFERED FOR DEDICATION TO PUBLIC USE FOR INGRESS, EGRESS AND ROAD PURPOSES, WHICH AFFECTS SAID LAND. (PORTION OF PUBLIC ROAD TO BE VACATED)

(AD16) AN EASEMENT OR OTHER PROVISIONS FOR THE PURPOSE OF 110TH STREET WEST AND RIGHTS INCIDENTAL THERETO AS SHOWN ON THE RECORDED MAP OF PARCEL MAP NO. 3816, WHICH AFFECTS THE LAND.

APN: 237-093-49

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-40A, DATED AUGUST 8, 2024.

(AE12) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD PURPOSES TO THE PUBLIC IN GENERAL, AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 16, 1976 IN BOOK 4996, PAGE 1343, OF OFFICIAL RECORDS.
AFFECTS THE SOUTH 30 FEET AND THE WEST 30 FEET OF SAD LAND EXCEPT THAT PORTION GRANTED TO THE COUNTY OF KERN, BY DEED RECORDED FEBRUARY 28, 1974 IN BOOK 4828, PAGE 1266, OF OFFICIAL RECORDS. (PORTION OF PUBLIC ROAD TO BE VACATED)

(AE13) MATTERS AS SHOWN ON THE PARCEL MAP NO. 3816 FILED IN BOOK 17, PAGE 168, OF MAPS, TOGETHER WITH ANY PROVISIONS AND RECITALS CONTAINED THEREIN.

VESTING TENTATIVE PARCEL MAP NO. 12592

IN THE UNINCORPORATED AREA, COUNTY OF KERN STATE OF CALIFORNIA

BEING A MERGER AND RE-SUBDIVISION PORTIONS OF SECTION 2, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA, COUNTY OF KERN, STATE OF CALIFORNIA

EASEMENT TABLE:

THE EASEMENTS SHOWN HEREON HAVE BEEN PLOTTED SOLELY ON INFORMATION CONTAINED IN THE FOLLOWING STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORTS: REPORT NO. 23000480466A, DATED AUGUST 15, 2024, REPORT NO. 23000480466A, DATED AUGUST 15, 2024, REPORT NO. 22000480465–36A, DATED AUGUST 15, 2024, REPORT NO. 23000480192A, DATED AUGUST 15, 2024, REPORT NO. 23000480193A, DATED AUGUST 16, 2024, REPORT NO. 23000480366A, DATED AUGUST 16, 2024, REPORT NO. 22000480465–26A, DATED AUGUST 16, 2024, REPORT NO. 23000480367A, DATED AUGUST 16, 2024, REPORT NO. 23000480785A, DATED AUGUST 16, 2024, REPORT NO. 23000480458A, DATED AUGUST 16, 2024, REPORT NO. 23000480368A, DATED AUGUST 30, 2024, REPORT NO. 22000480465–90A, DATED AUGUST 16, 2024, REPORT NO. 22000480465–97A, DATED AUGUST 16, 2024, REPORT NO. 22000480465–90, DATED OCTOBER 3, 2022, REPORT NO. 23000480369A, DATED AUGUST 16, 2024,

DESCRIPTION OF PROJECT:

THE PURPOSE OF THIS TENTATIVE PARCEL MAP IS TO MERGE EIGHTEEN (18) EXISTING PARCELS IN TO ONE (1) PARCEL.
NOTE: THIS PARCEL MAP WILL NOT BE RECORDED IN PHASES.

BASIS OF BEARINGS:

ALL BEARINGS SHOWN HEREON ARE GRID DISTANCES BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83), ZONE 5, EPOCH 2010.00, AND WAS ESTABLISHED BETWEEN NATIONAL GEODETIC SURVEY (NGS) LOCAL CONTROL STATIONS TEHA (SOPAC) AND ELTN (SOPAC) HAVING A BEARING OF SOUTH 04°27'38" EAST.

FLOOD HAZARD NOTE:

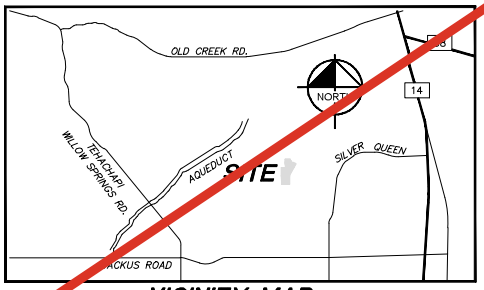
THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FLOOD ZONE X AND ZONE A. FLOOD ZONE X IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AND ZONE A IS DEFINED AS "SPECIAL FLOOD HAZARD AREAS WITHOUT BASE FLOOD ELEVATION (BFE)" ON FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM (FLOOD INSURANCE RATE MAP) MAP NO. 06029C3675E, WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

STATISTICS:

ASSESSOR'S PARCEL NUMBERS:	345–062–01, 02, 03, 04, 05, 07, 08, 26, 27, 28, 29, 30, 31, 39, 40, 42, 56 345–063–29
ACCESS TO PARCELS:	JACKPINE AVENUE
EXISTING NUMBER OF PARCELS:	18
PROPOSED NUMBER OF PARCELS:	1
EXISTING WATER SUPPLY:	N/A (RAW LAND)
EXISTING SEWAGE DISPOSAL:	N/A (RAW LAND)
EXISTING POWER:	SOUTHERN CALIFORNIA EDISON
EXISTING GAS:	SOCAL GAS
EXISTING ZONING:	E(2 1/2) RS
EXISTING GENERAL PLAN DESIGNATION:	4.1 LOW DENSITY RESIDENTIAL
EXISTING USE:	VACANT LAND
PROPOSED ZONING:	A, E(2 1/2) RS
PROPOSED GENERAL PLAN DESIGNATION:	4.1 LOW DENSITY RESIDENTIAL
PROPOSED USE:	SOLAR ENERGY ELECTRIC GENERATORS (SOLAR FARM)
PROPOSED WATER SUPPLY:	WELL SITE (IF REQUIRED)
PROPOSED SEWAGE DISPOSAL	SEPTIC (IF REQUIRED)
IMPROVEMENTS REQUIRED:	N/A
PARCEL 'A' AREA:	135.93 ACRES
TOTAL PROJECT AREA:	135.93 ACRES

SURVEY NOTE:

I, JEFFREY J. LENHERR, HEREBY STATE THAT THERE ARE NO STRUCTURES WITHIN THIS MAP OR WITHIN 150 FEET OF THE MAPS BOUNDARY.



VICINITY MAP
NOT TO SCALE

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF TERRA–GEN.

FOR EXAMINATION ONLY

JEFFREY J. LENHERR, L.S. 9305 DATE

PROFESSIONAL LAND SURVEYOR
JEFFREY J. LENHERR
NO. 9305
STATE OF CALIFORNIA

LEGAL DESCRIPTON:

APN: 345-062-01

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480543, DATED JUNE 7, 2023.

PARCEL 1:

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA, COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 2:

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA, COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 3:

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA, COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 4:

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA, COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

APN: 345-062-02, 03, 04 & 05

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480[illegible]A, DATED AUGUST 15, 2024.

PARCEL 1:

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 2:

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 3:

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 4:

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

APN: 345-062-07

STEWART TITLE GUARANTY COMPANY PROFORMA TITLE REPORT NO. 23000480466A, DATED AUGUST 15, 2024.

THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL ON FEBRUARY 19, 1856

APN: 345-062-08

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465–36A, DATED AUGUST 15, 2024.

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THE PARCEL OF LAND DESCRIBED IN THE DEED TO THE CITY OF LOS ANGELES, RECORDED JANUARY 26, 1973, IN BOOK 4767 PAGE 272, OFFICIAL RECORDS.

APN: 345-062-26

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480192A, DATED AUGUST 15, 2024.

THE NORTH–HALF OF THE NORTH–HALF OF THE EAST–HALF OF THE EAST–HALF OF THE SOUTH–HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP10 NORTH, RANGE 13 WEST, SB AND M., IN THE UNINCORPORATED AREA, COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

APN: 345-062-27

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480193A, DATED AUGUST 16, 2024.

THE SOUTH 1/2 OF NORTH 1/2 OF EAST 1/2 OF EAST 1/2 OF SOUTH 1/2 OF NORTHWEST 1/4 OF NORTHWEST 1/4 LOCATED IN SECTION 2, TOWNSHIP 10 NORTH RANGE 13 WEST, M.D.B.M.

MONUMENT NOTES:

● FOUND MONUMENT AS SHOWN

SEARCHED FOUND NOTHING AT ALL PROPERTY CORNERS UNLESS SHOWN OTHERWISE.

11 FD. 2.5" GLO BRASS DISK

LEGAL DESCRIPTON: (CONTINUED)

APN: 345-062-28

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480366A, DATED AUGUST 16, 2024.

THE NORTH HALF OF THE SOUTH HALF OF THE EAST HALF OF THE EAST HALF OR THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

APN: 345-062-29

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465–26A, DATED AUGUST 16, 2024.

THE SOUTH HALF OF THE SOUTH HALF OF THE EAST HALF OF THE EAST HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

APN: 345-062-30

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480367A, DATED AUGUST 16, 2024.

THE EAST HALF OF THE WEST HALF OF THE EAST HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE UNINCORPORATED AREA, COUNTY OF KERN, STATE OF CALIFORNIA, AS PER THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE SURVEYOR GENERAL.

EXCEPTING THEREFROM 50% OF ALL OIL, GAS, MINERALS AND HYDROCARBON SUBSTANCES BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, BUT WITHOUT THE RIGHT TO ENTER UPON ANY PORTION OF THE SURFACE ABOVE A DEPTH OF 500 FEET FOR ANY PURPOSE WHATSOEVER AS DEEDED TO HYDROM–GASS INC., A CALIFORNIA CORPORATION, IN DOCUMENT RECORDED JUNE 18, 1991 AS DOCUMENT NO. 074779, IN BOOK 6533, PAGE 2286, OF OFFICIAL RECORDS.

APN: 345-062-31

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480785A, DATED AUGUST 16, 2024.

THE WEST HALF OF THE WEST HALF OF THE EAST HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE UNINCORPORATED AREA, COUNTY OF KERN, STATE OF CALIFORNIA, AS PER THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE SURVEYOR GENERAL.

EXCEPTING THERE FROM 50% OF ALL OIL, GAS, MINERALS AND HYDROCARBON SUBSTANCES BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, BUT WITHOUT THE RIGHT TO ENTER UPON ANY PORTION OF THE SURFACE ABOVE A DEPTH OF 500 FEET FOR ANY PURPOSE WHATSOEVER AS DEEDED TO HYDROM–GASS INC., A CALIFORNIA CORPORATION, RECORDED JUNE 18, 1991 IN BOOK 6533, PAGE 2289, OF OFFICIAL RECORDS.

APN: 345-062-39

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480458A, DATED AUGUST 16, 2024.

THE NORTH HALF OF THE SOUTH HALF OF THE WEST HALF OF THE WEST HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN ACCORDING TO THE OFFICIAL PLAT.

APN: 345-062-40

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480368A, DATED AUGUST 30, 2024.

PARCEL 1:
THE SOUTH HALF OF THE SOUTH HALF OF THE WEST HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 10 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.
SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS AND/OR PUBLIC UTILITY PURPOSES TO BE USED IN COMMON WITH OTHERS OVER THE WESTERLY 30 FEET OF SAID LAND AS RESERVED IN DEED RECORDED CONCURRENTLY HEREWITH.

PARCEL 2:
AN EASEMENT FOR INGRESS, EGRESS AND/OR PUBLIC UTILITY PURPOSES TO BE USED IN COMMON WITH OTHERS OVER THE WESTERLY 30 FEET OF THE NORTH HALF OF THE SOUTH HALF OF THE WEST HALF OF THE WEST HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 10 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, AS RESERVED BY HOLAND LAND COMPANY, A CALIFORNIA CORPORATION, IN DEED RECORDED JUNE 29, 1981, IN BOOK 5385 PAGE 946, OFFICIAL RECORDS.

PARCEL 3:
AN EASEMENT FOR INGRESS, EGRESS AND/OR PUBLIC UTILITY PURPOSES TO BE USED IN COMMON WITH OTHERS OVER THE WESTERLY 30 FEET AND THE NORTHERLY 30 FEET OF THE WEST HALF OF THE WEST HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 10 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, AS RESERVED BY HOLAND LAND COMPANY, A CALIFORNIA CORPORATION, IN DEED RECORDED JULY 26, 1983, IN BOOK 5573 PAGE 1540, OFFICIAL RECORDS.

APN: 345-062-42

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465–90A, DATED AUGUST 16, 2024.

THE WEST HALF OF THE NORTH HALF OF THE WEST HALF OF THE WEST HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 10 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.

Kimley»Horn
1100 W TOWN & COUNTRY ROAD, SUITE 700, ORANGE, CALIFORNIA 92868
Phone : 657–452–0200
jeff.lenherr@kimley–horn.com

VESTING TENTATIVE PARCEL MAP NO. 12592

LEGAL DESCRIPTON: (CONTINUED)

APN: 345-062-56

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-97A, DATED AUGUST 16, 2024.

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 10 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.

EXCEPTING THEREFROM, THE EAST 350 FEET THEREOF.

ALSO EXCEPTING THEREFROM THAT PORTION AS CONTAINED IN THE "FINAL ORDER IN CONDEMNATION" FILED OCTOBER 11, 2016, SUPERIOR COURT, COUNTY OF KERN, CASE NO. S-1500-CV-284309, RECORDED OCTOBER 21, 2016, AS INSTRUMENT NO. 0216148554, OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM, ONE-HALF OF OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN OR UNDER THAT PORTION OF SAID LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF; WITHOUT, HOWEVER, ANY LIGHT TO ENTER UPON THE SURFACE OF SAID LAND, AS RESERVED BY MARCELLE MATHERON BEREL, BLANCHE M. VERNON AND RICHARD CAVIN MATHERSON IN DEED RECORDED NOVEMBER 9, 1966, IN BOOK 3994 PAGE 331 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM, ONE-QUARTER OF OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN OR UNDER THAT PORTION OF SAID LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF; WITHOUT, HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF SAID LAND, AS RESERVED BY HELEN NOREGAARD, A WIDOW IN DEED RECORDED JULY 24, 1992, IN BOOK 6705 PAGE 13, INSTRUMENT NO. 104645 OFFICIAL RECORDS.

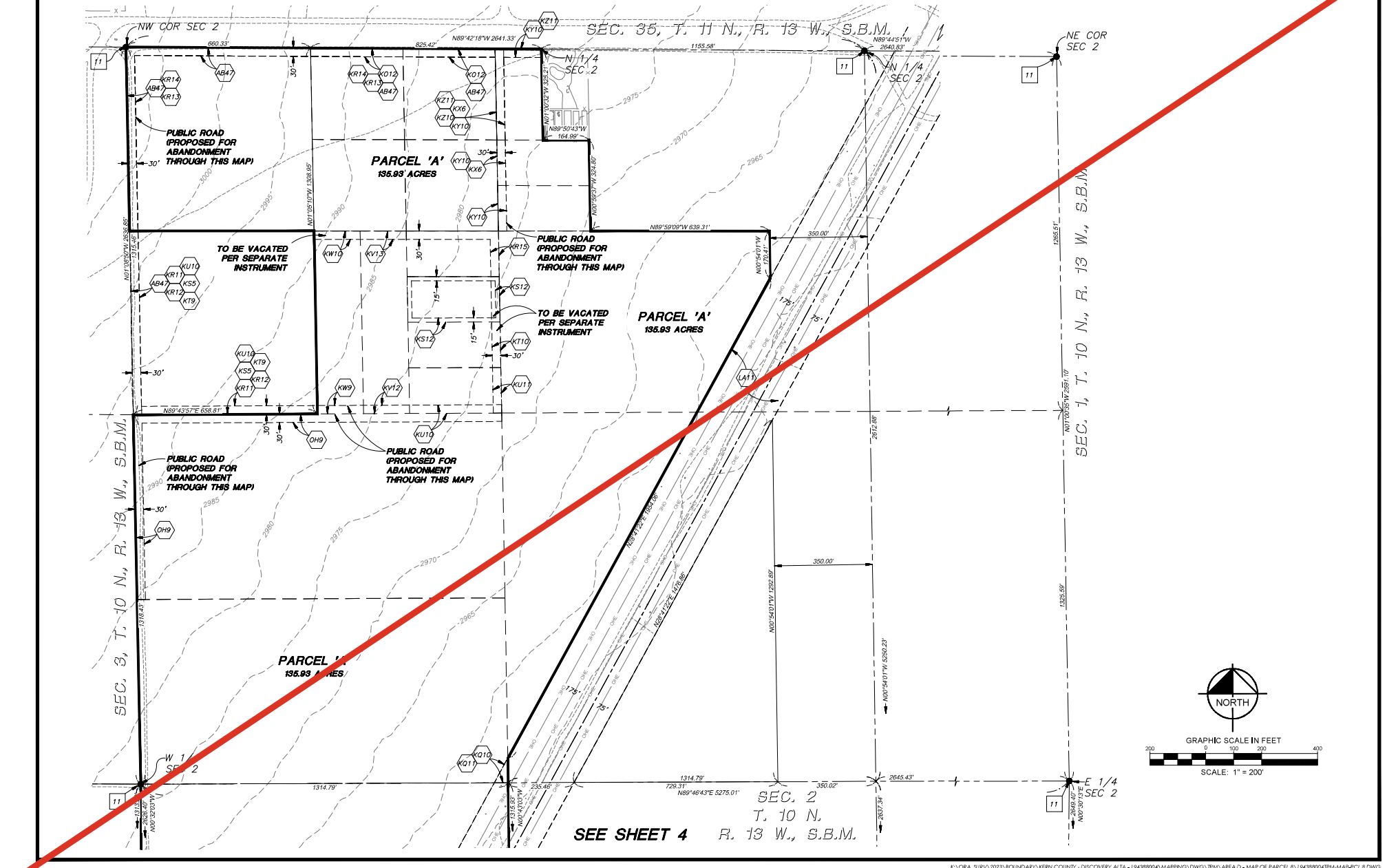
APN: 345-063-29

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480369A, DATED AUGUST 16, 2024.

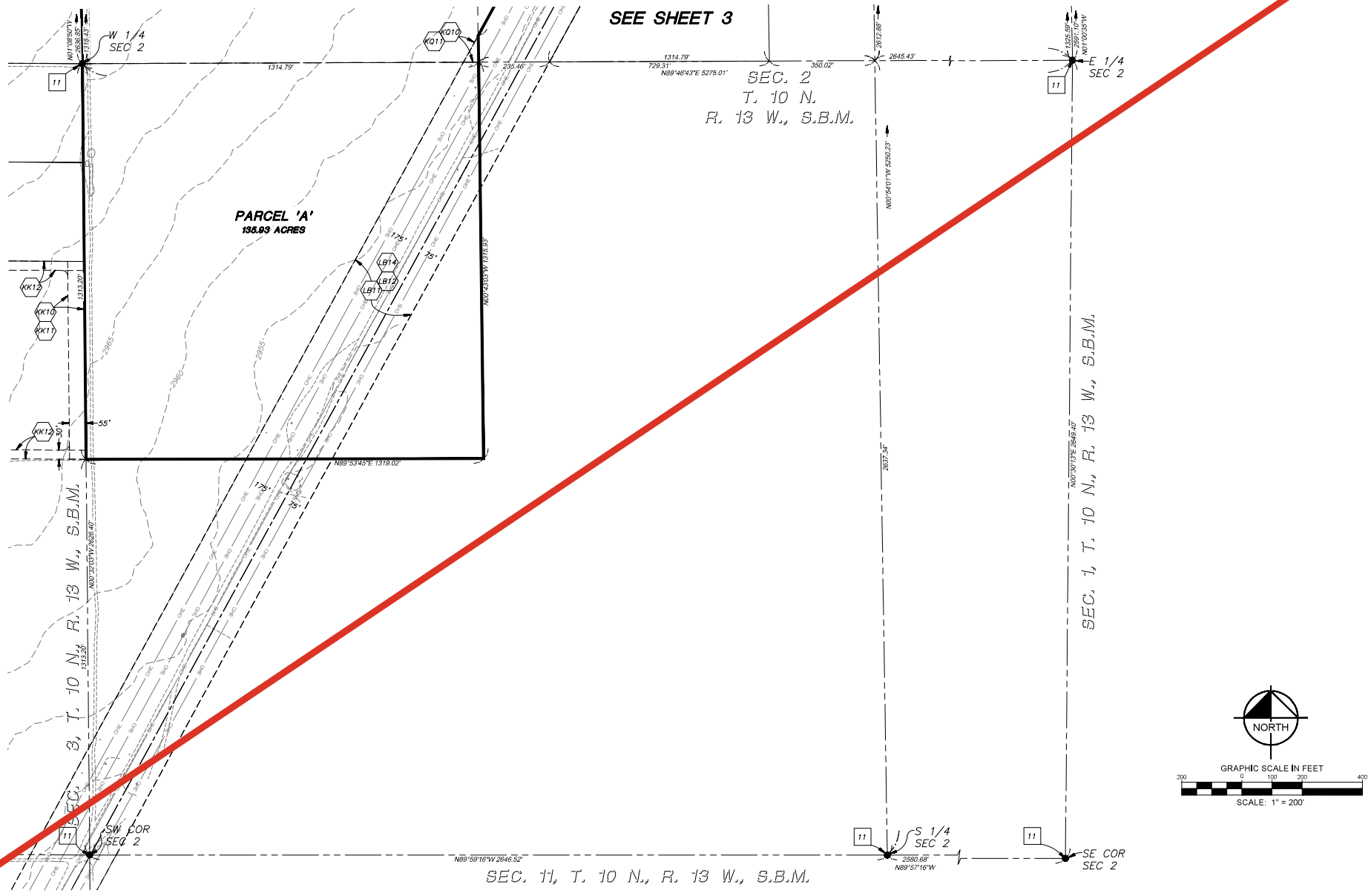
THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, T. 10 N., R. 13 W., S.B.M., IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED IN DEED RECORDED ON JULY 31, 1990 AS INSTRUMENT NO. 014415, IN BOOK 6413, PAGE 365, OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Kimley»Horn
1100 W TOWN & COUNTRY ROAD, SUITE 700, ORANGE, CALIFORNIA 92868
Phone : 657-452-0200
jeff.lenherr@kimley-horn.com

VESTING TENTATIVE PARCEL MAP NO. 12592



VESTING TENTATIVE PARCEL MAP NO. 12592



VESTING TENTATIVE PARCEL MAP NO. 12592

EASEMENTS:

APN: 345-062-01

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480543, DATED JUNE 7, 2023.

(AB4) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC ROAD AND INCIDENTAL PURPOSES, AS SET FORTH IN A DOCUMENT RECORDED MAY 1, 1967, AS INSTRUMENT NO. 21647, IN BOOK 4047, PAGE 979, OF OFFICIAL RECORDS.

APN: 345-062-02, 03, 04 & 05

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480466A, DATED AUGUST 15, 2024.

(KO12) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC ROAD AND INCIDENTAL PURPOSES, AS SET FORTH IN A DOCUMENT RECORDED MAY 1, 1967, AS INSTRUMENT NO. 21647, IN BOOK 4047, PAGE 979, OF OFFICIAL RECORDS.

APN: 345-062-07

STEWART TITLE GUARANTY COMPANY TITLE REPORT NO. 21000481399A, DATED AUGUST 15, 2024.

(OH9) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC ROAD AND INGRESS AND EGRESS AND PUBLIC UTILITY PURPOSES RESERVED BY ROBERT A. BREWER AND BETTY J. BREWER, HUSBAND AND WIFE, AS SET FORTH IN A DOCUMENT RECORDED MAY 19, 1967 AS INSTRUMENT NO. 25759 IN BOOK 4054, PAGE 369 OF OFFICIAL RECORDS. (PUBLIC ROAD TO BE VACATED)

APN: 345-062-08

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-36A, DATED AUGUST 15, 2024.

KQ9 RESERVATIONS AND OTHER MATTERS CONTAINED IN THE PATENT RECORDED JANUARY 5, 1921 IN BOOK 20, PAGE 325 OF PATENTS. (EASEMENT IS BLANKET IN NATURE)

(KQ10) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR TRANSMISSION LINE TO DEPARTMENT OF WATER AND POWER OF THE CITY OF LOS ANGELES, AS SET FORTH IN A DOCUMENT RECORDED APRIL 13, 1950 IN BOOK 1696 PAGE 164 OF OFFICIAL RECORDS.

(KQ11) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR UTILITIES TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED AUGUST 9, 1996 AS INSTRUMENT NO. 0196102169 OF OFFICIAL RECORDS.

APN: 345-062-26

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480192A, DATED AUGUST 15, 2024.

KR10 RESERVATIONS AND OTHER MATTERS CONTAINED IN THE PATENT RECORDED JANUARY 5, 1921, IN BOOK 20, PAGE 325, OF PATENTS. (NOT LOCATABLE FROM RECORD)

(KR11) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC ROAD, INGRESS AND EGRESS AND PUBLIC UTILITY PURPOSES TO BE USED IN COMMON WITH OTHERS OVER THE WESTERLY 30 FEET AND THE SOUTHERLY 30 FEET OF SAID LAND, RESERVED BY ROBERT A. BREWER AND BETTY J. BREWER, HUSBAND AND WIFE, AS SET FORTH IN A DOCUMENT RECORDED MAY 19, 1967, IN BOOK 4054 PAGE 368, OF OFFICIAL RECORDS. AFFECTS THE LAND AND OTHER PROPERTY.

(KR12) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC ROAD, INGRESS AND EGRESS AND PUBLIC UTILITY PURPOSES TO BE USED IN COMMON WITH OTHERS, TO G. POTHAS DEVELOPMENT CORPORATION, A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED MAY 19, 1967, IN BOOK 4054, PAGE 368, OF OFFICIAL RECORDS.

(KR13) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC ROAD, INGRESS AND EGRESS AND PUBLIC UTILITY PURPOSES TO BE USED IN COMMON WITH OTHERS, TO JOSEPH A. ZACCARIA AND HELEN M. ZACCARIA, HUSBAND AND WIFE, AS JOINT TENANTS, AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 8, 1967, IN BOOK 4111 PAGE 450, OF OFFICIAL RECORDS. AFFECTS THE LAND AND OTHER PROPERTY.

(KR14) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC ROAD, INGRESS AND EGRESS AND PUBLIC UTILITY PURPOSES TO BE USED IN COMMON WITH OTHERS, TO HELEN M. ZACCARIA, AS HER SOLE AND SEPARATE PROPERTY, AS SET FORTH IN A DOCUMENT RECORDED MARCH 30, 1973, IN BOOK 4777, PAGE 2269, OF OFFICIAL RECORDS. AFFECTS THE LAND AND OTHER PROPERTY.

(KR15) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS AND EGRESS FOR ROAD AND UTILITY PURPOSES, RESERVED BY JOSEPH A. ZACCARIA AND HELEN M. ZACCARIA, HUSBAND AND WIFE AS JOINT TENANTS, AS SET FORTH IN A DOCUMENT RECORDED MARCH 5, 1975, IN BOOK 4885 PAGE 494, OF OFFICIAL RECORDS. AFFECTS THE LAND AND OTHER PROPERTY. (TO BE VACATED PER SEPARATE INSTRUMENT)

APN: 345-062-27

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480193A, DATED AUGUST 16, 2024.

(KS5) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC ROAD, INGRESS AND EGRESS AND PUBLIC UTILITY PURPOSES TO BE USED IN COMMON WITH OTHERS TO ROBERT A. BREWER AND BETTY J. BREWER, HUSBAND AND WIFE, AS SET FORTH IN A DOCUMENT RECORDED MAY 19, 1967, IN BOOK 4054 PAGE 368, OF OFFICIAL RECORDS.

(KS12) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS AND EGRESS RESERVED BY HILLARY & SHEP ZEBBERMAN, AS SET FORTH IN A DOCUMENT RECORDED, FEBRUARY 7, 1989, IN BOOK 6207 PAGE 213, OF OFFICIAL RECORDS. (TO BE VACATED PER SEPARATE INSTRUMENT)

APN: 345-062-28

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480366A, DATED AUGUST 16, 2024.

(KT9) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC ROAD, INGRESS AND EGRESS AND PUBLIC UTILITY PURPOSES TO BE USED IN COMMON WITH OTHERS TO ROBERT A. BREWER AND BETTY J. BREWER, HUSBAND AND WIFE, AS SET FORTH IN A DOCUMENT RECORDED MAY 19, 1967 IN BOOK 4054, PAGE 368 OF OFFICIAL RECORDS.

(KT10) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS AND EGRESS FOR ROAD AND UTILITY PURPOSES TO JOSEPH A. ZACCARIA AND HELEN M. ZACCARIA, HUSBAND AND WIFE AS JOINT TENANTS, AS SET FORTH IN A DOCUMENT RECORDED MARCH 5, 1975 AS INSTRUMENT NO. 15398, IN BOOK 4885, PAGE 494 OF OFFICIAL RECORDS. (TO BE VACATED PER SEPARATE INSTRUMENT)

APN: 345-062-29

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-26A, DATED AUGUST 16, 2024.

KU9 RESERVATIONS AND OTHER MATTERS CONTAINED IN THE PATENT RECORDED JANUARY 15, 1921 IN BOOK 20, PAGE 325, OF PATENT. (EASEMENT IS BLANKET IN NATURE)

(KU10) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC ROAD, INGRESS AND EGRESS AND PUBLIC UTILITY PURPOSES TO BE USED IN COMMON WITH OTHERS, RESERVED BY ROBERT A. BREWER AND BETTY J. BREWER, HW, AS SET FORTH IN A DOCUMENT RECORDED MAY 19, 1967 IN BOOK 4054, PAGE 368, OF OFFICIAL RECORDS. (PUBLIC ROAD TO BE VACATED)

(KU11) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS AND EGRESS FOR ROAD AND UTILITY PURPOSES, RESERVED BY JOSEPH A. ZACCARIA AND HELEN M. ZACCARIA, HUSBAND AND WIFE AS JOINT TENANTS, AS SET FORTH IN A DOCUMENT RECORDED MARCH 5, 1975 AS INSTRUMENT NO. 15398 IN BOOK 4885, PAGE 494, OF OFFICIAL RECORDS. (TO BE VACATED PER SEPARATE INSTRUMENT)

APN: 345-062-30

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480367A, DATED AUGUST 16, 2024.

(KV12) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC ROAD, INGRESS, EGRESS, PUBLIC UTILITY TO ROBERT A. BREWER AND BETTY J. BREWER, HUSBAND AND WIFE, AS SET FORTH IN A DOCUMENT RECORDED MAY 19, 1967 IN BOOK 4054, PAGE 368, OF OFFICIAL RECORDS; AFFECTING THE SOUTHERLY 30 FEET OF SAID LAND. (PUBLIC ROAD TO BE VACATED)

(KV13) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS AND EGRESS FOR ROAD AND UTILITY TO JOSEPH A. ZACCARIA AND HELEN M. ZACCARIA, HUSBAND AND WIFE, AS SET FORTH IN A DOCUMENT RECORDED JUNE 27, 1975 IN BOOK 4902, PAGE 442 OF OFFICIAL RECORDS; AFFECTING THE NORTHERLY 30 FEET OF SAID LAND. (TO BE VACATED PER SEPARATE INSTRUMENT)

APN: 345-062-31

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480785A, DATED AUGUST 16, 2024.

(KW9) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC ROAD, INGRESS AND EGRESS AND PUBLIC UTILITY PURPOSES TO BE USED IN COMMON WITH OTHERS, RESERVED BY ROBERT A. BREWER AND BETTY J. BREWER, HUSBAND AND WIFE, AS SET FORTH IN A DOCUMENT RECORDED MAY 19, 1967 IN BOOK 4054, PAGE 368, OF OFFICIAL RECORDS. (PUBLIC ROAD TO BE VACATED)

(KW10) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS AND EGRESS FOR ROAD UTILITY PURPOSES, RESERVED BY JOSEPH A. ZACCARIA AND HELEN M. ZACCARIA, HUSBAND AND WIFE, AS SET FORTH IN A DOCUMENT RECORDED JUNE 27, 1975, IN BOOK 4902, PAGE 442, OF OFFICIAL RECORDS. (TO BE VACATED PER SEPARATE INSTRUMENT)

APN: 345-062-39

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480458A, DATED AUGUST 16, 2024.

KX5 RESERVATIONS AND OTHER MATTERS CONTAINED IN THE PATENT RECORDED JANUARY 25, 1921 IN BOOK 20 PAGE 325 OF PATENTS. (NOT LOCATABLE FROM RECORD)

(KX6) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES TO ROLAND LAND COMPANY, AS SET FORTH IN A DOCUMENT RECORDED JUNE 29, 1981 IN BOOK 5385 PAGE 946 OF OFFICIAL RECORDS. (PUBLIC ROAD TO BE VACATED)

APN: 345-062-40

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480368A, DATED AUGUST 30, 2024.

(KY10) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS, FOR ROAD AND/OR PUBLIC UTILITY PURPOSES AND INCIDENTAL PURPOSES TO ROLAND LAND COMPANY , A CALIFORNIA CORPORATION, FORMERLY ROLAND CALIFORNIA LAND CORPORATION, A CALIFORNIA CORPORATION, DBA ROLAND CALIFORNIA LAND CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED JULY 26, 1983 IN BOOK 5573 PAGE 1540 OF OFFICIAL RECORDS. (PUBLIC ROAD TO BE VACATED)

APN: 345-062-42

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-90A, DATED AUGUST 16, 2024.

(KZ10) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS AND EGRESS FOR ROAD AND/OR PUBLIC UTILITY PURPOSES, TO BE USED IN COMMON WITH OTHERS TO DAVID C. HUDSON AND DORA E. HUDSON, HUSBAND AND WIFE, AS JOINT TENANTS, AS SET FORTH IN A DOCUMENT RECORDED JUNE 29, 1981 IN BOOK 5385, PAGE 946 OF OFFICIAL RECORDS. (PUBLIC ROAD TO BE VACATED)

(KZ11) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS AND EGRESS FOR ROAD AND/OR PUBLIC UTILITY PURPOSES, RESERVED BY ROLAND LAND COMPANY, A CALIFORNIA CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED SEPTEMBER 21, 1981 IN BOOK 5405, PAGE 919 OF OFFICIAL RECORDS. (PUBLIC ROAD TO BE VACATED)

APN: 345-062-56

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-97A, DATED AUGUST 16, 2024.

LA10 RESERVATIONS CONTAINED IN THE PATENT; FROM: THE UNITED STATES OF AMERICA; TO: NORA M. LOCKWOOD, FORMERLY NORA M. THANKE; RECORDING DATE: JANUARY 5, 1921; RECORDING NO.: BOOK 20, PAGE 325 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.
(NOT LOCATABLE FROM RECORD)

(LA11) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PERMANENT EASEMENTS AND RIGHTS OF WAY TO BE USED AT ANY TIME AND FROM TIME TO TIME TO CONSTRUCT, RECONSTRUCT, MAINTAIN, OPERATE USE, INSPECT, RENEW AND ENLARGE ONE OR MORE ELECTRICAL TRANSMISSION LINES TO THE CITY OF LOS ANGELES, A MUNICIPAL CORPORATION OF THE STATE OF CALIFORNIA, ITS SUCCESSORS AND ASSIGNS, AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 1, 1950 AS INSTRUMENT NO. 58273, IN BOOK 2489, PAGE 381 OF OFFICIAL RECORDS. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS.

APN: 345-063-29

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480369A, DATED AUGUST 16, 2024.

LB10 RESERVATIONS AND OTHER MATTERS CONTAINED IN THE PATENT RECORDED MARCH 3, 1891 IN BOOK 20, PAGE 325 OF PATENTS. (BLANKET IN NATURE)

(LB11) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ELECTRICAL TRANSMISSION LINES TO THE CITY OF LOS ANGELES, A MUNICIPAL CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 1, 1950 IN BOOK 1749, PAGE 566 OF OFFICIAL RECORDS.

(LB12) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PIPELINE AND UTILITY, RESERVING ALL WATER, OIL, TO THE CITY OF LOS ANGELES, AS SET FORTH IN A DOCUMENT RECORDED MAY 4, 1972 IN BOOK 4672, PAGE 222 OF OFFICIAL RECORDS.

(LB14) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR AN EASEMENT FOR INGRESS AND EGRESS TO THE CITY OF LOS ANGELES, AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 28, 2014 AS INSTRUMENT NO. 00021413385 3 OF OFFICIAL RECORDS.

ADJOINING PROPERTY EASEMENTS:

APN: 345-0[illegible]-41

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480190, DATED MARCH 21, 2023.

(KK1[illegible]) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD PURPOSES, TO THE ADJACENT PROPERTY OWNERS AND TO THE PUBLIC IN GENERAL NO REPRESENTATION IS MADE TO THE PRESENT OWNERSHIP OF SAID EASEMENT, AS SET FORTH IN A DOCUMENT, RECORDED AUGUST 20, 1974, IN BOOK 4856, PAGE 987 OF OFFICIAL RECORDS. (PUBLIC ROAD TO BE VACATED)

(KK11) IRREVOCABLE OFFER TO DEDICATE A PORTION OF THE LAND FOR FUTURE STREET OR HIGHWAY PURPOSES, RECORDED AUGUST 20, 1974, IN BOOK 4856, PAGE 987, OF OFFICIAL RECORDS. (PUBLIC ROAD TO BE VACATED)

(KK12) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD PURPOSES, TO THE ADJACENT PROPERTY OWNERS AND TO THE PUBLIC IN GENERAL NO REPRESENTATION IS MADE TO THE PRESENT OWNERSHIP OF SAID EASEMENT, AS SET FORTH IN A DOCUMENT RECORDED AUGUST 23, 1974, IN BOOK 4857, PAGE 5, OF OFFICIAL RECORDS. (PUBLIC ROAD TO BE VACATED)

VESTING TENTATIVE PARCEL MAP NO. 12593

IN THE UNINCORPORATED AREA, COUNTY OF KERN STATE OF CALIFORNIA

BEING A MERGER AND RE-SUBDIVISION PORTIONS OF SECTION 3, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA, COUNTY OF KERN, STATE OF CALIFORNIA

EASEMENT TABLE:

THE EASEMENTS SHOWN HEREON HAVE BEEN PLOTTED SOLELY ON INFORMATION CONTAINED IN THE FOLLOWING STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORTS: REPORT NO. 23000480186A, DATED AUGUST 16, 2024, REPORT NO. 22000480465-112A, DATED AUGUST 16, 2024, REPORT NO. 22000480465-142, DATED DECEMBER 22, 2022, REPORT NO. 23000480187, DATED MARCH 16, 2023, REPORT NO. 23000480040-8A, DATED AUGUST 16, 2024, REPORT NO. 23000480188-A, DATED AUGUST 15, 2024, REPORT NO. 23000480037-A, DATED AUGUST 15, 2024, REPORT NO. 22000480465-138, DATED DECEMBER 16, 2022, REPORT NO. 23000480190, DATED MARCH 21, 2023 AND REPORT NO. 23000480365, DATED MAY 4, 2023.

DESCRIPTION OF PROJECT:

THE PURPOSE OF THIS TENTATIVE PARCEL MAP IS TO MERGE TEN (10) EXISTING PARCELS IN TO ONE (1) PARCEL.
NOTE: THIS PARCEL MAP WILL NOT BE RECORDED IN PHASES.

BASIS OF BEARINGS:

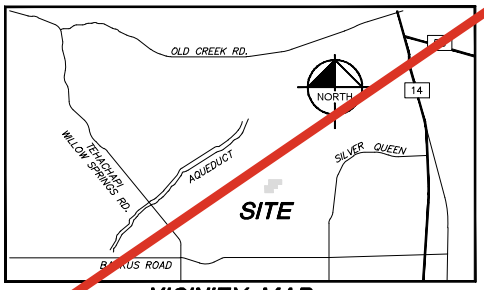
ALL BEARINGS SHOWN HEREON ARE GRID DISTANCES BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83), ZONE 5, EPOCH 2010.00, AND WAS ESTABLISHED BETWEEN NATIONAL GEODETIC SURVEY (NGS) LOCAL CONTROL STATIONS TEHA (SOPAC) AND ELTN (SOPAC) HAVING A BEARING OF SOUTH 04°27'38" EAST.

FLOOD HAZARD NOTE:

THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FLOOD ZONE X AND ZONE A. FLOOD ZONE X IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AND ZONE A IS DEFINED AS "SPECIAL FLOOD HAZARD AREAS WITHOUT BASE FLOOD ELEVATION (BFE)" ON FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM (FLOOD INSURANCE RATE MAP) MAP NO. 06029C3675E, WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

SURVEY NOTE:

I, JEFFREY J. LENHERR, HEREBY STATE THAT THERE ARE NO STRUCTURES WITHIN THIS MAP OR WITHIN 150 FEET OF THE MAPS BOUNDARY.



VICINITY MAP
NOT TO SCALE

STATISTICS:

ASSESSOR'S PARCEL NUMBERS:	345-011-24, 25, 26, 31, 36, 37, 39, 40, 41, 42
ACCESS TO PARCELS:	JACKPINE AVENUE AND 60TH STREET WEST
EXISTING NUMBER OF PARCELS:	10
PROPOSED NUMBER OF PARCELS:	1
EXISTING WATER SUPPLY:	N/A (RAW LAND)
EXISTING SEWAGE DISPOSAL:	N/A (RAW LAND)
EXISTING POWER:	SOUTHERN CALIFORNIA EDISON
EXISTING GAS:	SOCAL GAS
EXISTING ZONING:	A, PL RS
EXISTING GENERAL PLAN DESIGNATION:	8.3 (EXTENSIVE AGRICULTURE-MIN. 20 ACRE PARCEL SIZE)
EXISTING USE:	VACANT LAND
PROPOSED ZONING:	A
PROPOSED GENERAL PLAN DESIGNATION:	8.3 (EXTENSIVE AGRICULTURE-MIN. 20 ACRE PARCEL SIZE)
PROPOSED USE:	SOLAR ENERGY ELECTRIC GENERATORS (SOLAR FARM)
PROPOSED WATER SUPPLY:	WELL SITE (IF REQUIRED)
PROPOSED SEWAGE DISPOSAL:	SEPTIC (IF REQUIRED)
IMPROVEMENTS REQUIRED:	N/A
PARCEL "A" AREA:	74.86 ACRES
TOTAL PROJECT AREA:	74.86 ACRES

MONUMENT NOTES:

● FOUND MONUMENT AS SHOWN

SEARCHED FOUND NOTHING AT ALL PROPERTY CORNERS UNLESS SHOWN OTHERWISE.

11 FD. 2.5" GLO BRASS DISK

12 FD. 3" GLO BRASS DISK

15 FD. REBAR & CAP STAMPED "JES ENGINEERING RCE 33249"

17 FD. 2.5" GLO BRASS DISK, DISTURBED, UP 0.5', NOT HELD. CALCULATED POSITION BOOK 26, PAGE 152

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF TERRA-GEN.

FOR EXAMINATION ONLY

JEFFREY J. LENHERR, L.S. 9305 DATE

PROFESSIONAL LAND SURVEYOR
JEFFREY J. LENHERR
NO. 9305
STATE OF CALIFORNIA

LEGAL DESCRIPTON:

APN: 345-011-24

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480186A, DATED AUGUST 16, 2024.

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM 50% OF ALL CRUDE OIL AND MINERALS BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, BUT WITHOUT THE RIGHT OF SURFACE ENTRY ONTO SAID LAND, AS RESERVED BY MILTON L. ROSE, A MARRIED MAN, IN DEED RECORDED NOVEMBER 18, 1968 IN BOOK 4217, PAGE 715, OF OFFICIAL RECORDS.

APN: 345-011-25

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-112A, DATED AUGUST 16, 2024.

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT 50% OF ALL CRUDE OIL AND MINERALS BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, BUT WITHOUT RIGHT OF SURFACE ENTRY ONTO SAID LAND, AS RESERVED BY MILTON L. ROSE, A MARRIED MAN, IN DEED RECORDED NOVEMBER 18, 1968, IN BOOK 4217, PAGE 715 OF OFFICIAL RECORDS.

APN: 345-011-26

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-142A, DATED AUGUST 16, 2024.

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 3, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA, COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT 50% OF ALL CRUDE OIL AND MINERALS BELOW A DEPTH OF 500 FEET, FROM THE SURFACE OF SAID LAND, BUT WITHOUT THE RIGHT OF SURFACE ENTRY ONTO SAID LAND, AS RESERVED BY MILTON L. ROSE, A MARRIED MAN, IN DEEDS RECORDED NOVEMBER 18, 1968 IN BOOK 4217, PAGE 715, OFFICIAL RECORDS.

LEGAL DESCRIPTON: (CONTINUED)

APN: 345-011-31

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480187A, DATED AUGUST 16, 2024.

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 3, TOWNSHIP 10 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.

EXCEPT 50% OF ALL CRUDE OIL AND MINERALS BELOW A DEPTH OF 500 FEET, FROM THE SURFACE OF SAID LAND, BUT WITHOUT THE RIGHT OF SURFACE ENTRY ONTO SAID LAND, AS RESERVED BY MILTON L. ROSE, A MARRIED MAN, IN DEED RECORDED NOVEMBER 18, 1968 IN BOOK 4217 PAGE 715, OF OFFICIAL RECORDS.

APN: 345-011-36

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480040-8A, DATED AUGUST 16, 2024.

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 3, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT 50% OF ALL CRUDE OIL AND MINERALS BELOW A DEPTH OF 500 FEET, FROM THE SURFACE OF SAID LAND, BUT WITHOUT THE RIGHT OF SURFACE ENTRY ONTO SAID LAND, AS RESERVED BY MILTON L. ROSE, IN DEED RECORDED NOVEMBER 18, 1968, IN BOOK 4217 PAGE 717, OFFICIAL RECORDS.

APN: 345-011-37

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480188-A, DATED AUGUST 15, 2024.

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 3, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THE NORTHEAST QUARTER THEREOF.
ALSO EXCEPT 50% OF ALL CRUDE OIL AND MINERALS BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, BUT WITHOUT THE RIGHT OF SURFACE ENTRY ONTO SAID LAND, AS RESERVED BY MILTON L. ROSE, A MARRIED MAN, IN DEED RECORDED NOVEMBER 18, 1968 IN BOOK 4217, PAGE 717, OF OFFICIAL RECORDS.

APN: 345-011-39

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-88A, DATED AUGUST 16, 2024.

PARCEL 2 IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, AS PER PARCEL MAP NO. 2467, FILED SEPTEMBER 9, 1974, IN THE BOOK 11, PAGE 79, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT 50% OF ALL CRUDE OIL AND MINERALS BELOW A DEPTH OF 500 FEET, FROM THE SURFACE OF SAID LAND, BUT WITHOUT THE RIGHT OF SURFACE ENTRY ONTO SAID LAND AS RESERVED BY MILTON L. ROSE, A MARRIED MAN, IN DEED RECORDED NOVEMBER 18, 1968 IN BOOK 4217, PAGE 711, OF OFFICIAL RECORDS.

APN: 345-011-40

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-138A, DATED AUGUST 16, 2024.

PARCEL 3, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, AS PER PARCEL MAP NO. 2467, FILED SEPTEMBER 9, 1974 IN BOOK 11 PAGE 79 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT 50% OF ALL CRUDE OIL AND MINERALS BELOW A DEPTH OF 500 FEET, FROM THE SURFACE OF SAID LAND, BUT WITHOUT THE RIGHT OF SURFACE ENTRY ONTO SAID LAND, AS RESERVED BY MILTON L. ROSE, A MARRIED MAN, IN DEED RECORDED NOVEMBER 18, 1968 IN BOOK 4217 PAGE 711, OF OFFICIAL RECORDS.

APN: 345-011-41

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480190, DATED MARCH 21, 2023.

PARCEL 4 IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, AS PER PARCEL MAP NO. 2467, FILED SEPTEMBER 9, 1974 IN BOOK 11 PAGE 79 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT 50% OF ALL CRUDE OIL AND MINERALS BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, BUT WITHOUT THE RIGHT OF SURFACE ENTRY ONTO SAID LAND, AS RESERVED BY MILTON L. ROSE, A MARRIED MAN, IN DEED RECORDED NOVEMBER 18, 1968 IN BOOK 4217 PAGE 711, OF OFFICIAL RECORDS.

APN: 345-011-42

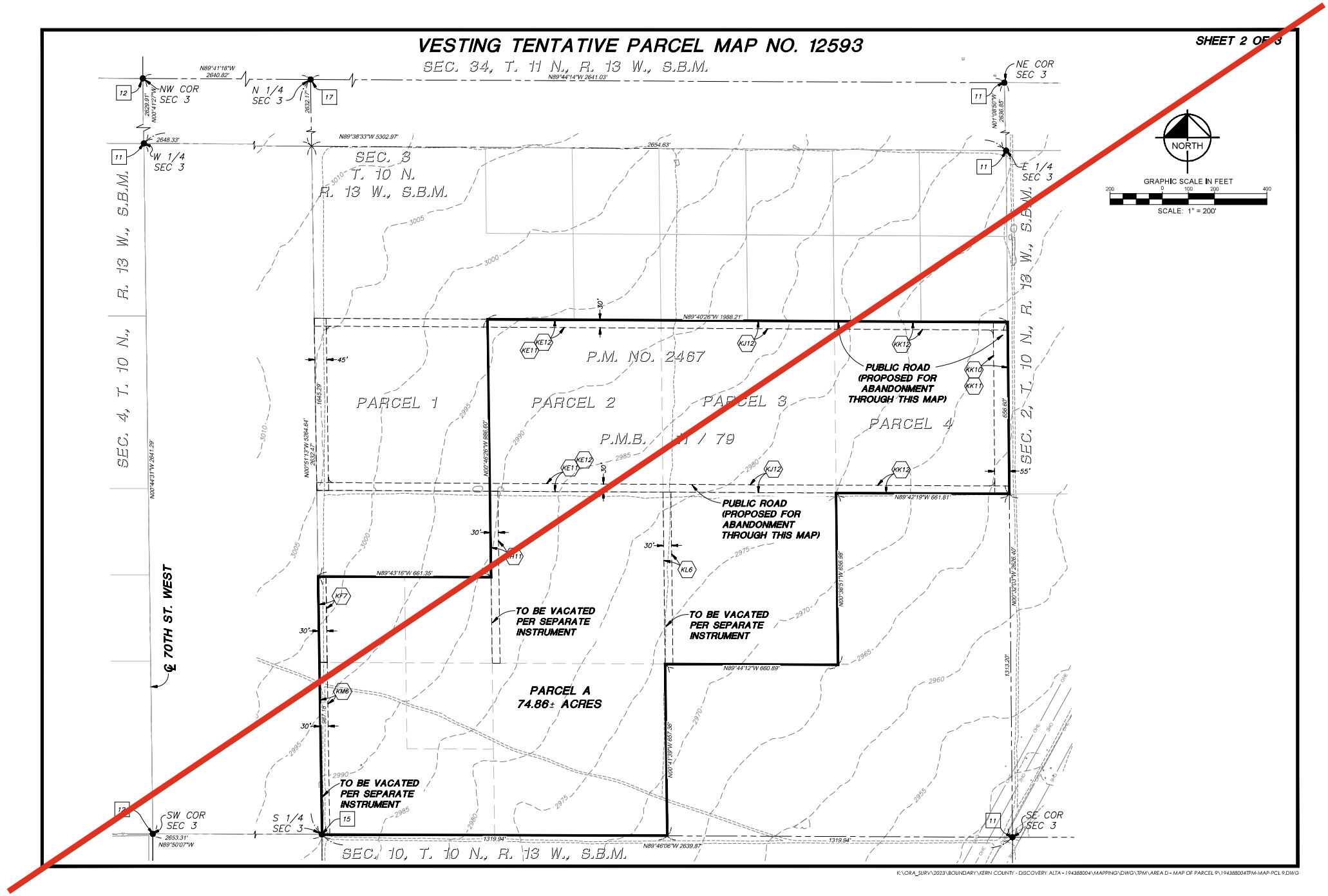
STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480365, DATED MAY 4, 2023.

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA, COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT 50% OF ALL CRUDE OIL AND MINERALS BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, BUT WITHOUT THE RIGHT OF SURFACE ENTRY ONTO SAID LAND, AS RESERVED BY MILTON L. ROSE, A MARRIED MAN, IN DEED RECORDED NOVEMBER 18, 1968 IN BOOK 4217, PAGE 7171, OFFICIAL RECORDS.

Kimley»Horn
1100 W TOWN & COUNTRY ROAD, SUITE 700, ORANGE, CALIFORNIA 92868
Phone : 657-452-0200
jeff.lenherr@kimley-horn.com

VESTING TENTATIVE PARCEL MAP NO. 12593



K:\ORA_SURV\2023\BOUNDARY\KERN COUNTY - DISCOVERY ALTA - I 94388004\MAPPING\DWG\TPM\AREA D - MAP OF PARCEL 9\I 94388004TPM-MAP-PCL 9.DWG

VESTING TENTATIVE PARCEL MAP NO. 12593

EASEMENTS:

APN: 345-011-24

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480186A, DATED AUGUST 16, 2024.

KF5 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR THE USE AND DEVELOPMENT OF THE MINERAL INTERESTS RESERVED BY MILTON L. ROSE, AS SET FORTH IN A DOCUMENT RECORDED, NOVEMBER 18, 1968, IN BOOK 4217 PAGE 715, OF OFFICIAL RECORDS. (NOT LOCATABLE FROM RECORD)

(KF7) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD AND PUBLIC UTILITIES RESERVED BY LUVRE PROPERTIES, INC., AS SET FORTH IN A DOCUMENT RECORDED, NOVEMBER 18, 1968, AS INSTRUMENT NO. 073473 IN BOOK 6459 PAGE 909, OF OFFICIAL RECORDS. (TO BE VACATED PER SEPARATE INSTRUMENT)

APN: 345-011-25

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-112A, DATED AUGUST 16, 2024.

NO EASEMENTS

APN: 345-011-26

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-112A, DATED AUGUST 16, 2024.

(KH11) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS, ROAD AND PUBLIC UTILITY PURPOSES TO LUVRE PROPERTIES, INC., A CALIFORNIA CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 1, 1990 AS INSTRUMENT NO. 046296, IN BOOK 6437, PAGE 1636, OF OFFICIAL RECORDS. (TO BE VACATED PER SEPARATE INSTRUMENT)

APN: 345-011-31

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480187A, DATED AUGUST 16, 2024.

(KL6) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS, ROAD AND PUBLIC UTILITY RESERVED BY LUVRE PROPERTIES INC., A CALIFORNIA CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED, JUNE 4, 1997, AS INSTRUMENT NO. 0197073887, OF OFFICIAL RECORDS. (TO BE VACATED PER SEPARATE INSTRUMENT)

APN: 345-011-36

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480040-8A, DATED AUGUST 16, 2024.

NO EASEMENTS

APN: 345-011-37

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480188-A, DATED AUGUST 15, 2024.

(KM6) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS AND EGRESS TO LUVRE PROPERTIES, INC., A CALIFORNIA CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 29, 1990, IN BOOK 6447 PAGE 2446, OF OFFICIAL RECORDS. (TO BE VACATED PER SEPARATE INSTRUMENT)

APN: 345-011-39

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480037-A, DATED AUGUST 15, 2024.

KE9 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD PURPOSES TO THE ADJACENT OWNERS AND THE PUBLIC IN GENERAL, AS SET FORTH IN A DOCUMENT RECORDED AUGUST 20, 1974 AS INSTRUMENT NO. 13918 IN BOOK 4856, PAGE 987, OF OFFICIAL RECORDS. (DOES NOT AFFECT SUBJECT PARCEL)

KE10 IRREVOCABLE OFFER TO DEDICATE A PORTION OF THE LAND FOR ROAD PURPOSES, RECORDED AUGUST 20, 1974 AS INSTRUMENT NO. 13918 IN BOOK 4856, PAGE 987, OF OFFICIAL RECORDS. (DOES NOT AFFECT SUBJECT PARCEL)

(KE11) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR AN EASEMENT 30 FEET IN WIDTH, FOR INGRESS, EGRESS AND ROAD PURPOSES TO THE ADJACENT PROPERTY OWNERS, AS SET FORTH IN A DOCUMENT RECORDED AUGUST 23, 1974 IN BOOK 4857, PAGE 5, OF OFFICIAL RECORDS. (PUBLIC ROAD TO BE VACATED)

(KE12) IRREVOCABLE OFFER TO DEDICATE A PORTION OF THE LAND FOR INGRESS, EGRESS, ROAD PURPOSES, RECORDED AUGUST 23, 1974 IN BOOK 4857, PAGE 5, OF OFFICIAL RECORDS. (PUBLIC ROAD TO BE VACATED)

APN: 345-011-40

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-138A, DATED AUGUST 16, 2024.

KJ11 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD TO COUNTY OF KERN, AS SET FORTH IN A DOCUMENT RECORDED AUGUST 20, 1974, IN BOOK 4856 PAGE 987, OF OFFICIAL RECORDS. (DOES NOT AFFECT SUBJECT PROPERTY)

(KJ12) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD, AS SET FORTH IN A DOCUMENT RECORDED AUGUST 23, 1974, IN BOOK 4857 PAGE 5, OF OFFICIAL RECORDS. (PUBLIC ROAD TO BE VACATED)

APN: 345-011-41

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480190, DATED MARCH 21, 2024.

(KK10) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD PURPOSES, TO THE ADJACENT PROPERTY OWNERS AND TO THE PUBLIC IN GENERAL NO REPRESENTATION IS MADE TO THE PRESENT OWNERSHIP OF SAID EASEMENT, AS SET FORTH IN A DOCUMENT, RECORDED AUGUST 20, 1974, IN BOOK 4856, PAGE 987 OF OFFICIAL RECORDS. (PUBLIC ROAD TO BE VACATED)

(KK11) IRREVOCABLE OFFER TO DEDICATE A PORTION OF THE LAND FOR FUTURE STREET OR HIGHWAY PURPOSES, RECORDED AUGUST 20, 1974, IN BOOK 4856, PAGE 987, OF OFFICIAL RECORDS. (PUBLIC ROAD TO BE VACATED)

(KK12) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD PURPOSES, TO THE ADJACENT PROPERTY OWNERS AND TO THE PUBLIC IN GENERAL NO REPRESENTATION IS MADE TO THE PRESENT OWNERSHIP OF SAID EASEMENT, AS SET FORTH IN A DOCUMENT RECORDED AUGUST 23, 1974, IN BOOK 4857, PAGE 5, OF OFFICIAL RECORDS. (PUBLIC ROAD TO BE VACATED)

APN: 345-011-42

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480365, DATED MAY 4, 2023.

NO EASEMENTS

VESTING TENTATIVE PARCEL MAP NO. 12594

IN THE UNINCORPORATED AREA, COUNTY OF KERN STATE OF CALIFORNIA

BEING A MERGER AND RE-SUBDIVISION PORTIONS OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA, COUNTY OF KERN, STATE OF CALIFORNIA

EASEMENT TABLE:

THE EASEMENTS SHOWN HEREON HAVE BEEN PLOTTED SOLELY ON INFORMATION CONTAINED IN THE FOLLOWING STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORTS: REPORT NO. 2100048138?, DATED DECEMBER 22, 2021, REPORT NO. 21000481387, DATED DECEMBER 22, 2021, REPORT NO. 23000480379, DATED MAY 4, 2023, REPORT NO. 22000480372, DATED APRIL 6, 2022, REPORT NO. 23000480482, DATED JUNE 14, 2023, REPORT NO. 22000480376A, DATED AUGUST 16, 2024, REPORT NO. 23000480040-31A, DATED AUGUST 16, 2024, REPORT NO. 22000480331, DATED PROFORMA, REPORT NO. 23000480501, DATED MAY 26, 2023, REPORT NO. 22000480465-119, DATED DECEMBER 7, 2022, REPORT NO. 23000480040-31A, DATED AUGUST 16, 2024, REPORT NO. 22000480317, DATED APRIL 5, 2022, EPORT NO. 22000480317, DATED APRIL 5, 2022, REPORT NO. 22000480465-21A, DATED AUGUST 16, 2024, REPORT NO. 23000480374, DATED MAY 4, 2023, REPORT NO. 22000480465-82A, DATED AUGUST 16, 2024, REPORT NO. 23000480375, DATED MAY 4, 2023, REPORT NO. 23000480376, DATED MAY 4, 2023, REPORT NO. 22000480465-131A, DATED DECEMBER 16, 2022, REPORT NO. 23000480205, DATED JUNE 2, 2023, STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480207, DATED MARCH 16, 2023, REPORT NO. 23000480036, DATED JANUARY 20, 2023, REPORT NO. 2200480465-20A, DATED AUGUST 16, 2024, STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-87, DATED SEPTEMBER 29, 2022, REPORT NO. 22000480465-86A, DATED AUGUST 15, 2024, REPORT NO. 23000480209, DATED APRIL 15, 2024, REPORT NO. 23000480210, DATED AUGUST 15, 2024, REPORT NO. 22000480465-56A, DATED AUGUST 15, 2024, REPORT NO. 22000480465-24A DATED AUGUST 15, 2024, REPORT NO. 23000480037-A, DATED AUGUST 15, 2024, REPORT NO. 22000480465-42, DATED JUNE 21, 2022, REPORT NO. 22000480465-145, DATED DECEMBER 21, 2022, REPORT NO. 23000480526, DATED JUNE 12, 2023, REPORT NO. 23000480575, DATED JUNE 7 2023, REPORT NO. 23000480040-13, DATED FEBRUARY 2, 2023, REPORT NO. 23000480778, DATED AUGUST 11, 2023, REPORT NO. 23000480788, DATED AUGUST 14, 2023, REPORT NO. 23000480789, DATED AUGUST 10, 2023, REPORT NO. 22000480465-144, DATED DECEMBER 16, 2022, REPORT NO. 22000480465-148, DATED DECEMBER 21, 2022, REPORT NO. 22000480465-46, DATED JULY 7, 2022, REPORT NO. 22000480465-28, DATED JUNE 9, 2022, REPORT NO. 23000480212, DATED AUGUST 4, 2023, REPORT NO. 22000480465-118, DATED DECEMBER 2, 2022, REPORT NO. 22000480465-40A, DATED AUGUST 8, 2024, REPORT NO. 22000480465-77, DATED DECEMBER 23, 2022, REPORT NO. 23000480040-1, DATED MARCH 3, 2023, REPORT NO. 22000480465-77, DATED DECEMBER 23, 2022, REPORT NO. 22000480465-77, DATED DECEMBER 23, 2022, REPORT NO. 22000480465-77, DATED DECEMBER 23, 2022, REPORT NO. 23000480040-10, DATED JANUARY 30, 2023, REPORT NO. 23000480474, DATED JUNE 30, 2023, REPORT NO. 22000480316, DATED AUGUST 26, 2022, REPORT NO. 22000480465-135, DATED DECEMBER 28, 2022, REPORT NO. 22000480465-63 DATED FEBRUARY 3, 2022, REPORT NO. 22000480465-48, DATED JULY 7, 2022, REPORT NO. 23000480214, DATED MAY 1, 2023, REPORT NO. 22000480465-15, DATED MAY 16, 2022, REPORT NO. 23000480208, DATED MAY 1, 2023, REPORT NO. 2200480465-72A, DATED AUGUST 16, 2024 AND REPORT NO. 23000480213, DATED MAY 1, 2023.

DESCRIPTION OF PROJECT:

THE PURPOSE OF THIS TENTATIVE PARCEL MAP IS TO MERGE SIXTY-EIGHT (68) EXISTING PARCELS IN TO ONE (1) PARCEL.
NOTE: THIS PARCEL MAP WILL NOT BE RECORDED IN PHASES.

BASIS OF BEARINGS:

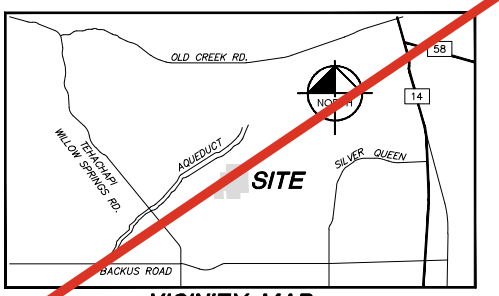
ALL BEARINGS SHOWN HEREON ARE GRID DISTANCES BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83), ZONE 5, EPOCH 2010.00, AND WAS ESTABLISHED BETWEEN NATIONAL GEODETIC SURVEY (NGS) LOCAL CONTROL STATIONS TEHA (SOPAC) AND ELTN (SOPAC) HAVING A BEARING OF SOUTH 04°27'38" EAST.

FLOOD HAZARD NOTE:

THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FLOOD ZONE X AND ZONE A. FLOOD ZONE X IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AND ZONE A IS DEFINED AS "SPECIAL FLOOD HAZARD AREAS WITHOUT BASE FLOOD ELEVATION (BFE)" ON FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM (FLOOD INSURANCE RATE MAP) MAP NO. 06029C3650E, WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

SURVEY NOTE:

I, JEFFREY J. LENHERR, HEREBY STATE THAT THERE ARE NO STRUCTURES WITHIN THIS MAP OR WITHIN 150 FEET OF THE MAPS BOUNDARY.



VICINITY MAP
NOT TO SCALE

STATISTICS:

ASSESSOR'S PARCEL NUMBERS:	346-011-07, 09, 12, 13, 15, 17, 18 346-041-05, 07, 08, 18, 19, 21, 22, 23, 24, 25, 28, 29, 32 346-042-35, 37, 39, 40, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62 346-050-03, 04, 05, 06, 07, 13, 14, 15, 17, 18, 19, 20, 21, 22, 23, 24, 28, 29, 30, 31, 32, 33, 35, 36
ACCESS TO PARCELS:	PROPOSED PUBLIC ACCESS EASEMENTS SHOWN HEREON
EXISTING NUMBER OF PARCELS:	68
PROPOSED NUMBER OF PARCELS:	1
EXISTING WATER SUPPLY:	N/A (RAW LAND)
EXISTING SEWAGE DISPOSAL:	N/A (RAW LAND)
EXISTING POWER:	SOUTHERN CALIFORNIA EDISON
EXISTING GAS:	SOCAL GAS
EXISTING ZONING:	A, A WE, PL RS
EXISTING GENERAL PLAN DESIGNATION:	8.3 (EXTENSIVE AGRICULTURE-MIN. 20 ACRE PARCEL SIZE); 8.4 (MINERAL AND PETROLEUM-MIN. 5 ACRE PARCEL SIZE); 8.4 (MINERAL AND PETROLEUM-MIN. 5 ACRE PARCEL SIZE) / 2.4 (FLOOD HAZARD)
EXISTING USE:	VACANT LAND
PROPOSED ZONING:	A
PROPOSED GENERAL PLAN DESIGNATION:	8.3 (EXTENSIVE AGRICULTURE-MIN. 20 ACRE PARCEL SIZE); 8.4 (MINERAL AND PETROLEUM-MIN. 5 ACRE PARCEL SIZE); 8.4 (MINERAL AND PETROLEUM-MIN. 5 ACRE PARCEL SIZE) / 2.4 (FLOOD HAZARD)
PROPOSED USE:	SOLAR ENERGY ELECTRIC GENERATORS (SOLAR FARM)
PROPOSED WATER SUPPLY:	WELL SITE (IF REQUIRED)
PROPOSED SEWAGE DISPOSAL:	SEPTIC (IF REQUIRED)
IMPROVEMENTS REQUIRED:	N/A
PARCEL 'A' AREA:	393.08 ACRES
TOTAL PROJECT AREA:	393.08 ACRES

MONUMENT NOTES:

● FOUND MONUMENT AS SHOWN

SEARCHED FOUND NOTHING AT ALL PROPERTY CORNERS UNLESS SHOWN OTHERWISE.

10 SW COR. SEC. 33, SE COR. SEC. 32, FD. 3" GLO BRASS DISK STAMPED "S32 S5 S4 S33", FLUSH

11 FD. 2.5" GLO BRASS DISK

12 FD. 3" GLO BRASS DISK

16 FD. 3" GLO BRASS DISK, DISTURBED, UP 0.5', NOT HELD. CALCULATED POSITION BOOK 26, PAGE 152

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF EDWARDS SANBORN LAND HOLDINGS, LLC.

FOR EXAMINATION ONLY

JEFFREY J. LENHERR, L.S. 9305 DATE

PROFESSIONAL LAND SURVEYOR
JEFFREY J. LENHERR
NO. 9305
STATE OF CALIFORNIA

LEGAL DESCRIPTON:

APN: 346-042-59, 60, 61 & 62

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 21000481387, DATED DECEMBER 22, 2021.

PARCEL ONE:

THE NORTH HALF OF THE WEST HALF OF LOT 1, IN THE NORTHEAST QUARTER OF FRACTIONAL SECTION 4, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL TWO:

THE SOUTH HALF OF THE WEST HALF OF LOT 1 OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 4, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL THREE:

THE NORTH HALF OF THE WEST HALF OF LOT 2 IN THE NORTHEAST QUARTER OF FRACTIONAL SECTION 4, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL FOUR:

THE SOUTH HALF OF THE WEST HALF OF LOT 2 OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 4, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

APN: 346-050-17

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480379, DATED MAY 4, 2023.

PARCEL 1 OF PARCEL MAP NO. 2708, FILED JULY 7, 1976, IN BOOK 16 OF PARCEL MAPS AT PAGE 66, KERN COUNTY RECORDS.

APN: 346-050-18

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480372, DATED APRIL 6, 2022.

PARCEL 2 OF PARCEL MAP NO. 2708, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, AS PER MAP RECORDED JULY 7, 1976, IN BOOK 16, PAGE(S) 66 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LEGAL DESCRIPTON: (CONTINUED)

APN: 346-050-36

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480482, DATED JUNE 14, 2023.

THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN.

APN: 346-011-07

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480376A, DATED AUGUST 16, 2024.

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 10 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, APPROVED FEBRUARY 19, 1856. EXCEPTING THEREFROM 50% INTEREST IN AND TO ALL MINERAL RIGHTS, WITHOUT THE RIGHT OF ENTRY UPON THE SURFACE OF SAID LAND, AND ALSO A 50% INTEREST OF ALL OIL, GAS, HYDROCARBON SUBSTANCES BELOW 700 FEET BENEATH THE SURFACE OF SAID LAND, AS RESERVED IN THE DEED FROM HERMAN DAU SCHMIDT, A WIDOWER, RECORDED NOVEMBER 3, 1960 IN BOOK 3317 PAGE 1050F OFFICIAL RECORDS.

APN: 346-011-09

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480040-31A, DATED AUGUST 16, 2024.

THE WEST HALF OF THE WEST HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 13 WEST, S.B.B. &M., ACCORDING TO PLAT OF SAID TOWNSHIP APPROVED BY THE SURVEYOR GENERAL FEBRUARY 19, 1856.

EXCEPTING THEREFROM THE NORTH HALF THEREOF.

ALSO EXCEPTING THEREFROM 50% INTEREST IN AND TO ALL MINERAL RIGHTS, WITHOUT THE RIGHT OF ENTRY UPON THE SURFACE OF SAID LAND, AND ALSO A 50% INTEREST OF ALL OIL, GAS, HYDROCARBON SUBSTANCES BELOW 700 FEET BENEATH THE SURFACE OF SAID LAND, WITHOUT THE RIGHT OF ENTRY UPON THE SURFACE OF SAID LAND, AS RESERVED IN THE DEED FROM HERMAN DAU SCHMIDT, RECORDED NOVEMBER 3, 1960, IN BOOK 3317 PAGE 103, OFFICIAL RECORDS.

APN: 346-011-12 & 13

STEWART TITLE GUARANTY COMPANY PROFORMA TITLE REPORT NO. 22000480331, DATED PROFORMA.

PARCEL 10:
THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 13 WEST, S.B.M, ACCORDING TO THE OFFICIAL PLAT OF SAID TOWNSHIP APPROVED BY THE SURVEYOR GENERAL FEBRUARY 19, 1856.

EXCEPT THEREFROM 50% INTEREST IN AND TO ALL MINERAL RIGHTS, WITHOUT THE RIGHT OF ENTRY UPON THE SURFACE OF SAID LAND, AND ALSO A 50% INTEREST OF ALL OIL, GAS, HYDROCARBON SUBSTANCES BELOW 700 FEET BENEATH THE SURFACE OF SAID LAND, WITHOUT THE RIGHT OF ENTRY UPON THE SURFACE OF SAID LAND, AS RESERVED IN THE DEED FROM HERMAN DAU SCHMIDT, A WIDOWER, RECORDED NOVEMBER 3, 1960, IN BOOK 3317, PAGE 105 OF OFFICIAL RECORDS.

PARCEL 11:
THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 13 WEST, S.B.M., ACCORDING TO THE OFFICIAL PLAT OF SAID TOWNSHIP APPROVED BY THE SURVEYOR GENERAL FEBURARY 19, 1856.

EXCEPTING THEREFROM 50% INTEREST IN AND TO ALL MINERAL RIGHTS, WITHOUT THE RIGHT OF ENTRY UPON THE SURFACE OF SAID LAND, AND ALSO A 50% INTEREST OF ALL OIL, GAS, HYDROCARBON SUBSTANCES BELOW 700 FEET BENEATH THE SURFACE OF SAID LAND, WITHOUT THE RIGHT OF ENTRY UPON THE SURFACE OF SAID LAND, AS RESERVED IN THE DEED FROM HERMAN DAU SCHMIDT, A WIDOWER, RECORDED NOVEMBER 3, 1960, IN BOOK 3317, PAGE 105 OFFICIAL RECORDS.

APN: 346-011-15

STEWART TITLE GUARANTY COMPANY PROFORMA TITLE REPORT NO. 22000480331, DATED PROFORMA.

PARCEL 12:

THE EAST ½ OF THE WEST ½ OF THE NORTH ½ OF THE SOUTHWEST ¼ OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL ON FEBRUARY 19, 1856.

EXCEPT THEREFROM 50% INTEREST IN AND TO ALL MINERAL RIGHTS, WITHOUT THE RIGHT OF ENTRY UPON THE SURFACE OF SAID LAND, AND ALSO A 50% INTEREST OF ALL OIL, GAS, HYDROCARBONS SUBSTANCES BELOW 700 FEET BENEATH THE SURFACE OF SAID LAND, WITHOUT THE RIGHT OF ENTRY UPON THE SURFACE OF SAID LAND, AS SET FORTH IN DEED RECORDED NOVEMBER 3, 1960 IN BOOK 3317, PAGE 103 OF OFFICIAL RECORDS.

Kimley»Horn
1100 W TOWN & COUNTRY ROAD, SUITE 700, ORANGE, CALIFORNIA 92868
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VESTING TENTATIVE PARCEL MAP NO. 12594

LEGAL DESCRIPTON: (CONTINUED)

APN: 346-011-17 & 18

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-119, DATED DECEMBER 7, 2022.

PARCEL ONE:
THE WEST HALF OF THE EAST HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 13 WEST, S.B.M, ACCORDING TO THE OFFICIAL PLAT OF SAID TOWNSHIP APPROVED BY THE SURVEYOR GENERAL FEBRUARY 19, 1856.

EXCEPT THEREFROM 50% INTEREST IN AND TO ALL MINERAL RIGHTS, WITHOUT THE RIGHT OF ENTRY UPON THE SURFACE OF SAID LAND, AND ALSO A 50% INTEREST OF ALL OIL, GAS, HYDROCARBON SUBSTANCES BELOW 700 FEET BENEATH THE SURFACE OF SAID LAND, WITHOUT THE RIGHT OF ENTRY UPON THE SURFACE OF SAID LAND, AS RESERVED IN THE DEED FROM HERMAN DAU SCHMIDT, A WIDOWER, RECORDED NOVEMBER 3, 1960, IN BOOK 3317, PAGE 103 OF OFFICIAL RECORDS.

PARCEL TWO:
THE EAST HALF OF THE EAST HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 13 WEST, S.B.M., ACCORDING TO THE OFFICIAL PLAT OF SAID TOWNSHIP APPROVED BY THE SURVEYOR GENERAL FEBRUARY 19, 1856.

EXCEPTING THEREFROM 50% INTEREST IN AND TO ALL MINERAL RIGHTS, WITHOUT THE RIGHT OF ENTRY UPON THE SURFACE OF SAID LAND, AND ALSO A 50% INTEREST OF ALL OIL, GAS, HYDROCARBON SUBSTANCES BELOW 700 FEET BENEATH THE SURFACE OF SAID LAND, WITHOUT THE RIGHT OF ENTRY UPON THE SURFACE OF SAID LAND, AS RESERVED IN THE DEED FROM HERMAN DAU SCHMIDT, A WIDOWER, RECORDED NOVEMBER 3, 1960, IN BOOK 3317 PAGE 103 OFFICIAL RECORDS.

APN: 346-041-05

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-147A, DATED AUGUST 16, 2024.

THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

APN: 346-041-07

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480317, DATED APRIL 5, 2022.

THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 13 WEST, S.B.B.&M., IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT 50% INTEREST IN AND TO ALL MINERAL RIGHTS, WITHOUT THE RIGHT OF ENTRY UPON THE SURFACE OF SAID LAND, AND ALSO A 50% INTEREST OF ALL OIL, GAS, HYDROCARBON SUBSTANCES BELOW 700 FEET BENEATH THE SURFACE OF SAID LAND, WITHOUT THE RIGHT OF ENTRY UPON THE SURFACE OF SAID LAND, AS RESERVED IN DEED FROM HERMAN DAU SCHMIDT, A WIDOWER, RECORDED NOVEMBER 3, 1960 IN BOOK 3317 PAGE 101 OF OFFICIAL RECORDS.

APN: 346-041-08

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-21A, DATED AUGUST 16, 2024.

THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM 50% INTEREST IN AND TO ALL MINERAL RIGHTS, WITHOUT THE RIGHT OF ENTRY UPON THE SURFACE OF SAID LAND, AND ALSO A 50% INTEREST OF ALL OIL, GAS, HYDROCARBON SUBSTANCES BELOW 700 FEET BENEATH THE SURFACE OF SAID LAND, WITHOUT THE RIGHT OF ENTRY UPON THE SURFACE OF SAID LAND, AS RESERVED IN DEED FROM HERMAN DAU SCHMIDT, A WIDOWER, RECORDED NOVEMBER 3, 1960, IN BOOK 3317 OF OFFICIAL RECORDS.

APN: 346-041-18 & 19

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480374, DATED MAY 4, 2023.

PARCEL 1
THE SOUTHWEST ¼, OF THE NORTHEAST ¼, OF THE NORTHEAST ¼, OF THE NORTHWEST ¼, OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN BEING TWO AND ONE HALF ACRES MORE OR LESS. RESERVING THEREFROM A 20 FOOT EASEMENT ALONG THE SOUTHERN BORDER AND A 20 FOOT, EASEMENT ALONG THE WESTERLY BORDER FOR ROADS AND UTILITY PURPOSES FOR USE IN COMMON WITH OTHERS.

PARCEL 2
THE SOUTHEAST ¼, OF THE NORTHEAST ¼, OF THE NORTHEAST ¼, OF THE NORTHWEST ¼, OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 13 WEST S.B.B.M, BEING 2½, ACRES MORE OR LESS.

RESERVING THEREFROM A 20 FOOT EASEMENT ALONG THE SOUTHERLY BORDER, AND A 20 FOOT EASEMENT ALONG THE EASTERLY BORDER FOR ROADS UTILITY PURPOSES FOR USE IN COMMON WITH OTHERS.

APN: 346-041-21

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-82A, DATED AUGUST 16, 2024.

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN ACCORDING TO THE OFFICIAL PLAT THEREOF.

APN: 346-041-22

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480375, DATED MAY 4, 2023.

THE NORTH HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN.

APN: 346-041-23

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480376, DATED MAY 4, 2023.

THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

LEGAL DESCRIPTON: (CONTINUED)

APN: 346-041-24

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-131A, DATED DECEMBER 16, 2022.

THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM 50% INTEREST IN AND TO ALL MINERAL RIGHTS, WITHOUT THE RIGHT OF ENTRY UPON THE SURFACE OF SAID LAND, AND ALSO A 50% INTEREST OF ALL OIL, GAS AND HYDROCARBON SUBSTANCES BELOW 700 FEET BENEATH THE SURFACE OF SAID LAND, WITHOUT THE RIGHT OF ENTRY UPON THE SURFACE OF SAID LAND, AS RESERVED BY HERMAN DAU SCHMIDT, A WIDOWER, IN DEED RECORDED NOVEMBER 3, 1960 IN BOOK 3317, PAGE 99, OF OFFICIAL RECORDS.

APN: 346-041-25

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480205, DATED JUNE 2, 2023.

THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

APN: 346-041-28

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480040-27A, DATED AUGUST 16, 2024.

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THERE FROM 50% INTEREST IN AND TO ALL MINERAL RIGHTS, WITHOUT THE RIGHT OF ENTRY UPON THE SURFACE OF SAID LAND, AND ALSO A 50% INTEREST OF ALL OIL, GAS, HYDROCARBON SUBSTANCES BELOW 700 FEET BENEATH THE SURFACE OF SAID LAND, WITHOUT THE RIGHT OF ENTRY UPON THE SURFACE OF SAID LAND, AS RESERVED IN DEED FROM HERMAN DAU SCHMIDT, A WIDOWER, RECORDED NOVEMBER 3, 1960, IN BOOK 3317 PAGE 101 OF OFFICIAL RECORDS.

APN: 346-041-29-00-5

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480036, DATED JANUARY 20, 2023.

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA, COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, ALSO DISCLOSED BY CERTIFICATE OF COMPLIANCE NO. 792 RECORDED NOVEMBER 5, 1984 IN BOOK 5707, PAGE 2465, FILE NO. 047702, OFFICIAL RECORDS.

EXCEPTING THEREFROM 50% INTEREST IN AND TO ALL MINERAL RIGHTS, WITHOUT THE RIGHT OF ENTRY UPON THE SURFACE OF SAID LAND, AND ALSO A 50% INTEREST OF ALL OIL, GAS, HYDROCARBON SUBSTANCES BELOW 700 FEET BENEATH THE SURFACE OF SAID LAND, WITHOUT THE RIGHT OF ENTRY UPON THE SURFACE OF SAID LAND, AS RESERVED IN DEAD FROM HERMAN DAN SCHMIDT A WIDOWER, RECORDED NOVEMBER 3, 1960 IN BOOK 3317, PAGE 101 OF OFFICIAL RECORDS.

APN: 346-041-32

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 2200480465-20A, DATED AUGUST 16, 2024.

THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 13 WEST S.B.B. & M., IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT 50% INTEREST IN AND TO ALL MINERAL RIGHTS, WITHOUT THE RIGHT OF ENTRY UPON THE SURFACE OF SAID LAND, AND ALSO A 50% INTEREST OF ALL OIL, GAS, HYDROCARBON SUBSTANCES BELOW 700 FEET BENEATH THE SURFACE OF SAID LAND, WITHOUT THE RIGHT OF ENTRY UPON THE SURFACE OF SAID LAND, AS RESERVED IN DEED FROM HERMAN DAU SCHMIDT, A WIDOWER, RECORDED NOVEMBER 3, 1960 IN BOOK 3317 PAGE 101 OF OFFICIAL RECORDS. A PER CERTIFICATE OF COMPLIANCE NO. 797, BEING RECORDED IN BOOK 5707 PAGE 2470 OF OFFICIAL RECORDS.

APN: 346-042-35

ITEM NUMBERS AND LEGAL DESCRIPTION SHOWN HEREON CORRESPOND TO STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-87A, DATED AUGUST 16, 2024.

PARCEL 1, AS SHOWN ON PARCEL MAP NO. 2898, FILED MAY 22, 1975 IN BOOK 13 OF PARCEL MAPS AT PAGE 147, KERN COUNTY RECORDS.

APN: 346-042-40

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-86A, DATED AUGUST 15, 2024.

PARCEL 2 OF PARCEL MAP 2909 IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, AS PER MAP RECORDED JUNE 3, 1975, IN BOOK 13, PAGE 160 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 346-042-43

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480209, DATED APRIL 15, 2024.

PARCEL 1, PARCEL MAP 3439, RECORDED MAY 3, 1976, IN BOOK 15, PAGE 176 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF KERN, STATE OF CALIFORNIA.

APN: 346-042-44

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480210, DATED AUGUST 15, 2024.

PARCEL 2, OF PARCEL MAP 3439 RECORDED MAY 3, 1976 IN BOOK 15, PAGE 176 OF PARCEL MAPS IN THE OFFICE OF COUNTY RECORDERS OF THE COUNTY OF KERN, STATE OF CALIFORNIA.

APN: 346-042-45

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-56A, DATED AUGUST 15, 2024.

PARCEL 3 OF PARCEL MAP 3439 RECORDED MAY 3, 1976, IN BOOK 15, PAGE 176 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF KERN, STATE OF CALIFORNIA.

APN: 346-042-46

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-24A, DATED AUGUST 15, 2024.

PARCEL 4 OF PARCEL MAP NO. 3439 ACCORDING TO THE MAP THEREOF RECORDED MAY 3, 1976 IN BOOK 15, PAGE 176 OF PARCEL MAPS, KERN COUNTY RECORDS.

LEGAL DESCRIPTON: (CONTINUED)

APN: 346-042-47-00-4

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480037-A, DATED AUGUST 15, 2024.

PARCEL 1 OF PARCEL MAP 3438, IN THE COUNTY OF KERN, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 15, PAGE 175 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 346-042-48

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-42, DATED JUNE 21, 2022.

PARCEL 2 OF PARCEL MAP 3438, FILED MAY 3, 1975, IN BOOK 15, PAGE 1750F PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 346-042-49

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-145, DATED DECEMBER 21, 2022.

PARCEL 3 OF PARCEL MAP 3438, FILED MAY 3, 1975, IN BOOK 15, PAGE 175 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 346-042-50

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480526, DATED JUNE 12, 2023.

PARCEL 4 OF PARCEL MAP 3438, FILED MAY 3, 1975, IN BOOK 15, PAGE 175 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 346-042-51

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480575, DATED JUNE 7 2023.

PARCEL 1 OF PARCEL MAP NO. 3291 IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA AS PER MAP RECORDED AUGUST 20, 1976, IN BOOK 16, PAGE 125 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER.

APN: 346-042-52

ITEM NUMBERS AND LEGAL DESCRIPTION SHOWN HEREON CORRESPOND TO STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480040-13, DATED FEBRUARY 2, 2023.

THE SE 1/4, OF THE NW 1/4, OF THE NE 1/4, OF THE NE 1/4, OF SEC. 4, TP 10N, R 13W, S.B. B.M. BEING PARCEL #2 OF PARCEL MAP #3291, RECORDED IN KERN COUNTY.

APN: 346-042-53

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480778, DATED AUGUST 11, 2023.

PARCEL 3 OF PARCEL MAP NO. 3291 IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA AS PER MAP RECORDED AUGUST 20, 1976, IN BOOK 16, PAGE 125, OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER.

APN: 346-042-54

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480788, DATED AUGUST 14, 2023.

2 1/2 ACRES, MORE OR LESS, BEING THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SEC. 4, TP 10N, R 13W, S.B.B.M. PARCEL #4, OF PARCEL MAP # 3291 RECORDED IN KERN COUNTY.

APN: 346-042-55

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480789, DATED AUGUST 10, 2023.

PARCEL 1 OF PARCEL MAP 3322 IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, AS PER MAP RECORDED AUGUST 12, 1976 IN BOOK 16, PAGE 115 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 346-042-56

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-144, DATED DECEMBER 16, 2022.

PARCEL 2 OF PARCEL MAP 3322 IN THE COUNTY OF KERN, STATE OF CALIFORNIA, AS PER MAP RECORDED AUGUST 12, 1976 IN BOOK 16, PAGE 115 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 346-042-57

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-148, DATED DECEMBER 21, 2022.

PARCEL 3, OF PARCEL MAP NO. 3322, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, RECORDED AUGUST 12, 1976 IN BOOK 16, PAGE 115, IN THE COUNTY OF KERN, STATE OF CALIFORNIA.

APN: 346-042-58

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-46, DATED JULY 7, 2022.

PARCEL 4 OF PARCEL MAP NO. 3322, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED AUGUST 12, 1976 IN BOOK 16 PAGE 115 OF PARCEL MAPS, KERN COUNTY RECORDS.

APN: 346-050-03

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-28, DATED JUNE 9, 2022.

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL FEBRUARY 19, 1856.

VESTING TENTATIVE PARCEL MAP NO. 12594

LEGAL DESCRIPTON: (CONTINUED)

APN: 346-050-04

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480212, DATED AUGUST 4, 2023.

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER IN SECTION 4, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA.

APN: 346-050-06

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-118, DATED DECEMBER 2, 2022.

THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM 1/2 OF OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN OR UNDER THAT PORTION OF SAID LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF; WITHOUT, HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF SAID LAND, AS EXCEPTED IN THE DEED FROM MARCELLE MATHERON BOREL WHO ACQUIRED TITLE AS MARCELLE A. MATHERON, ET AL RECORDED NOVEMBER 9, 1966, IN BOOK 3994 PAGE 331, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM 1/2 OF OIL, GAS, MINERALS AND OTHER HYDROCARBONS SUBSTANCES IN OR UNDER THAT PORTION OF SAID LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF; WITHOUT, HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF SAID LAND, AS EXCEPTED IN THE DEED FROM MARIAN MARTIN BROWN, RECORDED FEBRUARY 8, 1967, IN BOOK 4023 PAGE 457 OFFICIAL RECORDS.

APN: 346-050-07

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-40A, DATED AUGUST 8, 2024.

THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, FEBRUARY 19, 1856.

APN: 346-050-13 & 14

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-77, DATED DECEMBER 23, 2022.

PARCELS 1 AND 2 OF PARCEL MAP NO. 2726, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, FILED MAY 29, 1975, IN BOOK 13 OF PARCEL MAPS, AT PAGE 152, KERN COUNTY RECORDS.
APN: 346-050-13; 346-050-14

APN: 346-050-15

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480040-1, DATED MARCH 3, 2023.

PARCEL NO. 3 OF PARCEL MAP 2726, ACCORDING TO THE MAP THEREOF FILED MAY 29, 1975, IN BOOK 13, OF PARCEL MAPS, AT PAGE 152 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. PROPERTY IS LOCATED IN SECTION 4, TOWNSHIP 10 NORTH, RANGE 13 WEST.

APN: 346-050-19

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-77, DATED DECEMBER 23, 2022.

PARCEL 3, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP NO. 2708, FILED IN BOOK 16 PAGE 66 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 346-050-20

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-77, DATED DECEMBER 23, 2022.

PARCEL 4 OF PARCEL NO. 2708, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, FILED IN BOOK 16 PAGE 66 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 346-050-21

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-77, DATED DECEMBER 23, 2022.

PARCEL 1 OF PARCEL MAP NO 2972, FILED JULY 7, 1976, IN BOOK 16 OF PARCEL MAPS AT PAGE 67, BEING THE SOUTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 16 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN.

APN: 346-050-22

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480040-10, DATED JANUARY 30, 2023.

PARCEL 2 OF PARCEL MAP NO. 2972, BEING THE SOUTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 13, WEST, S. B. B. & M.

APN: 346-050-23

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480474, DATED JUNE 30, 20[illegible]

PARCEL 3 OF PARCEL MAP NO. 2972, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 16, PAGE 67 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 13 WEST, S.B.B.&M.

APN: 346-050-24

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 2200048[illegible]6, DATED AUGUST 26, 2022.

PARCEL 1, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP NO. 3001, FILED JULY 30, 1976, IN BOOK 16, PAGE 101, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF KERN COUNTY.

APN: 346-050-28

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-135, DATED DECEMBER 28, 2022.

PARCEL 1 IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP 3553, FILED IN BOOK 16 PAGE 169 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 346-050-29, 30 &

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-63 DATED FEBRUARY 3, 2022.

PARCELS 2, 3 AND 4 OF PARCEL MAP NO. 3553, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, AS PER MAP RECORDED SEPTEMBER 24, 1976, IN BOOK 16 PAGE 169, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID KERN COUNTY.

LEGAL DESCRIPTON: (CONTINUED)

APN: 346-050-32

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-48, DATED JULY 7, 2022.

THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA.

APN: 346-050-33

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480214, DATED MAY 1, 2023.

THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA.

APN: 346-050-35-00-8

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-15, DATED MAY 16, 2022.

THE WEST HALF OF THE WEST HALF OF THE NORTHWEST ONE QUARTER OF THE NORTHEAST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 13 WEST, SBBM.

APN: 346-042-37

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480208, DATED MAY 1, 2023.

PARCEL 3 OF PARCEL MAP NO. 2898, FILED MAY 22, 1975, IN BOOK 13 OF MAPS AT PAGE 147, KERN COUNTY RECORDS.

APN: 346-042-39

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-72A, DATED AUGUST 16, 2024.

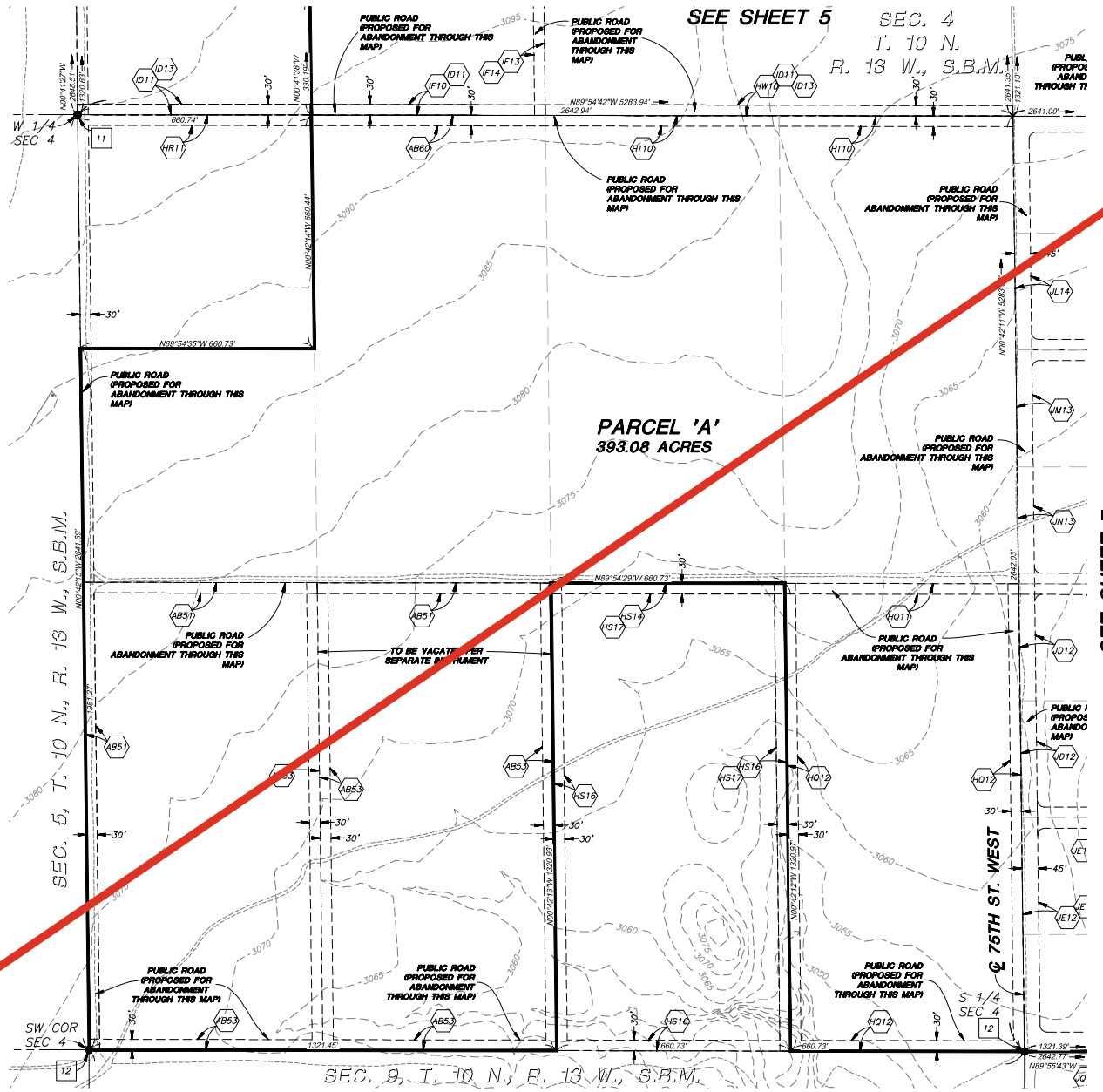
PARCEL 1 OF PARCEL MAP 2909 IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, AS PER MAP RECORDED JUNE 3, 1975, IN BOOK 13, PAGE 160 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 346-050-05

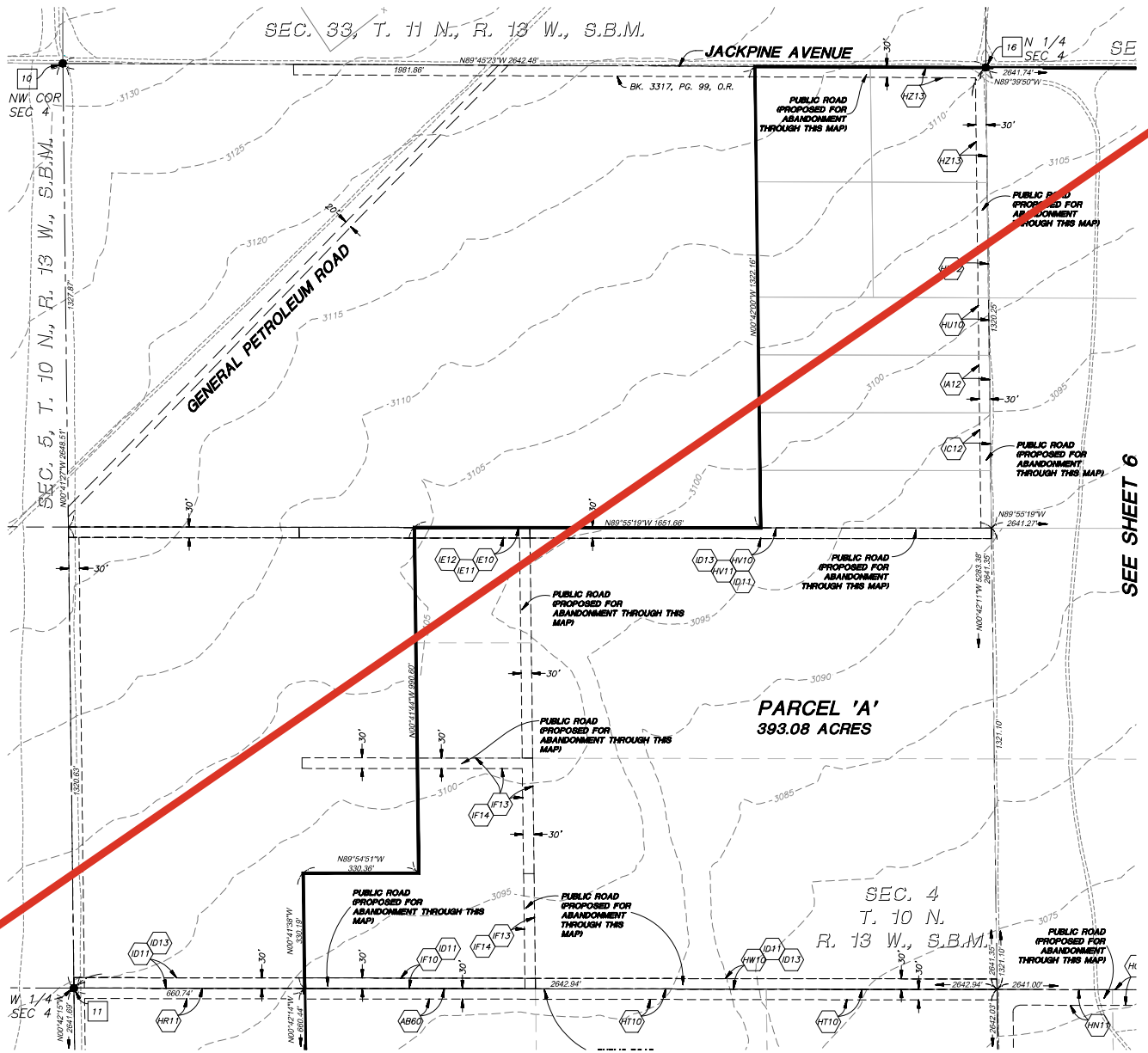
STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480213, DATED MAY 1, 2023.

THE WEST ONE-HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

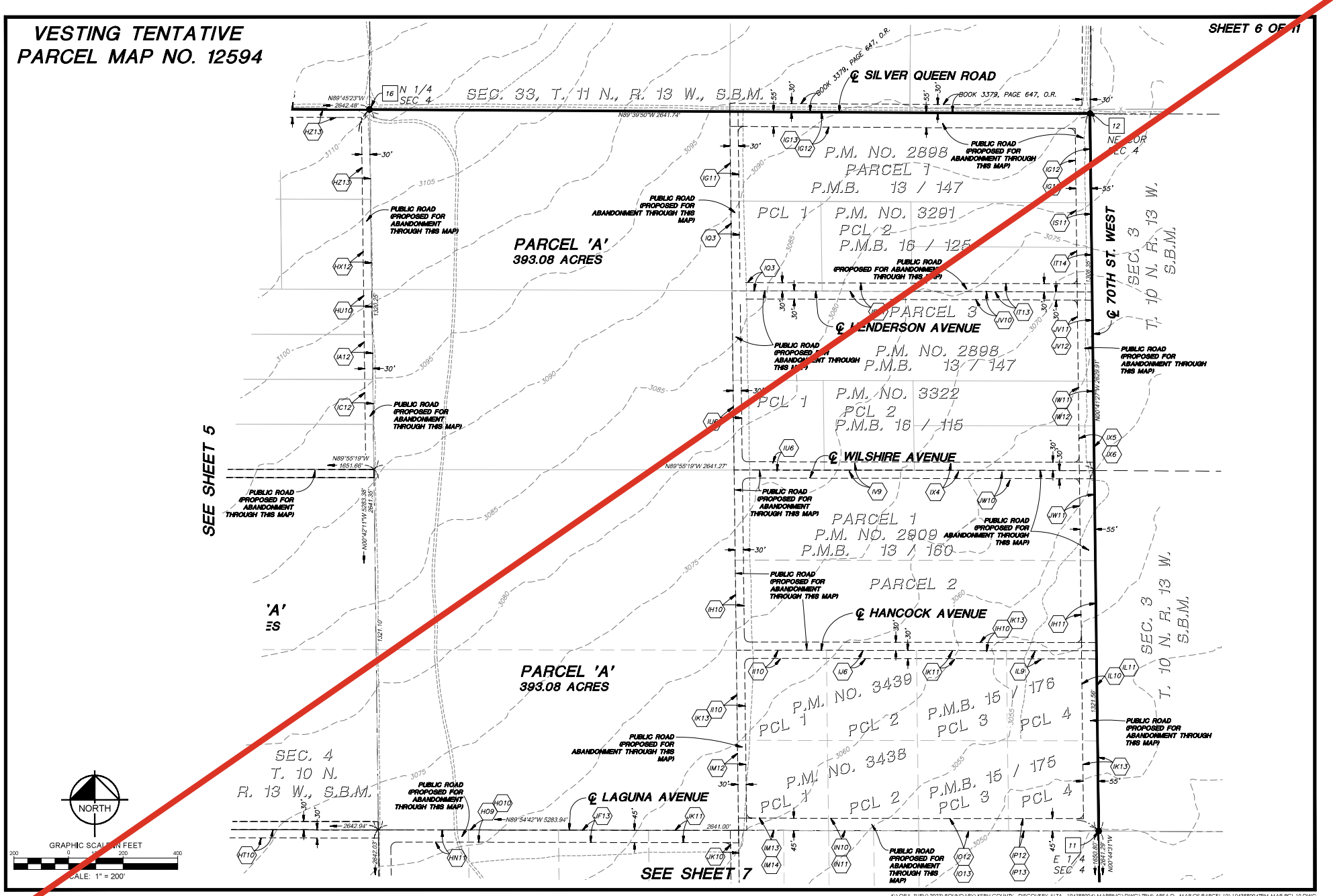
VESTING TENTATIVE PARCEL MAP NO. 12594



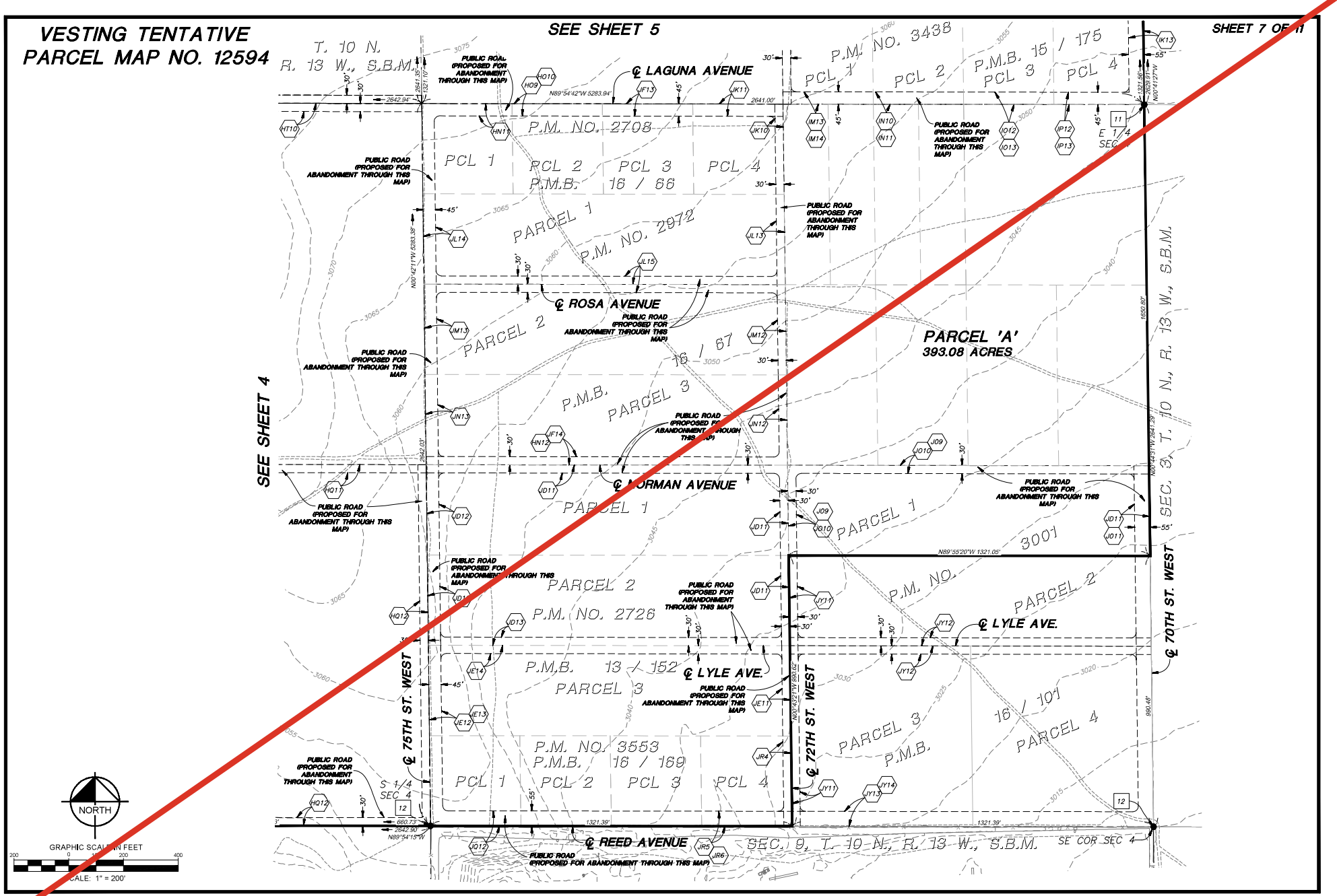
VESTING TENTATIVE PARCEL MAP NO. 12594



VESTING TENTATIVE PARCEL MAP NO. 12594



VESTING TENTATIVE PARCEL MAP NO. 12594



K:\ORA_SURV\2023\BOUNDARY\KERN COUNTY - DISCOVERY ALTA - 194388004\MAPPING\DWG\TPM\AREA D - MAP OF PARCEL 10\194388004TPM-MAP-PCL 10.DWG

VESTING TENTATIVE PARCEL MAP NO. 12594

EASEMENTS:

APN: 346-042-59, 60, 61 & 62

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 21000481387, DATED DECEMBER 22, 2021.

HM10 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS SET FORTH IN A DOCUMENT RECORDED FEBRUARY 24, 1917 IN BOOK 19 PAGE 135 OF PATENTS. (NOT LOCATABLE FROM RECORD)

APN: 346-050-17

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480379, DATED MAY 4, 2023.

HN10 RESERVATIONS AND OTHER MATTERS CONTAINED IN THE PATENT RECORDED NOVEMBER 17, 1914, IN BOOK 18, PAGE 101, OF PATENTS. (EASEMENT IS BLANKET IN NATURE)

(HN11) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD PURPOSES AND INCIDENTAL PURPOSES TO ADJACENT PROPERTY OWNERS AND TO THE PUBLIC IN GENERAL, AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 22, 1974, IN BOOK 4865 PAGE 1301, OFFICIAL RECORDS. AFFECTS THE NORTH 45 FEET, THE WEST 45 FEET AND A NORTHWESTERLY PORTION.

(HN12) MATTERS AS SHOWN ON THE PARCEL MAP NO. 2708, FILED IN BOOK 16, PAGE 66, OF MAPS, TOGETHER WITH ANY PROVISIONS AND RECITALS CONTAINED THEREIN.

APN: 346-050-18

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480372, DATED APRIL 6, 2022.

(HO9) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS AND EGRESS AND ROAD PURPOSES, AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 22, 1974 AS INSTRUMENT NO. 29201 IN BOOK 4865, PAGE 1301 OF OFFICIAL RECORDS.

(HO10) IRREVOCABLE OFFER TO DEDICATE A PORTION OF THE LAND FOR INGRESS AND EGRESS AND ROAD PURPOSES, RECORDED OCTOBER 22, 1974 AS INSTRUMENT NO. 29201 IN BOOK 4865, PAGE 1301 OF OFFICIAL RECORDS.

APN: 346-050-36

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480482, DATED JUNE 14, 2023.

NO EASEMENTS

APN: 346-011-07

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480376A, DATED AUGUST 16, 2024.

HQ10 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING OR OTHER PURPOSES, RESERVED BY HERMAN D. SCHMIDT, AS SET FORTH IN A DOCUMENT RECORDED JUNE 28, 1915 IN BOOK 16, PAGE 420 OF PATENTS. (NOT LOCATABLE FROM RECORD)

(HQ11) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC UTILITIES AND ROAD PURPOSES, AS SET FORTH IN A DOCUMENT RECORDED NOVEMBER 3, 1960 IN BOOK 3317 PAGE 105 AS INSTRUMENT NO. 64328 OF OFFICIAL RECORDS.

(HQ12) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR FUTURE ROAD AND PUBLIC UTILITY PURPOSES, AS SET FORTH IN A DOCUMENT RECORDED JULY 6, 1965 AS INSTRUMENT NO. 36083 IN BOOK 3854 PAGE 770 OF OFFICIAL RECORDS.

APN: 346-011-09

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480040-31A, DATED AUGUST 16, 2024.

HR10 RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN THE PATENT FROM THE UNITED STATES OF AMERICA, RECORDED JUNE 28, 1915, IN BOOK 16 OF PATENTS PAGE 420. THE SPECIFIC LOCATION OF WHICH IS NOT DISCLOSED OF RECORD. (NOT LOCATABLE FROM RECORD)

(HR11) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC UTILITIES AND ROAD AND INCIDENTAL PURPOSES, AS SET FORTH IN A DOCUMENT RECORDED NOVEMBER 3, 1960, IN BOOK 3317 PAGE 103, OF OFFICIAL RECORDS.

APN: 346-011-12 & 13

STEWART TITLE GUARANTY COMPANY PROFORMA TITLE REPORT NO. 22000480331, DATED PROFORMA.

AB49 RESERVATIONS AND OTHER MATTERS CONTAINED IN THE PATENT RECORDED JUNE 28, 1915 IN BOOK 16 OF PATENTS PAGE 420. (EASEMENT IS BLANKET IN NATURE)

AB50 RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN THE PATENT FROM THE UNITED STATES OF AMERICA, RECORDED JUNE 28, 1915 IN BOOK 16 OF PATENTS PAGE 420. THE SPECIFIC LOCATION OF WHICH IS NOT DISCLOSED OF RECORD. (NOT LOCATABLE FROM RECORD)

(AB51) AN EASEMENT OVER SAID LAND FOR PUBLIC UTILITIES AND ROAD AND INCIDENTAL PURPOSES, AS RESERVED BY HERMAN DAU SCHMIDT, IN DEED RECORDED NOVEMBER 3, 1960, IN BOOK 3317 PAGE 105 OF OFFICIAL RECORDS. AFFECTS THE WESTERLY 30 FEET OF PARCEL 10 AND THE NORTHERLY 30 FEET OF PARCELS 10 AND 11. NO REPRESENTATION IS MADE AS TO THE CURRENT OWNERSHIP OF SAID EASEMENT.

(AB53) AN EASEMENT OVER SAID LAND FOR FUTURE ROAD AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES, AS RESERVED BY LOUIS P. AMENDOLA, ET UX, IN DEED RECORDED JULY 6, 1965, IN BOOK 3854 PAGE 770, OF OFFICIAL RECORDS, AFFECTS THE SOUTH AND EAST 30 FEET OF PARCEL 10 AND THE SOUTH AND EAST 30 FEET OF PARCEL 11. NO REPRESENTATION IS MADE AS TO THE CURRENT OWNERSHIP OF SAID EASEMENT.

AB54 AN EASEMENT OVER SAID LAND FOR INGRESS, EGRESS AND ROAD AND INCIDENTAL PURPOSES, AS GRANTED TO THE PUBLIC IN GENERAL, IN DEED RECORDED MAY 6, 1988 IN BOOK 6119, PAGE 1841 OF OFFICIAL RECORDS. AFFECTS THE NORTHERLY AND WESTERLY 30 FEET OF PARCEL 10. NO REPRESENTATION IS MADE AS TO THE CURRENT OWNERSHIP OF SAID EASEMENT. (DOES NOT AFFECT SUBJECT PARCEL)

AB55 AN EASEMENT OVER SAID LAND FOR INGRESS, EGRESS AND ROAD AND INCIDENTAL PURPOSES, AS GRANTED TO THE PUBLIC IN GENERAL, IN DEED RECORDED MAY 6, 1988 IN BOOK 6119, PAGE 1843 OF OFFICIAL RECORDS. AFFECTS THE NORTHERLY 30 FEET OF PARCEL 11. NO REPRESENTATION IS MADE AS TO THE CURRENT OWNERSHIP OF SAID EASEMENT. (DOES NOT AFFECT SUBJECT PARCEL)

AB57 MATTERS DISCLOSED BY RECORD OF SURVEY MAP, FILED ON FEBRUARY 9, 2011 IN BOOK 26 PAGES 152 - 201 OF RECORD OF SURVEY. THE PURPOSE OF THE SURVEY, AS RECITED ON THE MAP.

APN: 346-011-14

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480501, DATED MAY 26, 2023.

HS13 RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN THE PATENT FROM THE UNITED STATES OF AMERICA, RECORDED JUNE 28, 1915, IN BOOK 16 OF PATENTS PAGE 420. THE SPECIFIC LOCATION OF WHICH IS NOT DISCLOSED OF RECORD. (NOT LOCATABLE FROM RECORD)

(HS14) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC UTILITIES AND ROAD AND INCIDENTAL PURPOSES TO HERMAN DAU SCHMIDT, AS SET FORTH IN A DOCUMENT RECORDED NOVEMBER 03, 1960, IN BOOK 3317 PAGE 105, OFFICIAL RECORDS.

(HS16) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR FUTURE ROAD AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES TO LOUIS P. AMENDOLA, ET UX, AS SET FORTH IN A DOCUMENT RECORDED JULY 6, 1965 IN BOOK 3854 PAGE 770, OFFICIAL RECORDS.

(HS17) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD AND INCIDENTAL PURPOSES TO PUBLIC IN GENERAL, AS SET FORTH IN A DOCUMENT RECORDED MAY 6, 1988, IN BOOK 6119, PAGE 1839, OF OFFICIAL RECORDS.

APN: 346-011-15

STEWART TITLE GUARANTY COMPANY PROFORMA TITLE REPORT NO. 22000480331, DATED PROFORMA.

AB59 THE FOLLOWING RESERVATIONS AND/OR PROVISIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA, RECORDED JUNE 28, 1915, IN BOOK 16, PAGE 420 OF PATENTS. (EASEMENT IS BLANKET IN NATURE)

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 COURTS; ALSO A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY AUTHORITY OF THE UNITED STATES AS RESERVED IN SAID PATENT.

(AB60) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC UTILITIES EASEMENT AND ROAD PURPOSES, AS SET FORTH IN A DOCUMENT RECORDED NOVEMBER 3, 1960, IN BOOK 3317, PAGE 103, OF OFFICIAL RECORDS.

APN: 346-011-17 & 18

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-119, DATED DECEMBER 7, 2022.

HT9 RESERVATIONS AND OTHER MATTERS CONTAINED IN THE PATENT RECORDED JUNE 28, 1915, IN BOOK 16, PAGE 420 OF PATENTS. (EASEMENT IS BLANKET IN NATURE)

(HT10) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC UTILITIES AND ROAD AND INCIDENTAL PURPOSES TO HERMAN DAU SCHMIDT, AS SET FORTH IN A DOCUMENT RECORDED NOVEMBER 3, 1960, IN BOOK 3317, PAGE 103, OF OFFICIAL RECORDS.

HT18 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS AND EGRESS TO AND FROM THE PROPERTY INCLUDING ROAD ACCESS AND THE RIGHT TO INSTALL, MAINTAIN AND REPAIR ROADS AND ROADWAYS ON THE PROPERTY TO POWER PARTNERS SOUTHWEST, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS SET FORTH IN A DOCUMENT RECORDED AUGUST 24, 2010 AS INSTRUMENT NO. 210115372 OFFICIAL RECORDS. (EASEMENT IS BLANKET IN NATURE)

APN: 346-041-05

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480040-31A, DATED AUGUST 16, 2024.

HU9 RESERVATIONS AND OTHER MATTERS CONTAINED IN THE PATENT RECORDED APRIL 3, 1920, IN BOOK 20, PAGE 155 OF OFFICIAL RECORDS. (EASEMENT IS BLANKET IN NATURE)

(HU10) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS, FOR FUTURE ROAD AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RESERVED BY ROBERT A. MOORE, ET UX, AS SET FORTH IN A DOCUMENT RECORDED SEPTEMBER 30, 1969, IN BOOK 4322 PAGE 225, OF OFFICIAL RECORDS.

HU12 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR A NON-EXCLUSIVE ON, OVER AND ACROSS ANY AND FOR PURPOSES OF INGRESS AND EGRESS TO ENXCO DEVELOPMENT CORPORATION, A DELAWARE CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED JULY 20, 2010 AS INSTRUMENT NO. 210095186, OF OFFICIAL RECORDS. (EASEMENT IS BLANKET IN NATURE)

APN: 346-041-07

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480317, DATED APRIL 5, 2022.

HV9 RESERVATIONS AND OTHER MATTERS CONTAINED IN THE PATENT RECORDED APRIL 3, 1920, IN BOOK 20, PAGE 155 OF PATENTS. (EASEMENT IS BLANKET IN NATURE)

(HV10) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC UTILITIES AND ROAD PURPOSES TO BE USED IN COMMON WITH OTHERS, RESERVED BY HERMAN DAU SCHMIDT, A WIDOWER, AS SET FORTH IN A DOCUMENT RECORDED NOVEMBER 3, 1960 IN BOOK 3317, PAGE 101 AS INSTRUMENT NO. 64324 OF OFFICIAL RECORDS.

(HV11) NON-EXCLUSIVE EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS AND EGRESS TO BE USED IN COMMON WITH OTHERS, RESERVED BY JOHN R. BANOCZI AND JEANNETTE B. BANOCZI, HIS WIFE, AS SET FORTH IN A DOCUMENT RECORDED NOVEMBER 25, 1966 IN BOOK 3998, PAGE 352 AS INSTRUMENT NO. 62165 OF OFFICIAL RECORDS.

APN: 346-041-08

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-21A, DATED AUGUST 16, 2024.

HW9 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC UTILITIES AND ROAD PURPOSES TO HERMAN DAU SCHMIDT, A WIDOWER, AS SET FORTH IN A DOCUMENT RECORDED NOVEMBER 3, 1960 IN BOOK 3317 PAGE 101 OF OFFICIAL RECORDS. (DOES NOT AFFECT SUBJECT PARCEL)

(HW10) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS AND EGRESS TO BE USED IN COMMON WITH OTHERS OVER THE NORTHERLY AND SOUTHERLY 30 FEET OF SAID LAND, RESERVED BY JOHN R. BANOCZI AND JEANNETTE B. BANOCZI, HIS WIFE, AS SET FORTH IN A DOCUMENT RECORDED RECORDED NOVEMBER 25, 1966 IN BOOK 3998 PAGE 352 OF OFFICIAL RECORDS.

APN: 346-041-18 & 19

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480374, DATED MAY 4, 2023.

HX10 RESERVATIONS AND OTHER MATTERS CONTAINED IN THE PATENT RECORDED APRIL 2, 1920, IN BOOK 20, PAGE 155, OF PATENTS. (EASEMENT IS BLANKET IN NATURE)

(HX12) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR FUTURE ROAD AND PUBLIC UTILITY PURPOSES TO BE USED IN COMMON WITH OTHERS, RESERVED BY ROBERT A. MOORE AND SHIRLEY MAE MOORE, HUSBAND AND WIFE, AS SET FORTH IN A DOCUMENT RECORDED SEPTEMBER 30, 1969, IN BOOK 4322 PAGE 225, OF OFFICIAL RECORDS.

APN: 346-041-21

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-82A, DATED AUGUST 16, 2024.

HY9 RESERVATIONS AND OTHER MATTERS CONTAINED IN THE PATENT RECORDED APRIL 3, 1920 IN BOOK 20, PAGE 155, OF PATENTS. (EASEMENT IS BLANKET IN NATURE)

APN: 346-041-22

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480375, DATED MAY 4, 2023.

HZ12 RESERVATIONS AND EXCEPTIONS IN THE PATENT RECORDED APRIL 3, 1920, IN BOOK 20, PAGE 155, OF PATENTS. (EASEMENT IS BLANKET IN NATURE)

(HZ13) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR FUTURE ROAD AND PUBLIC UTILITY PURPOSES TO BE USED IN COMMON WITH OTHERS, AS SET FORTH IN A DOCUMENT RECORDED SEPTEMBER 30, 1969, AS INSTRUMENT NO. 63810, IN BOOK 4322 PAGE 225, OF OFFICIAL RECORDS.

APN: 346-041-23

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480376, DATED MAY 4, 2023.

IA10 RESERVATIONS AND OTHER MATTERS CONTAINED IN THE PATENT RECORDED APRIL 3, 1920 IN BOOK 20 PAGE 155 OF PATENTS. (EASEMENT IS BLANKET IN NATURE)

IA11 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC UTILITIES AND ROAD PURPOSES, RESERVED BY HERMAN DAU SCHMIDT, A WIDOWER, AS SET FORTH IN A DOCUMENT RECORDED NOVEMBER 3, 1960, IN BOOK 3317 PAGE 99 OF OFFICIAL RECORDS. (DOES NOT AFFECT SUBJECT PARCEL)

(IA12) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR FUTURE ROAD AND PUBLIC UTILITY PURPOSES, RESERVED BY ROBERT A. MOORE AND SHIRLEY MAE MOORE, HUSBAND AND WIFE, AS SET FORTH IN A DOCUMENT RECORDED SEPTEMBER 30, 1969 IN BOOK 4322 PAGE 225 OF OFFICIAL RECORDS.

APN: 346-041-24

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-131A, DATED DECEMBER 16, 2022.

IB11 A RIGHT OF WAY FOR DITCHES AND CANALS AS RESERVED BY THE UNITED STATES OF AMERICA IN THE PATENT RECORDED APRIL 2, 1920 IN BOOK 20 OF PATENTS, PAGE 155. (EASEMENT IS BLANKET IN NATURE)

IB12 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PIPELINES TO GENERAL PIPE LINE COMPANY OF CALIFORNIA, A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED AUGUST 12, 1929, IN BOOK 317 PAGE 220, OF OFFICIAL RECORDS. (DOES NOT AFFECT SUBJECT PARCEL)

APN: 346-041-25

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480205, DATED JUNE 2, 2023.

IC11 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC UTILITIES AND ROAD PURPOSES TO BE USED IN COMMON WITH OTHERS RESERVED BY HERMAN DAU SCHMIDT, A WIDOWER, AS SET FORTH IN A DOCUMENT RECORDED, NOVEMBER 3, 1960, IN BOOK 3317 PAGE 99, OF OFFICIAL RECORDS. (DOES NOT AFFECT SUBJECT PARCEL)

(IC12) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS AND EGRESS OVER THE NORTHERLY 30 FEET AND THE EASTERLY 30 FEET OF SAID LAND FOR FUTURE ROAD AND PUBLIC UTILITY PURPOSES TO BE USED IN COMMON WITH OTHERS RESERVED BY ROBERT A. MOORE AND SHIRLEY MAE MOORE, HUSBAND AND WIFE, AS SET FORTH IN A DOCUMENT RECORDED, SEPTEMBER 30, 1969, IN BOOK 4322 PAGE 225, OF OFFICIAL RECORDS.

APN: 346-041-28

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480040-27A, DATED AUGUST 16, 2024.

ID10 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC UTILITIES AND ROAD PURPOSES RESERVED BY HERMAN DAU SCHMIDT, A WIDOWER, AS SET FORTH IN A DOCUMENT RECORDED, NOVEMBER 3, 1960, IN BOOK 3317 PAGE 101, OF OFFICIAL RECORDS. (DOES NOT AFFECT SUBJECT PARCEL)

(ID11) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS AND EGRESS TO JOE M. MILLION AND BETTY L. MILLION, HIS WIFE AS JOINT TENANTS, AS SET FORTH IN A DOCUMENT RECORDED NOVEMBER 25, 1966 IN BOOK 3998, PAGE 352, OF OFFICIAL RECORDS.

ID12 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS AND EGRESS RESERVED BY JOHN R. BANOCZI AND JEANNETTE B. BANOCZI, HIS WIFE, AS SET FORTH IN A DOCUMENT RECORDED, NOVEMBER 25, 1966, IN BOOK 3998 PAGE 353, OF OFFICIAL RECORDS. (DOES NOT AFFECT SUBJECT PARCEL)

(ID13) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS AND EGRESS TO DOUGLAS B. SCHWEFLER AND KAREN ANN SCHWEFLER, HIS WIFE, AND JOSEPH I. TAMBLYN AND ANNA TAMBLY, HIS WIFE, ALL AS JOINT TENANTS, AS SET FORTH IN A DOCUMENT RECORDED NOVEMBER 25, 1966 IN BOOK 3998, PAGE 354 OF OFFICIAL RECORDS.

APN: 346-041-29-00-5

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480036, DATED JANUARY 20, 2023.

IE9 RESERVATIONS AND OTHER MATTERS CONTAINED IN THE PATENT RECORDED APRIL 3, 1920 IN BOOK 20, PAGE 155 OF PATENTS. (EASEMENT IS BLANKET IN NATURE)

(IE10) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC UTILITIES AND ROAD PURPOSES TO HERMAN DAU SCHMIDT, A WIDOWER, AS SET FORTH IN A DOCUMENT RECORDED NOVEMBER 3, 1960, IN BOOK 3317, PAGE 101, OF OFFICIAL RECORDS.

(IE11) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS AND EGRESS TO BE USED IN COMMON WITH OTHERS TO JOE M. MILLION AND BETTY L. MILLION, HIS WIFE, AS JOINT TENANTS, AS SET FORTH IN A DOCUMENT RECORDED NOVEMBER 25, 1966 IN BOOK 3998, PAGE 352 OF OFFICIAL RECORDS.

(IE12) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS AND EGRESS TO JOHN R. BANOCZI, ET UX, AS SET FORTH IN A DOCUMENT RECORDED NOVEMBER 25, 1966, IN BOOK 3998, PAGE 353 OF OFFICIAL RECORDS.

IE13 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS AND EGRESS TO BE USED IN COMMON WITH OTHERS TO DOUGLAS B. SCHWEFLER AND KAREN ANN SCHWEFLER, HIS WIFE AND JOSEPH I. TAMBLYN AND ANNA TAMBLYN, HIS WIFE, ALL AS JOINT TENANTS , AS SET FORTH IN A DOCUMENT RECORDED NOVEMBER 25, 1966 IN BOOK 3998, PAGE 354 OF OFFICIAL RECORDS. (DOES NOT AFFECT SUBJECT PROPERTY)

VESTING TENTATIVE PARCEL MAP NO. 12594

EASEMENTS:

APN: 346-041-32

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 2200480465-20A, DATED AUGUST 16, 2024.

IF9 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC UTILITIES AND ROAD PURPOSES TO HERMAN DAU SCHMIDT, A WIDOWER, AS SET FORTH IN A DOCUMENT RECORDED NOVEMBER 3, 1960 IN BOOK 3317 PAGE 101 OF OFFICIAL RECORDS. (DOES NOT AFFECT SUBJECT PROPERTY)

IF10 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR A NONE-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS TO BE USED IN COMMON WITH OTHERS, RESERVED BY JOHN R. BANOCZI AND JEANNETTE B. BANOCZI, HIS WIFE, AS SET FORTH IN A DOCUMENT RECORDED NOVEMBER 25, 1966 IN BOOK 3998 PAGE 353 OF OFFICIAL RECORDS.

IF13 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR A NONE-EXCLUSIVE EASEMENT OVER THE NORTH 30 FEET AND THE EAST 30 FEET OF SAID LAND FOR INGRESS, EGRESS ROAD AND UTILITY PURPOSES, TO BE USED IN COMMON WITH OTHERS, RESERVED BY CARLYLE MICHELMAN, TRUSTEE IN BANKRUPTCY FOR UNITED CALIFORNIA DEVELOPMENT CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 23, 1975 IN BOOK 4920 PAGE 2349 OF OFFICIAL RECORDS.

IF14 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR FOR A NONE-EXCLUSIVE EASEMENT OVER THE NORTH 30 FEET AND THE EAST 30 FEET OF SAID LAND FOR INGRESS, EGRESS ROAD AND UTILITY PURPOSES, TO BE USED IN COMMON WITH OTHERS, RESERVED BY RICHARD J. GALBRAITH AND SONDRA ANN GALBRAITH, HUSBAND AND WIFE, AS SET FORTH IN A DOCUMENT RECORDED MARCH 31, 1976 IN BOOK 4947 PAGE 2427 OF OFFICIAL RECORDS.

IF20 MATERS DISCLOSED BY RECORD OF SURVEY MAP, FILED ON FEBRUARY 9, 2011 IN BOOK 26 PAGES 152-201 OF RECORD OF SURVEY. THE PURPOSE OF THE SURVEY, AS RECITED ON THE MAP.

APN: 346-042-35

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 2200480465-87A, DATED AUGUST 16, 2024.

IG10 RESERVATIONS AND OTHER MATTERS CONTAINED IN THE PATENT RECORDED FEBRUARY 24, 1917 IN BOOK 19, PAGE 135, OF PATENTS. 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 COURTS, AND THERE IS RESERVED FROM THE LANDS HEREBY GRANTED, A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES. (EASEMENT IS BLANKET IN NATURE)

IG11 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD TO THE ADJACENT PROPERTY OWNERS, AS SET FORTH IN A DOCUMENT RECORDED MARCH 3, 1975 IN BOOK 4884, PAGE 2190 AND RERECORDED APRIL 3, 1975 IN BOOK 4889, PAGE 1575, BOTH OF OFFICIAL RECORDS.

IG12 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD TO ADJACENT PROPERTY OWNERS, AS SET FORTH IN A DOCUMENT RECORDED MARCH 13, 1975 IN BOOK 4886, PAGE 1048, OF OFFICIAL RECORDS.

IG13 IRREVOCABLE OFFER TO DEDICATE A PORTION OF THE LAND FOR ROAD PURPOSES, RECORDED MARCH 13, 1975 IN BOOK 4886, PAGE 1048, OF OFFICIAL RECORDS.

APN: 346-042-40

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-86A, DATED AUGUST 15, 2024.

IH9 RESERVATIONS AND OTHER MATTERS CONTAINED IN THE PATENT RECORDED FEBRUARY 24, 1917 IN BOOK 19, PAGE 1350F PATENTS. (EASEMENT IS BLANKET IN NATURE)

IH10 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD PURPOSES TO ADJACENT PROPERTY OWNERS AND THE PUBLIC IN GENERAL, AS SET FORTH IN A DOCUMENT RECORDED MARCH 3, 1975 IN BOOK 4884 PAGE 2188 OF OFFICIAL RECORDS.

IH11 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD PURPOSES TO ADJACENT PROPERTY OWNERS AND THE PUBLIC IN GENERAL, AS SET FORTH IN A DOCUMENT RECORDED MARCH 13, 1975 IN BOOK 4886 PAGE 1050 OF OFFICIAL RECORDS.

APN: 346-042-43

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480209, DATED APRIL 15, 2024.

II10 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD PURPOSES, TO THE ADJACENT PROPERTY OWNERS AND TO THE PUBLIC IN GENERAL NO REPRESENTATION IS MADE TO THE PRESENT OWNERSHIP OF SAID EASEMENT, AS SET FORTH IN A DOCUMENT RECORDED MARCH 3, 1975 IN BOOK 4884 PAGE 2188, OF OFFICIAL RECORDS.

APN: 346-042-44

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480210, DATED AUGUST 15, 2024.

IJ5 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR DITCHES AND CANALS RESERVED BY UNITED STATES OF AMERICA, AS SET FORTH IN A DOCUMENT RECORDED, FEBRUARY 24, 1917, IN BOOK 19 OF PATENTS PAGE 135. (NOT LOCATABLE FROM RECORD)

IJ6 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD TO THE ADJACENT PROPERTY OWNERS AND THE PUBLIC IN GENERAL, AS SET FORTH IN A DOCUMENT RECORDED MARCH 3, 1975, IN BOOK 4884 PAGE 2188, OF OFFICIAL RECORDS.

APN: 346-042-45

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 2200048046[illegible]56A, DATED AUGUST 15, 2024.

IK10 RESERVATIONS AND OTHER MATTERS CONTAINED IN THE PATENT RECORDED FEBRUARY 24, 1917 IN BOOK 19, PAGE 135 OF PATENTS. (EASEMENT IS BLANKET IN NATURE)

IK11 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD AS SET FORTH IN A DOCUMENT RECORDED MARCH 3, 1975 IN BOOK 4884, PAGE 2188 OF OFFICIAL RECORDS.

IK12 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD PURPOSES AS SET FORTH IN A DOCUMENT RECORDED MARCH 13, 1975 IN BOOK 4886, PAGE 1050 OF OFFICIAL RECORDS. (DOES NOT AFFECT)

IK13 EASEMENTS AND OTHER MATTERS SHOWN AND/OR DEDICATED ON PARCEL MAP NO. 3439 FILED MAY 3, 1976, IN BOOK 15, PAGE 176 OF PARCEL MAPS, IN THE OFFICIAL COUNTY RECORDS.

APN: 346-042-46

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-24A DATED AUGUST 15, 2024.

IL9 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD PURPOSES TO THE ADJACENT PROPERTY OWNERS AND THE PUBLIC IN GENERAL, AS SET FORTH IN A DOCUMENT RECORDED MARCH 3, 1975 AS INSTRUMENT NO. 14831, BOOK 4884, PAGE 2188 OF OFFICIAL RECORDS.

IL10 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD PURPOSES TO THE ADJACENT PROPERTY OWNERS AND THE PUBLIC IN GENERAL, AS SET FORTH IN A DOCUMENT RECORDED MARCH 13, 1975 AS INSTRUMENT NO. 17265, BOOK 4886, PAGE 1050 OF OFFICIAL RECORDS.

IL11 IRREVOCABLE OFFER TO DEDICATE A PORTION OF THE LAND FOR FUTURE STREET OR HIGHWAY PURPOSES, RECORDED MARCH 13, 1975 AS INSTRUMENT NO. 17265, BOOK 4886, PAGE 1050 OF OFFICIAL RECORDS.

APN: 346-042-47-00-4

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480037-A, DATED AUGUST 15, 2024.

IM10 RESERVATIONS AND EXCEPTIONS IN THE PATENT BY UNITES STATES OF AMERICA RECORDED FEBRUARY 24, 1917 IN BOOK 19, PAGE 135, OF PATENTS. (EASEMENT IS BLANKET IN NATURE)

IM11 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR DITCHES OR CANALS RESERVED BY UNITES STATES OF AMERICA, AS SET FORTH IN A DOCUMENT RECORDED, FEBRUARY 24, 1917, IN BOOK 19 PAGE 135, OF PATENTS. (EASEMENT IS BLANKET IN NATURE)

IM12 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD TO THE ADJACENT PROPERTY OWNERS AND THE PUBLIC IN GENERAL, AS SET FORTH IN A DOCUMENT RECORDED MARCH 3, 1975, IN BOOK 4884, PAGE 2188, OF OFFICIAL RECORDS.

IM13 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD TO THE ADJACENT PROPERTY OWNERS AND THE PUBLIC IN GENERAL, AS SET FORTH IN A DOCUMENT RECORDED MARCH 13, 1975, IN BOOK 4886, PAGE 1050, OF OFFICIAL RECORDS.

IM14 IRREVOCABLE OFFER TO DEDICATE A PORTION OF THE PROPERTY FOR FUTURE STREET OR HIGHWAY PURPOSES, RECORDED MARCH 13, 1975, IN BOOK 4886, PAGE 1050, OF OFFICIAL RECORDS.

APN: 346-042-48

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-42, DATED JUNE 21, 2022.

IN9 RESERVATIONS AND PROVISIONS AS CONTAINED IN THE PATENT FROM UNITED STATES OF AMERICA TO IDA E. HOLLINGER RECORDED IN BOOK 19, PAGE 135, OF PATENTS.

SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR, MINING, AGRICULTURAL, MANUFACTURING, OR OTHER PURPOSES, AND RIGHTS TO DITCHES AND RESERVOIRS USE IN CONNECTION WITH SUCH WATER RIGHTS AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY LOCAL CUSTOMS, LAWS AND DECISIONS OF COURTS.

ALSO THE RIGHT OF 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 THERE IS RESERVED FROM THE LANDS HEREBY GRANTED A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES.
(EASEMENT IS BLANKET IN NATURE)

IN10 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD PURPOSES TO THE ADJACENT PROPERTY OWNERS AND TO THE PUBLIC IN GENERAL, AS SET FORTH IN A DOCUMENT RECORDED MARCH 13, 1975 AS INSTRUMENT NO. 17265 BOOK 4886 PAGE 1050 OF OFFICIAL RECORDS;

AFFECTING THE EAST 55 FEET AND THE SOUTH 45 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, OF FRACTIONAL SECTION 4, TOWNSHIP 10 NORTH, RANGE 13 WEST, S.B.B.& M.

IN11 IRREVOCABLE OFFER TO DEDICATE A PORTION OF THE LAND FOR FUTURE STREET OR HIGHWAY PURPOSES, RECORDED MARCH 13, 1975 AS INSTRUMENT NO. 17265 BOOK 4886 PAGE 1050 OF OFFICIAL RECORDS.

APN: 346-042-49

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-145, DATED DECEMBER 21, 2022.

IO10 RESERVATIONS AND OTHER MATTERS CONTAINED IN THE PATENT RECORDED FEBRUARY 24, 1917 IN BOOK 19, PAGE 135 OF PATENTS. (EASEMENT IS BLANKET IN NATURE)

IO11 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AND INCIDENTAL PURPOSES TO UNITED STATES OF AMERICA, AS SET FORTH IN A DOCUMENT RECORDED FEBRUARY 24, 1917 IN BOOK 19, PAGE 135 OF PATENTS. (EASEMENT IS BLANKET IN NATURE)

IO12 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD AND INCIDENTAL PURPOSES TO THE ADJACENT PROPERTY OWNERS AND THE PUBLIC IN GENERAL, AS SET FORTH IN A DOCUMENT RECORDED MARCH 13, 1975 IN BOOK 4886, PAGE 1050 OF OFFICIAL RECORDS.

IO13 IRREVOCABLE OFFER TO DEDICATE A PORTION OF THE LAND FOR ROAD AND INCIDENTAL PURPOSES, RECORDED MARCH 13, 1975 IN BOOK 4886, PAGE 1050 OF OFFICIAL RECORDS.

IO16 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS AND EGRESS TO ENXCO DEVELOPMENT CORPORATION, A DELAWARE CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED JULY 2, 2010 AS INSTRUMENT NO. 0210088065 OF OFFICIAL RECORDS. (EASEMENT IS BLANKET IN NATURE)

APN: 346-042-50

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000[illegible]0526, DATED JUNE 12, 2023.

PARCEL 4 OF PARCEL MAP 3438, FILED MAY 3, 1975, IN BOOK [illegible], PAGE 175 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF KERN COUNTY.

IP10 RESERVATIONS AND OTHER MATTERS CONTAINED IN THE PATENT RECORDED FEBRUARY 24, 1917 IN BOOK 19, PAGE [illegible] OF PATENTS. (NOT LOCATABLE FROM RECORD)

IP11 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AND INCIDENTAL PURPOSES TO UNITED STATES OF AMERICA, AS SET FORTH IN A DOCUMENT RECORDED FEBRUARY 24, 1917 IN BOOK 19, PAGE 135 OF PATENTS. (NOT LOCATABLE FROM RECORD)

IP12 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD AND INCIDENTAL PURPOSES TO THE ADJACENT PROPERTY OWNERS AND THE PUBLIC IN GENERAL, AS SET FORTH IN A DOCUMENT RECORDED MARCH 13, 1975 IN BOOK 4886, PAGE 1050 OF OFFICIAL RECORDS.

IP13 IRREVOCABLE OFFER TO DEDICATE A PORTION OF THE LAND FOR ROAD AND INCIDENTAL PURPOSES, RECORDED MARCH 13, 1975 IN BOOK 4886, PAGE 1050 OF OFFICIAL RECORDS.

APN: 346-042-51

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480575, DATED JUNE 7 2023.

IQ3 AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE : INGRESS, EGRESS AND ROAD PURPOSES
RECORDED : MARCH 3, 1975 IN BOOK 4884 PAGE 2190, OFFICIAL RECORDS
AFFECTS : THE WEST AND EAST 30 FEET
SAID DOCUMENT WAS RE-RECORDED APRIL 3, 1975, IN BOOK 4884 PAGE 1575, OF OFFICIAL RECORDS.

APN: 346-042-52

ITEM NUMBERS AND LEGAL DESCRIPTION SHOWN HEREON CORRESPOND TO STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480040-13, DATED FEBRUARY 2, 2023.

IR11 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD PURPOSES TO THE PUBLIC GENERAL, AS SET FORTH IN A DOCUMENT RECORDED MARCH 3, 1975 IN BOOK 4884, PAGE 2190, OFFICIAL RECORDS.

IR12 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD PURPOSES TO THE PUBLIC IN GENERAL, AS SET FORTH IN A DOCUMENT RECORDED MARCH 13, 1975 IN BOOK 4886, PAGE 1048, OFFICIAL RECORDS. (DOES NOT AFFECT SUBJECT PROPERTY)

IR13 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD PURPOSES TO THE PUBLIC IN GENERAL, AS SET FORTH IN A DOCUMENT RECORDED MARCH 13, 1975 IN BOOK 4886, PAGE 1050, OFFICIAL RECORDS. (DOES NOT AFFECT SUBJECT PROPERTY)

IR15 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PURPOSES OF A NON-EXCLUSIVE EASEMENT ON, OVER AND ACROSS ANY PURPOSES OF INGRESS AND EGRESS TO POWER PARTNERS SOUTHWEST, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS SET FORTH IN A DOCUMENT RECORDED JANUARY 23, 2009 AS INSTRUMENT NO. 209009267, OFFICIAL RECORDS. (EASEMENT IS BLANKET IN NATURE)

APN: 346-042-53

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480778, DATED AUGUST 11, 2023.

IS8 RESERVATIONS AND OTHER MATTERS CONTAINED IN THE PATENT RECORDED FEBRUARY 24, 1917, IN BOOK 19, PAGE 135, OF PATENTS. (NOT LOCATABLE FROM RECORD)

IS10 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD PURPOSES TO THE PUBLIC GENERAL, AS SET FORTH IN A DOCUMENT RECORDED MARCH 3, 1975 IN BOOK 4884, PAGE 2190, OFFICIAL RECORDS AND RE-RECORDED APRIL 13, 1975, IN BOOK 4889, PAGE 1575, OF OFFICIAL RECORDS. (DOES NOT AFFECT SUBJECT PROPERTY)

IS11 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD PURPOSES TO THE PUBLIC IN GENERAL, AS SET FORTH IN A DOCUMENT RECORDED MARCH 13, 1975 IN BOOK 4886, PAGE 1048, OFFICIAL RECORDS.

IS12 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD PURPOSES TO THE PUBLIC IN GENERAL, AS SET FORTH IN A DOCUMENT RECORDED MARCH 13, 1975 IN BOOK 4886, PAGE 1050, OFFICIAL RECORDS. (DOES NOT AFFECT SUBJECT PROPERTY)

EASEMENTS:

APN: 346-042-54

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480788, DATED AUGUST 14, 2023.

IT11 RIGHTS OF ACCESS TO OR FROM THE PUBLIC ROAD OR STREET, HIGHWAY OR FREEWAY ADJACENT TO THE LAND WERE RELINQUISHED OR SEVERED AS DISCLOSED ON MAP NO. 3291, BOOK 16, PAGE 125, OF OFFICIAL RECORDS.

IT12 RESERVATIONS AND OTHER MATTERS CONTAINED IN THE PATENT RECORDED FEBRUARY 24, 1917, IN BOOK 19, PAGE 135 OF PATENTS. (NOT LOCATABLE FROM RECORD)

IT13 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD PURPOSES TO THE PUBLIC GENERAL, AS SET FORTH IN A DOCUMENT RECORDED MARCH 3, 1975 IN BOOK 4884 PAGE 2190, OFFICIAL RECORDS.

IT14 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD PURPOSES TO THE PUBLIC IN GENERAL, AS SET FORTH IN A DOCUMENT RECORDED MARCH 13, 1975 IN BOOK 4886, PAGE 1048, OFFICIAL RECORDS.

IT15 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD PURPOSES TO THE PUBLIC IN GENERAL, AS SET FORTH IN A DOCUMENT RECORDED MARCH 13, 1975 IN BOOK 4886, PAGE 1050, OFFICIAL RECORDS. (DOES NOT AFFECT SUBJECT PROPERTY)

APN: 346-042-55

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480789, DATED AUGUST 10, 2023.

IU4 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ANY LAWFULLY ESTABLISHED COUNTY ROADS THEN IN USE TO THE PUBLIC, AS SET FORTH IN A DOCUMENT RECORDED MARCH 22, 1912, IN BOOK 271 PAGE 1, OF DEEDS. (NOT LOCATABLE FROM RECORD)

IU5 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD PURPOSES TO THE ADJACENT PROPERTY OWNERS AND THE PUBLIC IN GENERAL, AS SET FORTH IN A DOCUMENT RECORDED MARCH 13, 1975, IN BOOK 4886 PAGE 1048, OF OFFICIAL RECORDS. (DOES NOT AFFECT SUBJECT PARCEL)

IU6 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD PURPOSES TO PUBLIC IN GENERAL, AS SET FORTH IN A DOCUMENT RECORDED MARCH 3, 1975, IN BOOK 4884 PAGE 2190 AND RE- RECORDED APRIL 3, 1975 IN BOOK 4889, PAGE 1575, BOTH OF OFFICIAL RECORDS.

APN: 346-042-56

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-144, DATED DECEMBER 16, 2022.

IV9 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS,EGRESS AND ROAD PURPOSES TO THE PUBLIC IN GENERAL, AS SET FORTH IN A DOCUMENT RECORDED MARCH 3, 1975 IN BOOK 4884, PAGE 2190 OF OFFICIAL RECORDS. SAID INSTRUMENT WAS RE-RECORDED APRIL 3, 1975 IN BOOK 4889, PAGE 1575 OF OFFICIAL RECORDS.

IV10 MATTERS AS SHOWN ON THE PARCEL MAP NO.3322 FILED IN BOOK 16, PAGE 115 OF MAPS, TOGETHER WITH ANY PROVISIONS AND RECITALS CONTAINED THEREIN.

APN: 346-042-57

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-148, DATED DECEMBER 21, 2022.

IW10 RESERVATIONS AND EXCEPTIONS IN THE PATENT BY UNITED STATES OF AMERICA RECORDED FEBRUARY 24, 1917, IN BOOK 19, PAGE 135. (NOT LOCATABLE FROM RECORD)

IW11 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD TO ADJACENT PROPERTY OWNERS, AS SET FORTH IN A DOCUMENT RECORDED MARCH 13, 1975, AS INSTRUMENT NO. 17264 IN BOOK 4886 PAGE 1048, OF OFFICIAL RECORDS.

IW12 IRREVOCABLE OFFER TO DEDICATE A PORTION OF THE PROPERTY FOR FUTURE STREET OR HIGHWAY PURPOSES, RECORDED MARCH 13, 1975, AS INSTRUMENT NO. 17264 IN BOOK 4886 PAGE 1048, OF OFFICIAL RECORDS.

APN: 346-042-58

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-46, DATED JULY 7, 2022.

IX3 RESERVATIONS CONTAINED IN THE PATENT FROM: THE UNITED STATES OF AMERICA; TO: IDA E. HOEPNER RECORDED: FEBRUARY 24, 1917 IN BOOK 19 PAGE 135 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 RESERVATIONS FROM THE LANDS HEREBY GRANTED, A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES. (EASEMENT IS BLANKET IN NATURE)

IX4 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD PURPOSES TO THE ADJACENT PROPERTY OWNERS AND THE PUBLIC IN GENERAL, AS SET FORTH IN A DOCUMENT RECORDED MARCH 3, 1975 AS INSTRUMENT NO. 14832 IN BOOK 4884, PAGE 2190 OF OFFICIAL RECORDS.
AND RECORDED: APRIL 3, 1975 AS INSTRUMENT NO. 22577 IN BOOK 4889, PAGE 1575 OF OFFICIAL RECORDS.

IX5 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD PURPOSES TO THE ADJACENT PROPERTY OWNERS AND THE PUBLIC IN GENERAL, AS SET FORTH IN A DOCUMENT RECORDED MARCH 13, 1975 AS INSTRUMENT NO. 17264 IN BOOK 4886, PAGE 1048 OF OFFICIAL RECORDS.

IX6 IRREVOCABLE OFFER TO DEDICATE A PORTION OF THE LAND FOR INGRESS, EGRESS AND ROAD PURPOSES, RECORDED MARCH 13, 1975 AS INSTRUMENT NO. 17264 IN BOOK 4886, PAGE 1048 OF OFFICIAL RECORDS.

APN: 346-050-03

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-28, DATED JUNE 9, 2022.

NO EASEMENTS

APN: 346-050-04

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480212, DATED AUGUST 4, 2023.

JA8 RESERVATIONS AND OTHER MATTERS CONTAINED IN THE PATENT RECORDED NOVEMBER 17, 1914, IN BOOK 10, PAGE 101, OF PATENTS.

APN: 346-050-06

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-118, DATED DECEMBER 2, 2022.

JB11 RESERVATIONS AND OTHER MATTERS CONTAINED IN THE PATENT RECORDED NOVEMBER 17, 1914 IN BOOK 18, PAGE 101 OF OFFICIAL RECORDS. (NOT LOCATABLE FROM RECORD)

APN: 346-050-07

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-40A, DATED AUGUST 8, 2024.

JC21 RESERVATIONS AND OTHER MATTERS CONTAINED IN THE PATENT RECORDED IN BOOK 10, PAGE 101, OF PATENTS. (NOT LOCATABLE FROM RECORD)

JC22 RESERVATIONS AND OTHER MATTERS CONTAINED IN THE PATENT RECORDED IN BOOK 20, PAGE 310, OF PATENTS. (NOT LOCATABLE FROM RECORD)

APN: 346-050-13 & 14

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-77, DATED DECEMBER 23, 2022.

JD10 RESERVATIONS AND EXCEPTIONS IN THE PATENT FROM THE UNITED STATES OF AMERICA, RECORDED NOVEMBER 17, 1914, IN BOOK 18 OF PATENTS PAGE 101. (NOT LOCATABLE FROM RECORD)

JD11 AN EASEMENT FOR INGRESS, EGRESS AND ROAD AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 11, 1974, IN BOOK 4864, PAGE 304, OF OFFICIAL RECORDS, AFFECTS THE EAST 30 FEET AND A NORTHWESTERLY AND NORTHEASTERLY PORTION OF PARCEL 1.

JD12 AN IRREVOCABLE OFFER TO DEDICATE REAL PROPERTY RECORDED OCTOBER 22, 1974, IN BOOK 4865, PAGE 1301, OF OFFICIAL RECORDS, WHEREIN A PORTION OF SAID LAND WAS OFFERED FOR DEDICATION TO PUBLIC USE FOR INGRESS, EGRESS AND ROAD PURPOSES PURPOSES, WHICH AFFECTS THE WEST 45 FEET OF PARCELS 1 AND 2.

JD13 AN EASEMENT FOR INGRESS, EGRESS AND ROAD PURPOSES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED APRIL 8, 1975, IN BOOK 4890, PAGE 490, OF OFFICIAL RECORDS, AFFECTS THE SOUTH 30 FEET AND A SOUTHWESTERLY AND SOUTHEASTERLY PORTION OF PARCEL 2.

APN: 346-050-15

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480040-1, DATED MARCH 3, 2023.

JE9 RIGHTS OF THE PUBLIC AND OF THE COUNTY OF KERN, AS TO THAT PORTION OF THE HEREIN DESCRIBED PROPERTY LYING WITHIN 72ND STREET WEST, 75TH STREET WEST AND LYLE AVENUE, PUBLIC ROADS.

JE10 RESERVATIONS AND OTHER MATTERS CONTAINED IN THE PATENT RECORDED NOVEMBER 17, 1914, IN BOOK 18 PAGE 101, OF PATENTS. (NOT LOCATABLE FROM RECORD)

JE11 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD AND INCIDENTAL PURPOSES, TO THE ADJACENT PROPERTY OWNERS AND TO THE PUBLIC IN GENERAL, AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 11, 1974, IN BOOK 4864 PAGE 304, OF OFFICIAL RECORDS.

JE12 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD PURPOSES AND INCIDENTAL PURPOSES, TO ADJACENT PROPERTY OWNERS AND TO THE PUBLIC IN GENERAL, AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 22, 1974, IN BOOK 4865 PAGE 1301, OF OFFICIAL RECORDS.

JE13 IRREVOCABLE OFFER TO DEDICATE A PORTION OF THE LAND FOR ROAD AND INCIDENTAL PURPOSES, RECORDED OCTOBER 22, 1974, IN BOOK 4865 PAGE 1301, OF OFFICIAL RECORDS.

JE14 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD AND INCIDENTAL PURPOSES TO THE ADJACENT PROPERTY OWNERS AND THE PUBLIC IN GENERAL, AS SET FORTH IN A DOCUMENT RECORDED APRIL 08, 1975, IN BOOK 4890, PAGE 490 OF OFFICIAL RECORDS.

APN: 346-050-19

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-77, DATED DECEMBER 23, 2022.

JF5 RESERVATIONS AND OTHER MATTERS CONTAINED IN THE PATENT RECORDED NOVEMBER 17, 1914, IN BOOK 18, PAGE 101 OF PATENTS. (NOT LOCATABLE FROM RECORD)

JF13 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD PURPOSES TO ADJACENT PROPERTY OWNERS, AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 22, 1974, IN BOOK 4865 PAGE 1301, OF OFFICIAL RECORDS.

JF14 MATTERS AS SHOWN ON THE PARCEL MAP NO. 2708 FILED IN BOOK 16, PAGE 66, OF PARCEL MAPS TOGETHER WITH ANY PROVISIONS AND RECITALS CONTAINED THEREIN.

APN: 346-050-20

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-77, DATED DECEMBER 23, 2022.

JK10 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD, AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 11, 1974 IN BOOK 4864 PAGE 304 OF OFFICIAL RECORDS.

JK11 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD, AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 22, 1974 IN BOOK 4865 PAGE 1301 OF OFFICIAL RECORDS.

APN: 346-050-21

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-77, DATED DECEMBER 23, 2022.

JL13 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD PURPOSES TO ADJACENT PROPERTY OWNERS AND TO THE PUBLIC IN GENERAL, AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 11, 1974, IN BOOK 4864 PAGE 304, OF OFFICIAL RECORDS.

JL14 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD PURPOSES TO ADJACENT PROPERTY OWNERS AND TO THE PUBLIC IN GENERAL, AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 22, 1974, IN BOOK 4865 PAGE 1301, OF OFFICIAL RECORDS.

JL15 MATTERS AS SHOWN ON THE PARCEL MAP NO.2972 FILED IN BOOK 16, PAGE 67 OF MAPS, TOGETHER WITH ANY PROVISIONS AND RECITALS CONTAINED THEREIN.

APN: 346-050-22

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480040-10, DATED JANUARY 30, 2023.

JM11 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR DITCHES OR CANALS RESERVED BY THE UNITED STATES OF AMERICA, AS SET FORTH IN A DOCUMENT RECORDED, NOVEMBER 17, 1914, IN BOOK 18 OF PATENTS, PAGE 101. (EASEMENT IS BLANKET IN NATURE)

JM12 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD PURPOSES TO ADJACENT PROPERTY OWNERS AND TO THE PUBLIC IN GENERAL, AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 11, 1974, IN BOOK 4864 PAGE 304, OF OFFICIAL RECORDS.

JM13 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD PURPOSES TO ADJACENT PROPERTY OWNERS AND TO THE PUBLIC IN GENERAL, AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 22, 1974, IN BOOK 4865 PAGE 1301, OF OFFICIAL RECORDS.

APN: 346-050-23

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480474, DATED JUNE 30, 2023.

PARCEL 3 OF PARCEL MAP NO. 2972, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 16, PAGE 67 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 13 WEST, S.B.B.&M.

JN12 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD PURPOSES TO ADJACENT PROPERTY OWNERS AND THE PUBLIC IN GENERAL, AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 11, 1974 IN BOOK 4864, PAGE 304, OFFICIAL RECORDS.

JN13 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR AN EASEMENT FOR INGRESS, EGRESS AND ROAD PURPOSES TO ADJACENT PROPERTY OWNERS AND TO THE PUBLIC IN GENERAL, AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 22, 1974 IN BOOK 4865, PAGE 1301, OF OFFICIAL RECORDS.

APN: 346-050-24

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480316, DATED AUGUST 26, 2022.

JO9 EASEMENTS AND OTHER MATTERS SHOWN AND/OR DEDICATED ON THE PARCEL MAP FILED IN BOOK 16, PAGE 101, IN THE OFFICIAL COUNTY RECORDS.

JO10 IRREVOCABLE OFFER TO DEDICATE A PORTION OF THE LAND FOR INGRESS, EGRESS AND ROAD PURPOSES, RECORDED OCTOBER 11, 1974 AS INSTRUMENT NO. 26922 IN BOOK 4864, PAGE 304, OF OFFICIAL RECORDS.

JO11 IRREVOCABLE OFFER TO DEDICATE A PORTION OF THE LAND FOR INGRESS, EGRESS AND ROAD PURPOSES, RECORDED OCTOBER 22, 1974 AS INSTRUMENT NO. 29201 IN BOOK 4865, PAGE 1301, OF OFFICIAL RECORDS.

JO12 IRREVOCABLE OFFER TO DEDICATE A PORTION OF THE LAND FOR INGRESS, EGRESS AND ROAD PURPOSES, RECORDED MAY 13, 1976 AS INSTRUMENT NO. 36526 IN BOOK 4955, PAGE 660, OF OFFICIAL RECORDS. (TITLE REPORT INCORRECTLY LISTS DOCUMENT AS BOOK 4855, PAGE 660, O.R.) (DOES NOT AFFECT SUBJECT PARCEL)

APN: 346-050-28

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-135, DATED DECEMBER 28, 2022.

JQ10 RESERVATIONS AND OTHER MATTERS CONTAINED IN THE PATENT RECORDED AUGUST 27, 1907, IN BOOK 18, PAGE 101 OF PATENTS. (NOT LOCATABLE FROM RECORD)

JQ11 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD PURPOSES, AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 11, 1974, IN BOOK 4864, PAGE 304 OF OFFICIAL RECORDS. (DOES NOT AFFECT SUBJECT PARCEL)

JQ12 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD PURPOSES, AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 22, 1974, IN BOOK 4865, PAGE 1301 OF OFFICIAL RECORDS.

JQ13 MATTERS AS SHOWN ON THE PARCEL MAP NO. 2525, 2726, AND 3553 OF MAPS, TOGETHER WITH ANY PROVISIONS AND RECITALS CONTAINED THEREIN. (DOES NOT AFFECT SUBJECT PARCEL)

JQ14 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD PURPOSES, AS SET FORTH IN A DOCUMENT RECORDED APRIL 8, 1975, BOOK 4890, PAGE 490 OF OFFICIAL RECORDS. (DOES NOT AFFECT SUBJECT PARCEL)

APN: 346-050-29, 30 & 31

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-63 DATED FEBRUARY 3, 2022.

PARCELS 2, 3 AND 4 OF PARCEL MAP NO. 3553, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, AS PER MAP RECORDED SEPTEMBER 24, 1976, IN BOOK 16 PAGE 169, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID KERN COUNTY.

JR3 RESERVATIONS AND OTHER MATTERS CONTAINED IN THE PATENT RECORDED NOVEMBER 17, 1914 IN BOOK 18 PAGE 105 OF PATENTS. (NOT LOCATABLE FROM RECORD)

JR4 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS AND EGRESS AND ROAD PURPOSES TO ADJACENT PROPERTY OWNERS AND THE PUBLIC IN GENERAL, AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 11, 1974 AS INSTRUMENT NO. 26922 IN BOOK 4864 PAGE 304 OF OFFICIAL RECORDS. MATTERS CONTAINED THEREIN AFFECT: PARCEL 4.

JR5 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS AND EGRESS AND ROAD PURPOSES TO ADJACENT PROPERTY OWNERS AND THE PUBLIC IN GENERAL, AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 22, 1974 AS INSTRUMENT NO. 29201 IN BOOK 4865 PAGE 1301 OF OFFICIAL RECORDS. MATTERS CONTAINED THEREIN AFFECT: PORTION OF LAND.

JR6 IRREVOCABLE OFFER TO DEDICATE A PORTION OF THE LAND FOR INGRESS AND EGRESS AND ROAD PURPOSES, RECORDED OCTOBER 22, 1974 AS INSTRUMENT NO. 29201 IN BOOK 4865 PAGE 1301 OF OFFICIAL RECORDS.

APN: 346-050-32

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-48, DATED JULY 7, 2022.

JS11 RESERVATIONS AND OTHER MATTERS CONTAINED IN THE PATENT RECORDED IN BOOK 18 PAGE 101 OF PATENTS. (NOT LOCATABLE FROM RECORD)

APN: 346-050-33

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480214, DATED MAY 1, 2023.

JT12 RESERVATIONS AND OTHER MATTERS CONTAINED IN THE PATENT RECORDED NOVEMBER 17, 1914 AS PATENT NO. 84585, IN BOOK 18, PAGE 101, OF PATENTS. (NOT LOCATABLE FROM RECORD)

APN: 346-050-35-00-8

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-15, DATED MAY 16, 2022.

NO EASEMENTS

VESTING TENTATIVE PARCEL MAP NO. 12594

VESTING TENTATIVE PARCEL MAP NO. 12594

EASEMENTS:

APN: 346-042-37

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480208, DATED MAY 1, 2023.

JV10 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD AND INCIDENTAL PURPOSES TO THE ADJACENT PROPERTY OWNERS AND THE PUBLIC IN GENERAL, AS SET FORTH IN A DOCUMENT RECORDED MARCH 3, 1975, BOOK 4884, PAGE 2190, AND RE-RECORDED APRIL 3, 1975, IN BOOK 4889 PAGE 1575, OFFICIAL RECORDS.

JV11 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD AND INCIDENTAL PURPOSES TO THE ADJACENT PROPERTY OWNERS AND THE PUBLIC IN GENERAL, AS SET FORTH IN A DOCUMENT RECORDED MARCH 13, 1975, IN BOOK 4886, PAGE 1048, OFFICIAL RECORDS.

JV12 IRREVOCABLE OFFER TO DEDICATE A PORTION OF THE LAND FOR ROAD AND INCIDENTAL PURPOSES PURPOSES, RECORDED MARCH 13, 1975, IN BOOK 4886, PAGE 1048, OFFICIAL RECORDS.

APN: 346-042-39

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 2200480465-72A, DATED AUGUST 16, 2024.

JW9 RESERVATIONS AND OTHER MATTERS CONTAINED IN THE PATENT RECORDED FEBRUARY 24, 1917 IN BOOK 19, PAGE 135 OF PATENTS.

JW10 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD PURPOSES TO THE ADJACENT PROPERTY OWNERS AND THE PUBLIC IN GENERAL, AS SET FORTH IN A DOCUMENT RECORDED MARCH 3, 1975 IN BOOK 4884, PAGE 2188 OF OFFICIAL RECORDS.

JW11 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD PURPOSES TO THE ADJACENT PROPERTY OWNERS AND THE PUBLIC IN GENERAL, AS SET FORTH IN A DOCUMENT RECORDED MARCH 3, 1975 IN BOOK 4886, PAGE 1050 OF OFFICIAL RECORDS.

SUBJECT TO AN IRREVOCABLE OFFER OF DEDICATION OF AN EASEMENT TO THE COUNTY OF KERN FOR ROAD PURPOSES, AS SET FORTH IN SAID DOCUMENT.

APN: 346-050-05

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480213, DATED MAY 1, 2023

JX12 RESERVATIONS AND OTHER MATTERS CONTAINED IN THE PATENT RECORDED NOVEMBER 17, 1914 IN BOOK 18 PAGE 1010 OF PATENTS.

VESTING TENTATIVE PARCEL MAP NO. 12595

IN THE UNINCORPORATED AREA, COUNTY OF KERN STATE OF CALIFORNIA

BEING A MERGER AND RE-SUBDIVISION PORTIONS OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA, COUNTY OF KERN, STATE OF CALIFORNIA

EASEMENT TABLE:

THE EASEMENTS SHOWN HEREON HAVE BEEN PLOTTED SOLELY ON INFORMATION CONTAINED IN THE FOLLOWING STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORTS: REPORT NO. 23000480777, DATED AUGUST 11, 2023, REPORT NO. 22000480411, DATED APRIL 11, 2022, REPORT NO. 22000480331 DATED PROFORMA, REPORT NO. 22000480465-100 DATED JANUARY 24, 2023, REPORT NO. 22000480465-54, DATED JULY 7, 2022, REPORT NO. 22000480465, DATED OCTOBER 31, 2022, REPORT NO. 22000480411, DATED APRIL 11, 2022, REPORT NO. 22000480465-43, DATED JUNE 14, 2022, REPORT NO. 22000480465-9, DATED MAY 5, 2022, REPORT NO. 22000480411, DATED APRIL 11, 2022, REPORT NO. 23000480436, REPORT NO. 23000480534 DATED JUNE 12, 2023, REPORT NO. 23000480534 DATED JUNE 12, 2023, REPORT NO. 23000480453, DATED MAY 25, 2023, REPORT NO. 23000480040-65, DATED MAY 26, 2023, REPORT NO. 23000480009, DATED DECEMBER 29, 2022, REPORT NO. 22000480465-108, DATED DECEMBER 23, 2022, REPORT NO. 23000480040-65, DATED MAY 26, 2023, REPORT NO. 22000480465-69, DATED JULY 26, 2022, REPORT NO. 23000480040-50, DATED APRIL 17, 2023, REPORT NO. 23000480464, DATED MAY 25, 2023, REPORT NO. 22000480465-139, DATED DECEMBER 23, 2022, REPORT NO. 23000480510, DATED MAY 25, 2023, REPORT NO. 23000480222, DATED MARCH 16, 2023, REPORT NO. 22000480407, DATED MAY 4, 2022, REPORT NO. 23000480040-26, DATED MARCH 2, 2023, REPORT NO. 23000480502, DATED JUNE 8, 2023, REPORT NO. 23000480531, DATED JUNE 12, 2023, REPORT NO. 22000480410, DATED APRIL 12, 2022, REPORT NO. 23000480542, DATED JULY 28, 2023, REPORT NO. 22000480465-41 DATED, JUNE 21, 2022, REPORT NO. 23000480040-70, DATED MAY 16, 2023, REPORT NO. 23000480383, DATED MAY 4, 2023, REPORT NO. 23000480550, DATED JUNE 8, 2023, REPORT NO. 23000480492, DATED MAY 25, 2023, REPORT NO. 22000480465-104, DATED NOVEMBER 30, 2022, REPORT NO. 23000480487, DATED JUNE 8, 2023, REPORT NO. 23000480556, DATED JUNE 8, 2023, REPORT NO. 22000480553, DATED MAY 12, 2022, REPORT NO. 23000480497, DATED MAY 25, 2023, REPORT NO. 23000480384, DATED MAY 4, 2023, REPORT NO. 23000480539, DATED JUNE 8, 2023, REPORT NO. 22000480465-94A, DATED AUGUST 7, 2024, REPORT NO. 23000480484, DATED MAY 25, 2023, REPORT NO. 22000480299, FEBRUARY 10, 2023.

DESCRIPTION OF PROJECT:

THE PURPOSE OF THIS TENTATIVE PARCEL MAP IS TO MERGE FIFTY-ONE (51) EXISTING PARCELS IN TO ONE (1) PARCEL.
NOTE: THIS PARCEL MAP WILL NOT BE RECORDED IN PHASES.

BASIS OF BEARINGS:

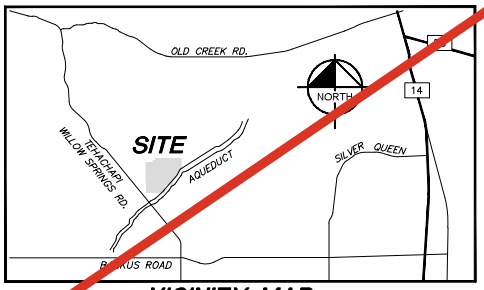
ALL BEARINGS SHOWN HEREON ARE GRID DISTANCES BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83), ZONE 5, EPOCH 2010.00, AND WAS ESTABLISHED BETWEEN NATIONAL GEODETIC SURVEY (NGS) LOCAL CONTROL STATIONS TEHA (SOPAC) AND ELTN (SOPAC) HAVING A BEARING OF SOUTH 04°27'38" EAST.

FLOOD HAZARD NOTE:

THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FLOOD ZONE X AND ZONE A. FLOOD ZONE X IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AND ZONE A IS DEFINED AS "SPECIAL FLOOD HAZARD AREAS WITHOUT BASE FLOOD ELEVATION (BFE)" ON FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM (FLOOD INSURANCE RATE MAP) MAP NO. 06029C3650E, WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

SURVEY NOTE:

I, JEFFREY J. LENHERR, HEREBY STATE THAT THERE ARE NO STRUCTURES WITHIN THIS MAP OR WITHIN 150 FEET OF THE MAPS BOUNDARY.



VICINITY MAP
NOT TO SCALE

STATISTICS:

ASSESSOR'S PARCEL NUMBERS:	346-061-01, 04, 05, 06, 08, 35, 37, 39, 40, 45, 46, 47, 48, 53, 54, 55, 56 346-062-03, 04, 06, 07, 12, 14, 16, 17, 18, 19, 24, 25, 26, 27, 29, 30, 31, 32, 34, 35, 36, 37, 38, 39, 40, 41, 42, 44, 47, 48, 50, 51, 52, 53
ACCESS TO PARCELS:	90TH STREET WEST
EXISTING NUMBER OF PARCELS:	51
PROPOSED NUMBER OF PARCELS:	1
EXISTING WATER SUPPLY:	N/A (RAW LAND)
EXISTING SEWAGE DISPOSAL:	N/A (RAW LAND)
EXISTING POWER:	SOUTHERN CALIFORNIA EDISON
EXISTING GAS:	SOCAL GAS
EXISTING ZONING:	A, A FP, PL RS
EXISTING GENERAL PLAN DESIGNATION:	8.3 (EXTENSIVE AGRICULTURE-MIN. 20 ACRE PARCEL SIZE); 8.3 (EXTENSIVE AGRICULTURE-MIN. 20 ACRE PARCEL SIZE) / 2.5 (FLOOD HAZARD)
EXISTING USE:	VACANT LAND
PROPOSED ZONING:	A, A FP, A WE
PROPOSED GENERAL PLAN DESIGNATION:	8.3 (EXTENSIVE AGRICULTURE-MIN. 20 ACRE PARCEL SIZE); 8.3 (EXTENSIVE AGRICULTURE-MIN. 20 ACRE PARCEL SIZE) / 2.5 (FLOOD HAZARD)
PROPOSED USE:	SOLAR ENERGY ELECTRIC GENERATORS (SOLAR FARM)
PROPOSED WATER SUPPLY:	WELL SITE (IF REQUIRED)
PROPOSED SEWAGE DISPOSAL	SEPTIC (IF REQUIRED)
IMPROVEMENTS REQUIRED:	N/A
PROJECT 'A' AREA:	522.28 ACRES
TOTAL PROJECT AREA:	522.28 ACRES

MONUMENT NOTES:

● FOUND MONUMENT AS SHOWN

SEARCHED FOUND NOTHING AT ALL PROPERTY CORNERS UNLESS SHOWN OTHERWISE.

4	SW COR. SEC. 31, SE COR. SEC. 36, FD. IRON PIPE W/BRASS CAP "KCS", DN. 2.5'
7	SW COR. SEC. 32, SE COR. SEC. 31, FD. 3" GLO BRASS DISK
11	FD. 2.5" GLO BRASS DISK
12	FD. 3" GLO BRASS DISK
13	FD. 3.5" LADWP BRASS DISK
15	FD. REBAR & CAP STAMPED "JES ENGINEERING RCE 33249"

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF TERRA-GEN.

FOR EXAMINATION ONLY

JEFFREY J. LENHERR, L.S. 9305 DATE

PROFESSIONAL LAND SURVEYOR
JEFFREY J. LENHERR
NO. 9305
STATE OF CALIFORNIA

LEGAL DESCRIPTON:

APN: 346-061-01

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480777, DATED AUGUST 11, 2023.

ALL OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, FEBRUARY 19, 1856.

APN: 346-061-04

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480411, DATED APRIL 11, 2022.

PARCEL 1:
THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 13 WEST, S.B.M., IN THE UNINCORPORATED AREA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND APPROVED FEBRUARY 19, 1856 BY THE SURVEYOR GENERAL AND ON FILE IN THE OFFICE OF THE BUREAU OF LAND MANAGEMENT.

PARCEL 2:
THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 13 WEST, S.B.M., IN THE UNINCORPORATED AREA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND APPROVED FEBRUARY 19, 1856 BY THE SURVEYOR GENERAL AND ON FILE IN THE OFFICE OF THE BUREAU OF LAND MANAGEMENT.

APN: 346-061-06

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-100 DATED JANUARY 24, 2023.

NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE & MERIDIAN ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL FEBRUARY 19, 1856.

EXCEPTING ANY PORTION LYING WITHIN THE LOS ANGELES AQUEDUCT.
ALSO EXCEPTING AND RESERVING THEREFROM 1/4 THE OIL, GAS AND MINERAL RIGHTS RESERVED IN GRANT DEED BY FREDERICK ANDREWS IN DOCUMENT RECORDED IN BOOK 2633 PAGE 307, OF OFFICIAL RECORDS.

LEGAL DESCRIPTON: (CONTINUED)

APN: 346-061-05

STEWART TITLE GUARANTY COMPANY PROFORMA TITLE REPORT NO. 22000480331 DATED PROFORMA.

PARCEL 17:
THE EAST HALF OF LOT 1 OF THE NORTHEAST QUARTER OF FRACATIONAL SECTION 6, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THAT PORTION LYING SOUTHEASTERLY OF A LINE THAT LIES 100 FEET NORTHWESTERLY OF, PARALLEL WITH AND MEASURED ALONG RIGHT ANGLES FROM THE FOLLOWING DESCRIBED LINE AND ITS NORTHEASTERLY PROLONGATION.

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF SAID SECTION 6 DISTANT THEREON SOUTH 89 DEGREES 33'11" EAST 2665.96 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION, THENCE NORTH 46 DEGREES 54'19" EAST 116.96 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1000.15 FEET, THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH AN ANGLE OF 6 DEGREES 50'15" AN ARC LENGTH OF 119.35 FEET, THENCE NORTH 40 DEGREES 04'04" EAST 1000.38 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2000.23 FEET, THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH AN ANGLE OF 17 DEGREES 36'41" AN ARC LENGTH OF 693.21 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1100.17 FEET, A RADIAL LINE AT SAID POINT OF REVERSE CURVATURE BEARS SOUTH 67 DEGREES 32'37" EAST, THENCE NORTHEASTERLY ALONG SAID REVERSE CURVE THROUGH AN ANGLE OF 16 DEGREES 47'16" AN ARC LENGTH OF 322.50 FEET TO A POINT IN THE EASTERLY LINE OF SAID SECTION 6 DISTANT THEREON SOUTH 0 DEGREES 22'52" EAST 1803.41 FEET FROM THE NORTHEAST CORNER OF SAID SECTION, A RADIAL LINE TO SAID CURVE TO SAID POINT BEARS NORTH 50 DEGREES 44'54" WEST, AS CONVEYED TO THE CITY OF LOS ANGELES IN DEED RECORDED FEBRUARY 21, 1968, IN BOOK 4131 PAGE 135, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM AN UNDIVIDED ONE-HALF OF ALL OIL, MINERALS, GAS HYDROCARBON AND ALLED SUBSTANCES IN AND UNDER SAID LAND BELOW A DEPTH OF 500 FEET MEASURED FROM THE SURFACE OF SAID LAND WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED BY W.P. DEAKINS AND PEARL E. DEAKINS , HUSBAND AND WIFE IN DEED RECORDED JUNE 3, 1963, IN BOOK 3612 PAGE 508, OFFICIAL RECORDS.

APN: 346-061-37

STEWART TITLE GUARANTY COMPANY PROFORMA TITLE REPORT NO. 22000480331, DATED PROFORMA.

PARCEL 18:
THE WEST HALF OF LOT 1 OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, SEPTEMBER 19, 1856.
SAID LAND ALSO BEING DESCRIBED OF RECORD AS THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 13 WEST, S.B.B.M., COUNTY OF KERN, STATE OF CALIFORNIA.

EXCEPTING THEREFROM AN UNDIVIDED 1/2 OF ALL OIL, MINERAL, GAS, HYDROCARBONS AND ALLIED SUBSTANCES IN AND UNDER SAID LAND, BELOW A DEPTH OF 500 FEET MEASURED FROM THE SURFACE OF SAID LAND, WITHOUT RIGHT OF SURFACE ENTRY, AS RESERVED IN DEED FROM W.P. DEAKINS, ET UX, RECORDED MARCH 2, 1962, IN BOOK 3468 PAGE 440, OFFICIAL RECORDS.

APN: 346-061-35

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-54, DATED JULY 7, 2022.

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF. EXCEPT AN UNDIVIDED ONE-HALF OF ALL OIL, MINERAL, GAS, HYDROCARBON AND ALLIED SUBSTANCES IN AND UNDER SAID LAND, BELOW A DEPTH OF 500 FEET MEASURED FROM THE SURFACE OF SAID LAND, WITHOUT THE RIGHT OF SURFACE OF SAID LAND, WITHOUT THE RIGHT OF SURFACE ENTRY, AS EXCEPTED AND RESERVED IN THE DEED FROM W. P. DEAKINS AND PEARL E. DEAKINS, HUSBAND AND WIFE, TO ROBERT W. GIBEAUT AND BARBARA K. GIBEAUT, HUSBAND AND WIFE AS JOINT TENANTS, RECORDED JUNE 3, 1963 IN BOOK 3612, PAGE 504, OF OFFICIAL RECORDS.

EXCEPT THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS CONVEYED IN GRANT DEED RECORDED MARCH 10, 1970 IN BOOK 4376, PAGE 421, OF OFFICIAL RECORDS.

APN: 346-061-39

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465, DATED OCTOBER 31, 2022.

THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO SURVEYOR GENERAL FEBRUARY 19, 1856.

APN: 346-061-40

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480411, DATED APRIL 11, 2022.

THE EAST HALF (1/2) OF THE NORTHWEST ONE FOURTH (1/4) OF THE NORTHEAST ONE FOURTH (1/4) OF SECTION SIX (6), TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO BAE ON MERIDIAN, IN THE COUNTY OF KERN AD STATE OF CALIFORNIA.

APN: 346-061-45

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-43, DATED JUNE 14, 2022.

THE EAST HALF OF THE EAST HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA, COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT AN UNDIVIDED 1/2 OF ALL MINERAL, GAS, HYDROCARBON AND ALLIED SUBSTANCES IN AND UNDER SAID LAND, BELOW A DEPTH OF 500 FEET, MEASURED FROM THE SURFACE OF SAID LAND, WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED BY W.P. DEAKINS, ET UX, IN DEED RECORDED JUNE 3, 1963 IN BOOK 3612 PAGE 504OF OFFICIAL RECORDS.

Kimley»Horn
1100 W TOWN & COUNTRY ROAD, SUITE 700, ORANGE, CALIFORNIA 92868
Phone : 657-452-0200
jeff.lenherr@kimley-horn.com

VESTING TENTATIVE PARCEL MAP NO. 12595

LEGAL DESCRIPTON: (CONTINUED)

APN: 346-061-47

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-9, DATED MAY 5, 2022.

THE EAST HALF OF THE WEST HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL SEPTEMBER 19, 1856.

EXCEPTING THEREFROM AN UNDIVIDED 1/2 OF ALL OIL, MINERAL, GAS, HYDROCARBON AND ALLIED SUBSTANCES IN AND UNDER SAID LAND, BELOW A DEPTH OF 500 FEET MEASURED FROM THE SURFACE OF SAID LAND, WITHOUT RIGHT OF SURFACE ENTRY, AS RESERVED IN DEED FROM W.P. DEAKINS, ET UX, RECORDED JUNE 3, 1963, IN BOOK 3612 PAGE 504, OFFICIAL RECORDS.

APN: 346-061-48

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480411, DATED APRIL 11, 2022.

THE WEST HALF OF THE WEST HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 13 WEST, S.B.B.M.

EXCEPT AN UNDIVIDED ONE-HALF OF ALL OIL, MINERAL, GAS, HYDROCARBON AND ALLIED SUBSTANCES IN AND UNDER SAID LAND, BELOW A DEPTH OF 500 FEET MEASURED FROM THE SURFACE OF SAID LAND, WITHOUT THE RIGHT OF SURFACE ENTRY, AS EXCEPTED AND RESERVED IN THE DEED FROM W.P. DEAKINS AND PEARL E. DEAKINS, HUSBAND AND WIFE, TO ROBERT W. GIBEAUT AND BARBARA K. GIBEAUT, HUSBAND AND WIFE AS JOINT TENANTS, RECORDED JUNE 3, 1963, IN BOOK 3612 PAGE 504 OF OFFICIAL RECORDS.

APN: 346-062-03

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480436, DATED MAY 24, 2023.

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 6, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

APN: 346-062-06

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480534 DATED JUNE 12, 2023.

THE NORTH HALF OF LOT 1 OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT ONE HALF OF ALL OIL, GAS, MINERALS AND ALL OIL, GAS AND MINERAL RIGHTS UPON UNDER SAID LAND, AS RESERVED BY RICHARD F. COERBER ET UX, IN DEED RECORDED JUNE 11, 1956.

APN: 346-062-07

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480534 DATED JUNE 12, 2023.

THE SOUTH HALF OF LOT 1 OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT 1/2 OF ALL OIL, GAS, MINERALS AND ALL OIL, GAS AND MINERAL RIGHTS UPON AND UNDER SAID LAND, AS RESERVED BY RICHARD F. COERBER ET UX. IN DEED RECORDED JUNE 11, 1956 IN BOOK 2626, PAGE 137, OF OFFICIAL RECORDS.

APN: 346-062-12

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480453, DATED MAY 25, 2023.

THE SOUTH ONE-HALF OF LOT 2 OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL FEBRUARY 19, 1856.

EXCEPTING THEREFROM ONE-HALF OF ALL, OIL, GAS, MINERALS AND ALL OIL, GAS AND MINERAL RIGHTS UPON AND UNDER SAID LAND, AS RESERVED BY RICHARD R. COERBER, ET UX, IN DEED RECORDED JUNE 11, 1956, IN BOOK 2620, PAGE 137, OFFICIAL RECORDS.

APN: 346-062-14

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480040-65, DATED MAY 26, 2023.

THE NORTH HALF OF THE NORTH HALF OF LOT 2 OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL FEBRUARY 19, 1856.

EXCEPTING THEREFROM THE EAST SEVEN AND ONE HALF ACRES THEREOF.

ALSO EXCEPTING THEREFROM ONE-HALF OF ALL, OIL, GAS, MINERALS AND ALL OIL, GAS AND MINERAL RIGHTS UPON AND UNDER SAID LAND, AS RESERVED BY RICHARD F. COERBER, ET UX, IN DEED RECORDED JUNE 11, 1956, IN BOOK 2620, PAGE 137, OFFICIAL RECORDS.

APN: 346-062-19

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480009, DATED DECEMBER 29, 2022.

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 6, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL FEBRUARY 19, 1856.
SAID PROPERTY IS ALSO DESCRIBED AS THE WEST HALF OF LOT 1 IN THE NORTHWEST QUARTER OF FRACTIONAL SECTION 6, TOWNSHIP 10 NORTH, RANGE 13 WEST, SBB&M.

APN: 346-062-24

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-108, DATED DECEMBER 23, 2022.

THE N1/2 OF THE EAST 5 ACRES OF THE S1/2 OF THE N1/2 OF LOT 2 OF THE SW1/4 OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 13 WEST, S.B.B.M., IN THE UNINCORPORATED AREA, COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT ½ OF ALL OIL, GAS, MINERALS AND ALL OIL, GAS, AND MINERAL RIGHTS UPON AND UNDER SAID LAND, AS RESERVED BY RICHARD F. COERBER, ET UX, IN DEED RECORDED JUNE 11, 1956 IN BOOK 2620, PAGE 137 OF OFFICIAL RECORDS.

LEGAL DESCRIPTON: (CONTINUED)

APN: 346-062-25

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-94A, DATED AUGUST 7, 2024.

PARCEL 2:
THE SOUTH HALF OF THE EAST FIVE ACRES OF THE SOUTH HALF OF THE NORTH HALF OF LOT 2 OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 13 WEST, S.B.B.&M., IN THE UNINCORPORATED AREA, COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

APN: 346-062-26

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-69, DATED JULY 26, 2022.

THE WEST TWO AND ONE-HALF ACRES OF THE EAST SEVEN AND ONE-HALF ACRES OF THE SOUTH ONE-HALF OF THE NORTH ONE-HALF OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL FEBRUARY 19, 1856.

EXCEPTING THEREFROM ONE-HALF OF ALL OIL, GAS, MINERALS AND ALL OIL, GAS AND MINERAL RIGHTS UPON AND UNDER SAID LAND, AS RESERVED BY RICHARD R. COERBER, ET UX, IN DEED RECORDED JUNE 11, 1956, IN BOOK 2620, PAGE 137, OF OFFICIAL RECORDS.

APN: 346-062-38

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480040-50, DATED APRIL 17, 2023.

PARCEL 1:
THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 6, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 2:
EASEMENT FOR PUBLIC ROAD, INGRESS AND EGRESS AND PUBLIC UTILITY PURPOSES TO BE USED IN COMMON WITH OTHERS OVER THE NORTHERLY 30 FEET OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 13 WEST, EXCEPT ANY PORTION OR PORTIONS LYING WITHIN THE LINES OF THE EAST HALF OF THE EAST HALF OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 6, FOR THE UNRESTRICTED USE AND BENEFIT OF THE OWNER OR OWNERS OF ALL OR ANY PORTION OR PORTIONS OF THE EAST HALF OF THE EAST HALF OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 6, AS GRANTED TO ROLAND LAND COMPANY, A CALIFORNIA CORPORATION IN DEED RECORDED NOVEMBER 4, 1966 IN BOOK 3993, PAGE 439 OF OFFICIAL RECORDS, EXCEPT THAT PORTION LYING WITHIN PARCEL 1.

APN: 346-062-39

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 230004800464, DATED MAY 2, 2023.

PARCEL 1:

THE WEST HALF OF THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 6, TOWNSHIP 10 NORTH, RANGE 19 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 2:

AN EASEMENT FOR PUBLIC ROAD, INGRESS AND EGRESS AND PUBLIC UTILITY PURPOSES TO BE USED IN COMMON WITH OTHERS OVER THE NORTHERLY 30 FEET OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 13 WEST, EXCEPT ANY PORTION OR PORTIONS LYING WITHIN THE LIVES OF THE EAST HALF OF THE EAST HALF OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 6, FOR THE UNRESTRICTED USE AND BENEFIT OF THE OWNER OR OWNERS OF ALL OR ANY PORTION OR PORTIONS OF THE EAST HALF OF THE EAST OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 6

APN: 346-062-40

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 220004800465-139, DATED DECEMBER 23, 2022.

PARCEL 1:
THE EAST HALF OF THE WEST HALF OF THE EAST HALF OF THE EAST HALF OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 6, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 2:
AN EASEMENT FOR INGRESS AND EGRESS FOR ROAD AND/OR UTILITY PURPOSES, TO BE USED IN COMMON WITH OTHERS OVER THE NORTHERLY 30 FEET OF THE WEST HALF OF THE WEST HALF OF THE EAST HALF OF THE EAST HALF OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 6, TOWNSHIP 10 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.

PARCEL 3:
AN EASEMENT FOR PUBLIC ROAD, INGRESS AND EGRESS AND PUBLIC UTILITY PURPOSES, TO BE USED IN COMMON WITH OTHERS OVER THE NORTHERLY 30 FEET OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 6, TOWNSHIP 10 NORTH, RANGE 13 WEST, MOUNT DIABLO MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT ANY PORTION THEREOF, LYING WITHIN THE LINES OF THE EAST HALF OF THE EAST HALF OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID FRACTIONAL SECTION 6.

APN: 346-062-42

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480510, DATED MAY 25, 2023.

PARCEL 1:
THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 10 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.

PARCEL 2:
AN EASEMENT FOR INGRESS AND EGRESS FOR AND /OR UTILITY PURPOSES, TO BE USED IN COMMON WITH OTHERS, OVER THE SOUTHERLY 30 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 10 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.

APN: 346-062-50

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480222, DATED MARCH 16, 2023.

PARCEL 1:
THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 2:
AN EASEMENT FOR INGRESS AND EGRESS FOR ROAD AND/OR UTILITY PURPOSES TO BE USED IN COMMON WITH OTHERS, OVER THE SOUTHERLY 30 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

LEGAL DESCRIPTON: (CONTINUED)

APN: 346-061-53

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480407, DATED MAY 4, 2022.

PARCEL 1, OF PARCEL MAP NO. 2707, RECORDED APRIL 14, 1975 IN BOOK 13 OF PARCEL MAPS, AT PAGE 91, KERN COUNTY RECORDS.

APN: 346-062-51

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480026, DATED MARCH 2, 2023.

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 10 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.

APN: 346-061-54

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480502, DATED JUNE 8, 2023.

PARCEL 2, OF PARCEL MAP NO. 2707, RECORDED APRIL 14, 1975 IN BOOK 13 OF PARCEL MAPS, AT PAGE 91, KERN COUNTY RECORDS.

APN: 346-061-55, 56

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480531, DATED JUNE 12, 2023.

PARCELS 3 AND 4 OF PARCEL MAP NO. 2707, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, RECORDED IN BOOK 13, PAGE 91 OF PARCEL MAPS IN THE COUNTY OF KERN, STATE OF CALIFORNIA AND ALSO KNOWN AS:

THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED FEBRUARY 19, 1856 BY THE SURVEYOR GENERAL AND ON FILE IN THE OFFICE OF THE BUREAU OF LAND MANAGEMENT.

APN: 346-062-16, 17, 18 & 27

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480410, DATED APRIL 12, 2022.

PARCEL 1:

THE WEST 2 1/2 ACRES OF THE EAST 7 1/2 ACRES OF THE NORTH HALF OF THE NORTH HALF OF LOT 2 OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 13 EAST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM ONE HALF OF ALL OIL, GAS, MINERALS AND ALL OIL, GAS AND MINERAL RIGHTS UPON AND UNDER SAID LAND, AS RESERVED BY RICHARD F. COERBER, ET UX, RECORDED JUNE 11, 1956 IN BOOK 2626 PAGE 137 OF OFFICIAL RECORDS.

PARCEL IA:

A 20 FOOT EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES TO BE USED IN COMMON WITH OTHERS AVER THE NORTH HALF OF THE NORTH HALF OF LOT 2 OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 13 EAST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THE EAST 7 1/2 ACRES.

THE NORTH HALF OF THE EAST 5 ACRES OF THE NORTH HALF OF THE NORTH HALF OF LOT 2 OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 13 EAST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLOT THEREOF.

EXCEPTING THEREFROM ONE HALF OF ALL OIL, GAS, MINERALS AND ALL OIL, GAS AND MINERAL RIGHTS UPON AND UNDER SAID LAND, AS RESERVED BY RICHARD F. COERBER, ET UX, RECORDED JUNE 11, 1956 IN BOOK 2626 PAGE 137 OF OFFICIAL RECORDS.

PARCEL 3:

THE SOUTH HALF OF THE EAST 5 ACRES OF THE NORTH HALF OF THE NORTH HALF OF LOT 2 OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 13 FAST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM ONE HALF OF ALL OIL, GAS, MINERALS AND ALL OIL, GAS AND MINERAL RIGHTS UPON AND UNDER SAID LAND, AS RESERVED BY RICHARD F. COERBER, ET UX, RECORDED JUNE 11, 1956 IN BOOK 2626 PAGE 137 OF OFFICIAL RECORDS.

PARCEL 4:

THE SOUTH HALF OF THE NORTH HALF OF LOT 2 OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 13 EAST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THE EAST 7 1/2 ACRES.

EXCEPTING THEREFROM ONE HALF OF ALL OIL, GAS, MINERALS AND ALL OIL, GAS AND MINERAL RIGHTS UPON AND UNDER SAID LAND, AS RESERVED BY RICHARD F. COERBER, ET UX, RECORDED JUNE 11, 1956 IN BOOK 2626 PAGE 137 OF OFFICIAL RECORDS.

APN: 346-062-30

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480542, DATED JULY 28, 2023.

THE EAST HALF OF THE EAST HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF KEM, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

APN: 346-062-31

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-41 DATED, JUNE 21,2022.

PARCEL 4, IN THE UNINCORPORATED AREA F THE COUNTY OF KERN, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP NO. 3138, FILED MARCH 26, 1976 IN BOOK 15 PAGE 125, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF KERN COUNTY.

APN: 346-062-32

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480040-70, DATED MAY 16, 2023.

PARCEL 3, AS SHOWN ON THE PARCEL MAP NO. 3138, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, FILED MARCH 26, 1976, IN BOOK 15 OF PARCEL MAPS AT PAGE 125, KERN COUNTY RECORDS.

APN: 346-062-34

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480383, DATED MAY 4, 2023.

THE NORTH ONE-HALF OF THE WEST ONE-HALF OF THE SOUTH ONE HALF OF THE SOUTH ONE-HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 13 WEST, SBBM., IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

VESTING TENTATIVE PARCEL MAP NO. 12595

LEGAL DESCRIPTON: (CONTINUED)

APN: 346-062-36

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480550, DATED JUNE 8, 2023.

PARCEL 1 OF PARCEL MAP NO. 3138, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, FILED MARCH 26, 1976, IN BOOK 15 PAGE 125, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN: 346-062-36

APN: 346-062-37

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480492, DATED MAY 25, 2023.

PARCEL 2 OF PARCEL MAP NO. 3138, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, FILED MARCH 26, 1976, IN BOOK 15 PAGE 125, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 346-062-48

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-104, DATED NOVEMBER 30, 2022.

THE EAST HALF OF THE EAST HALF OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 6, TOWNSHIP 10 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.

APN: 346-061-46

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480487, DATED JUNE 8, 2023.

THE WEST HALF OF THE EAST HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6 TOWNSHIP 10 NORTH, RANGE, 13 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA, COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT AN UNDIVIDED 1/2 OF ALL OIL, MINERAL GAS HYDROCARBON AND ALLIED SUBSTANCES IN AND UNDER SAID LAND, BELOW A DEPTH OF 500 FEET MEASURED FROM THE SURFACE OF SAID LAND, WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED BY W. P. DEAKINS, ET UX, IN DEED RECORDED JUNE 3, 1963 IN BOOK 3612 PAGE 504, OF OFFICIAL RECORDS.

APN: 346-062-41

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480556, DATED JUNE 8, 2023.

THE WEST 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF FRACTIONAL SECTION 6, TOWNSHIP 10 NORTH, RANGE 13 WEST, SBBM, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

APN: 346-061-08

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480553, DATED MAY 12, 2022.

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 13 WEST, ACCORDING TO THE OFFICIAL PLAT OF SAID APPROVED BY THE SURVEYOR GENERAL FEBRUARY 19, 1856.

EXCEPTING THEREFROM ALL THAT PORTION OF SAID LAND AND OTHER RIGHTS CONVEYED TO THE CITY OF LOS ANGELES IN THE DEED RECORDED MARCH 16, 1967 IN BOOK 4034 PAGE 925 OF OFFICIAL RECORDS, KERN COUNTY RECORDS.

ALSO EXCEPTING AND THEREFROM 1/2 THE OIL, GAS AND MINERAL RIGHTS RESERVED IN GRANT DEED FREDRICK ANDREWS IN DOCUMENT RECORDED IN BOOK 2633 PAGE 307 OF OFFICIAL RECORDS.

APN: 346-062-29

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480497, DATED MAY 25, 2023.

THE WEST HALF OF THE EAST HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA, COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

APN: 346-062-35

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480384, DATED MAY 4, 2023.

THE SOUTH HALF OF THE WEST HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

APN: 346-062-44

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480539, DATED JUNE 8, 2023.

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

APN: 346-062-52

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480484, DATED MAY 25, 2023.

PARCEL 1 OF PARCEL MAP NO. 9568, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF KERN COUNTY, 9/25/91 BOOK 42 PAGES 168-169.
EXCEPT AN UNDIVIDED 1/2 OF ALL OIL, MINERAL, GAS, HYDROCARBON AND ALLIED SUBSTANCES IN AND UNDER SAID LAND, BELOW A DEPTH OF 500FT. MEASURED FROM THE SURFACE OF SAID LAND WITHOUT THE RIGHT OF SURFACE ENTRY AS RESERVED BY W.P. DEAKINS & PEARL E. DEAKINS, HUSBAND & WIFE, IN DEED RECORDED 5/31/63 IN BOOK 3611 PAGE 827 OFFICIAL RECORDS.

APN: 346-062-53

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480299, FEBRUARY 10, 2023.

PARCEL 2 OF PARCEL MAP NO. 9568 IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF KERN COUNTY, SEPTEMBER 25, 1991, BOOK 42 PAGES 168 THROUGH 169.

EXCEPT: AN UNDIVIDED 1/2 OF ALL OIL, MINERAL, GAS HYDROCARBON AND ALLIED SUBSTANCES IN AND UNDER SAID LAND, BELOW A DEPTH OF 500 FT. MEASURED FROM THE SURFACE OF SAID LAND WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED BY W.P. DEAKINS AND PEARL E. DEAKINS, HUSBAND AND WIFE, IN DEED RECORDED MAY 31, 1963 IN BOOK 3611, PAGE 827, OFFICIAL RECORDS.

LEGAL DESCRIPTON: (CONTINUED)

APN: 346-062-47

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480460, DATED MAY 24, 2023.

THE SOUTH HALF OF THE WEST HALF OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 6, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN.

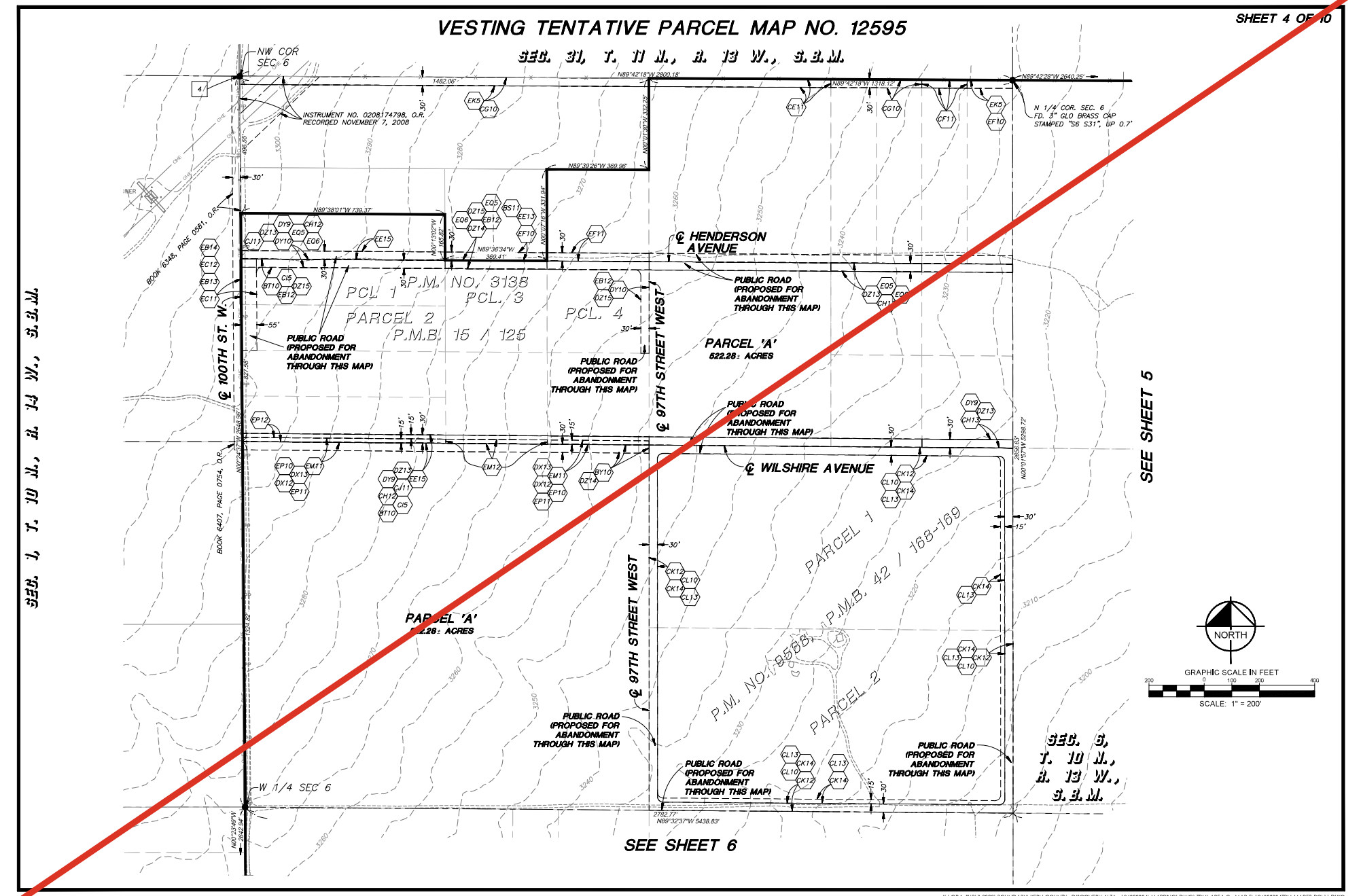
APN: 346-062-04

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-47, DATED JULY 07, 2022.

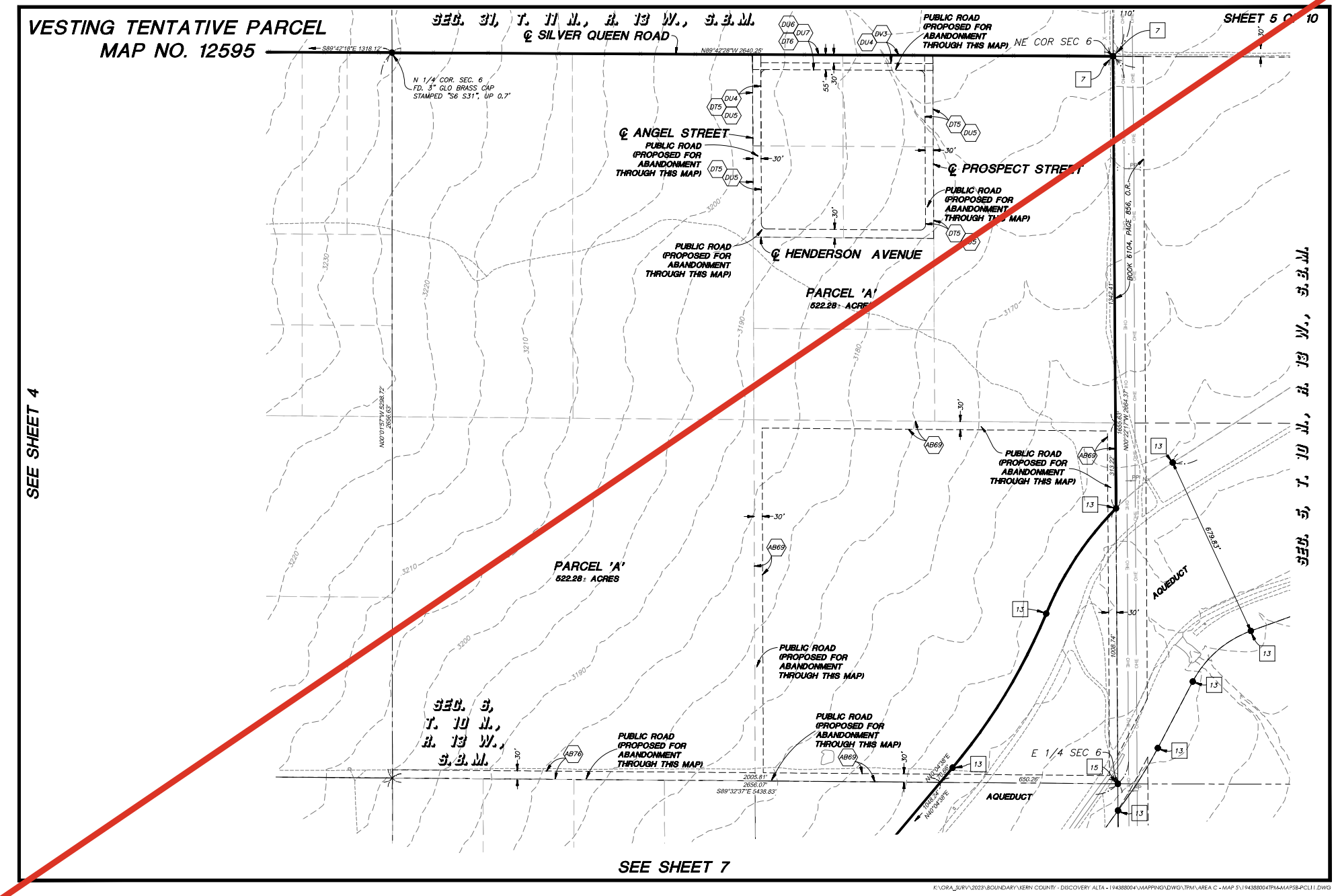
THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

VESTING TENTATIVE PARCEL MAP NO. 12595

SEC. 31, T. 11 N., R. 13 W., S.B.M.

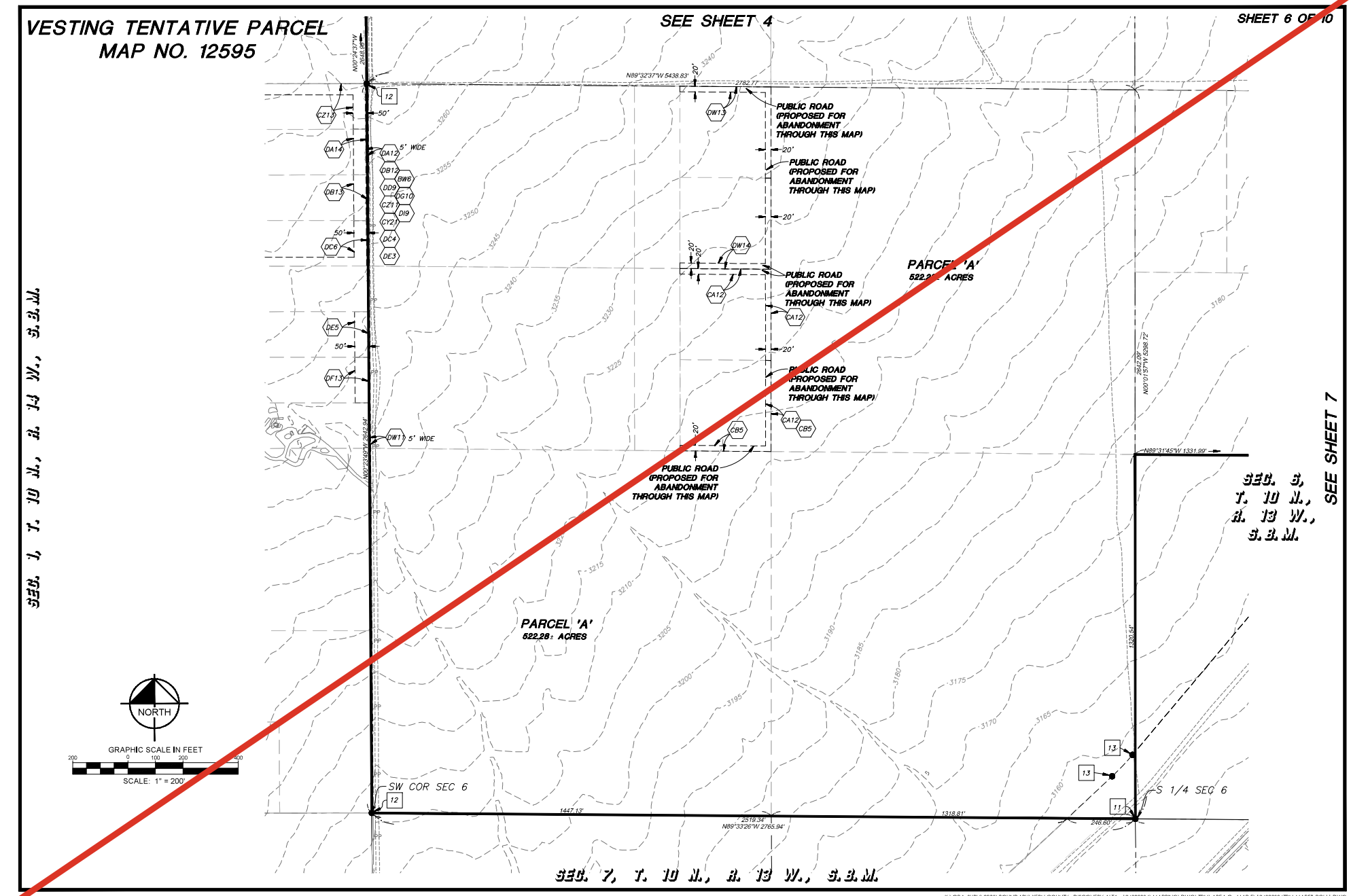


VESTING TENTATIVE PARCEL MAP NO. 12595



K:\ORA_SURV\2023\BOUNDARY\KERN COUNTY - DISCOVERY ALTA - 194388004\MAPPING\DWG\TPM\AREA C - MAP 5\194388004TPM-MAP5B-PCLII.DWG

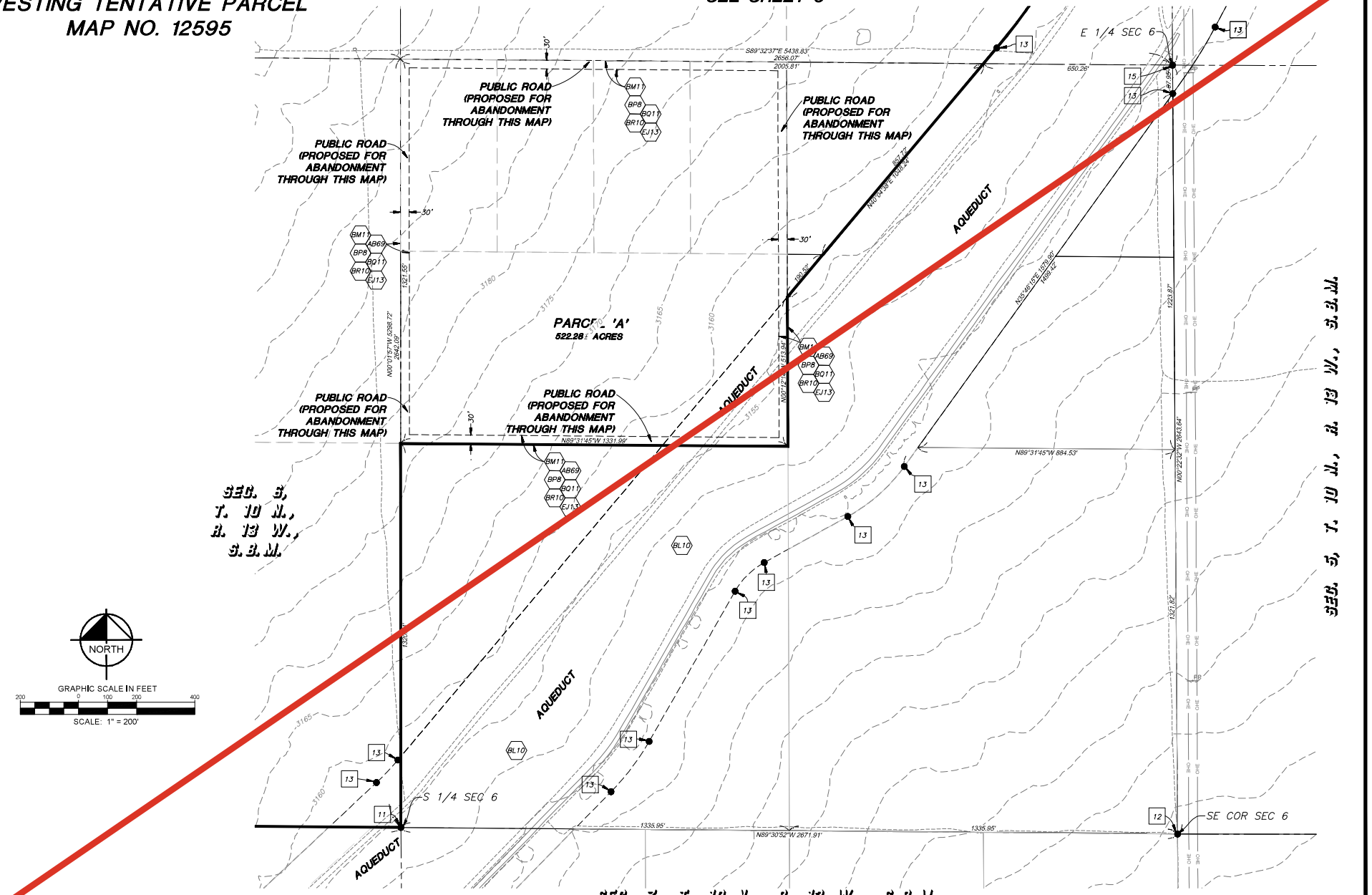
VESTING TENTATIVE PARCEL MAP NO. 12595



VESTING TENTATIVE PARCEL MAP NO. 12595

SEE SHEET 5

SEE SHEET 6



VESTING TENTATIVE PARCEL MAP NO. 12595

EASEMENTS:

APN: 346-061-01

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480777, DATED AUGUST 11, 2023.

NO EASEMENTS

APN: 346-061-04

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480411, DATED APRIL 11, 2022.

BJ8 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 COURTS; AND THE RESERVATION FROM THE LANDS THEREBY GRANTED OF A RIGHT-OF-WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN THE PATENT FROM THE UNITED STATES OF AMERICA RECORDED SEPTEMBER 13, 1916 IN BOOK 19, PAGE 68, OF PATENTS, KERN COUNTY RECORDS. (EASEMENT IS BLANKET IN NATURE)

APN: 346-061-05

STEWART TITLE GUARANTY COMPANY PROFORMA TITLE REPORT NO. 22000480331 DATED PROFORMA.

AB66 RESERVATIONS AND OTHER MATTERS CONTAINED IN THE PATENT RECORDED APRIL 3, 1920 IN BOOK 20, PAGE 156 OF PATENTS. (EASEMENT IS BLANKET IN NATURE)

AB67 AN EASEMENT OVER SAID LAND FOR TRANSMISSION LINE IN FAVOR OF THE CITY OF LOS ANGELES AS DISCLOSED IN THE PATENT FROM THE UNITED STATES OF AMERICA RECORDED APRIL 3, 1920 IN BOOK 20 OF PATENTS AT PAGE 156. SAID EASEMENT'S SPECIFIC LOCATION IS NOT SUFFICIENTLY DEFINED. (NOT LOCATABLE FROM RECORD)

AB68 RIGHTS INCIDENTAL TO THE OWNERSHIP FOR THE USE AND DEVELOPMENT OF THE MINERAL INTERESTS RESERVED IN DEED BY W. P. DEAKINS AND PEARL E. DEAKINS, HUSBAND AND WIFE, RECORDED JUNE 3, 1963, IN BOOK 3612 PAGE 508 OF OFFICIAL RECORDS. MINERAL RIGHTS NOT SHOWN FURTHER. (EASEMENT IS BLANKET IN NATURE)

(AB69) AN EASEMENT OVER SAID LAND FOR PUBLIC ROAD AND UTILITIES AND FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES, AS RESERVED BY W. P. DEAKINS AND PEARL E. DEAKINS, HUSBAND AND WIFE, IN DEED RECORDED JUNE 3, 1963, IN BOOK 3612 PAGE 508, OF OFFICIAL RECORDS. AFFECTS THE NORTH , SOUTH, EAST AND WEST 30 FEET. NO REPRESENTATION IS MADE AS TO THE CURRENT OWNERSHIP OF SAID EASEMENT.

APN: 346-061-06

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-100 DATED JANUARY 24, 2023.

BK10 A CONTRACT OF SETTLEMENT OF WATER RIGHTS BETWEEN HENRY MILLER AND OTHERS AND JAMES B. HAGGIN AND OTHERS DATED JULY 28, 1888, AND RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID KERN COUNTY IN BOOK 2 OF AGREEMENTS AT PAGES 40 THROUGH 99, AND ALL AMENDMENTS THEREOF AND SUPPLEMENTS THERETO. (EASEMENT IS BLANKET IN NATURE)

BK12 RIGHTS, RIGHTS OF WAY, RESERVATIONS AND EXCEPTIONS IN THE PATENT RECORDED AUGUST 23, 1922 IN BOOK 21, PAGE 230 OF PATENTS. (EASEMENT IS BLANKET IN NATURE)

APN: 346-061-37

STEWART TITLE GUARANTY COMPANY PROFORMA TITLE REPORT NO. 22000480331, DATED PROFORMA.

AB73 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 COURTS AS SET FORTH IN THE PATENT FROM THE UNITED STATES OF AMERICA, RECORDED APRIL 3, 1920, IN BOOK 20, PAGE 156 OF PATENTS. (EASEMENT IS BLANKET IN NATURE)

AB74 RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN THE PATENT FROM THE UNITED STATES OF AMERICA, RECORDED APRIL 3, 1920, IN BOOK 20, PAGE 156 OF PATENTS. (EASEMENT IS BLANKET IN NATURE)

AB75 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR TRANSMISSION LINE TO THE CITY OF LOS ANGELES, AS SET FORTH IN A DOCUMENT RECORDED APRIL 3, 1920 IN BOOK 20 OF PATENTS AT PAGE 156. SAID EASEMENT'S SPECIFIC LOCATION IS NOT SUFFICIENTLY DEFINED. (NOT LOCATABLE FROM RECORD)

(AB76) RIGHTS INCIDENTAL TO THE OWNERSHIP FOR THE USE AND DEVELOPMENT OF THE MINERAL INTERESTS RESERVED IN DEED BY W.P. DEAKINS AND PEARL E. DEAKINS, HUSBAND AND WIFE, RECORDED MARCH 2, 1962, IN BOOK 3468 PAGE 440, OFFICIAL RECORDS. MINERAL RIGHTS NOT SHOWN FURTHER.

APN: 346-061-35

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-54, DATED JUNE 7, 2022.

BM10 RIGHT OF WAY FOR TRANSMISSION LINE AS THE CITY OF LOS ANGELES MAY HAVE ACQUIRED UNDER THE ACT OF MARCH 4, 1911. (NO RECORD DOCUMENT REFERENCED)

(BM11) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC ROADS AND UTILITIES AND FOR INGRESS AND EGRESS TO USED TO BE USED IN COMMON WITH OTHERS TO W. P. DEAKINS AND PEARL E. DEAKINS, HUSBAND AND WIFE, AS SET FORTH IN A DOCUMENT RECORDED JUNE 3, 1963 IN BOOK 3612, PAGE 504, OF OFFICIAL RECORDS.

BM12 A RESERVATION OF AN UNDIVIDED ONE-HALF OF ALL OIL, MINERALS, GAS, HYDROCARBON AND ALLIED SUBSTANCES IN AND UNDER SAID LAND, BELOW A DEPTH OF 500 FEET MEASURED FROM THE SURFACE OF SAID LAND, WITHOUT THE RIGHT OF SURFACE ENTRY, AS EXCEPTED AND RESERVED IN THE DEED FROM W. P. DEAKINS AND PEARL E. DEAKINS, HUSBAND AND WIFE, TO ROBERT W. GIBEAUT AND BARBARA K. GIBEAUT, HUSBAND AND WIFE AS JOINT TENANTS, IN DEED RECORDED JUNE 3, 1963 IN BOOK 3612, PAGE 504, OF OFFICIAL RECORDS. (EASEMENT IS BLANKET IN NATURE)

APN: 346-061-39

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465, DATED OCTOBER 31, 2022.

BN9 A RIGHT OF WAY FOR DITCHES OR CANALS, GRANTED AND RESERVED IN BOOK 19, PAGES 68 & 69 OF PATENTS. (EASEMENT IS BLANKET IN NATURE)

APN: 346-061-40

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480411, DATED APRIL 11, 2022.

NO EASEMENTS

APN: 346-061-45

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-43, DATED JUNE 14, 2022.

(BP8) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC ROADS AND UTILITIES AND FOR INGRESS, EGRESS TO BE USED IN COMMON WITH OTHERS TO W.P. DEAKINS AND PEARL E. DEAKINS, HUSBAND AND WIFE, AS SET FORTH IN A DOCUMENT RECORDED JUNE 3, 1963 IN BOOK 3612 PAGE 504 OF OFFICIAL RECORDS.

APN: 346-061-47

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-9, DATED MAY 5, 2022.

BQ8 RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN THE PATENT FROM THE UNITED STATES OF AMERICA, RECORDED APRIL 3, 1920, IN BOOK 20 PAGE 156 OF PATENTS. (EASEMENT IS BLANKET IN NATURE)

BQ9 AN EASEMENT OVER SAID LAND FOR TRANSMISSION LINE IN FAVOR OF THE CITY OF LOS ANGELES AS DISCLOSED IN THE PATENT FROM THE UNITED STATES OF AMERICA RECORDED APRIL 3, 1920, IN BOOK 20 PAGE 156 OF PATENTS. THE EXACT LOCATION OF THE EASEMENT IS NOT DISCLOSED BY THE INSTRUMENT. (NOT LOCATABLE FROM RECORD)

BQ10 RIGHTS INCIDENTAL TO THE OWNERSHIP FOR THE USE AND DEVELOPMENT OF THE MINERAL INTERESTS RESERVED IN DEED BY W.P. DEAKINS, ET UX, RECORDED JUNE 3, 1963, IN BOOK 3612 PAGE 504, OFFICIAL RECORDS. MINERAL RIGHTS NOT SHOWN FURTHER. (EASEMENT IS BLANKET IN NATURE)

(BQ11) AN EASEMENT FOR ROAD, INGRESS, EGRESS AND UTILITY PURPOSES AND RIGHTS INCIDENTAL THERETO AS RESERVED BY W.P. DEAKINS, ET UX AS SET FORTH IN A DOCUMENT RECORDED JUNE 3, 1963, IN BOOK 3612 PAGE 504, OF OFFICIAL RECORDS.

APN: 346-061-48

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480411, DATED APRIL 11, 2022.

BR9 RESERVATIONS AND OTHER MATTERS CONTAINED IN THE PATENT RECORDED APRIL 3, 1920 IN BOOK 20, PAGE 156 OF PATENTS. (EASEMENT IS BLANKET IN NATURE)

(BR10) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC ROADS AND UTILITIES AND FOR INGRESS AND EGRESS TO BE USED IN COMMON WITH OTHERS, RESERVED BY W.P. DEAKINS AND PEARL E. DEAKINS, HUSBAND AND WIFE, RECORDED AS SET FORTH IN A DOCUMENT RECORDED JUNE 3, 1963, IN BOOK 3612 PAGE 504 OF OFFICIAL RECORDS OF OFFICIAL RECORDS.

APN: 346-062-03

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480436, DATED MAY 24, 2023.

(BS11) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD AND PUBLIC UTILITIES TO BURT T. CHURCH, A SINGLE MAN, ALSO KNOWN AS AND WHO ACQUIRED TITLE AS BURT THOMAS CHURCH, AS SET FORTH IN A DOCUMENT RECORDED MARCH 30, 1966, IN BOOK 3932, PAGE 764, OF OFFICIAL RECORDS.

APN: 346-062-04

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-47, DATED JULY 7, 2022.

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

BT9 RESERVATIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA RECORDED NOVEMBER 12, 1917 IN BOOK 19 PAGE 278 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 RESERVATIONS FROM THE LANDS HEREBY GRANTED, A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES. (EASEMENT IS BLANKET IN NATURE)

(BT10) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC UTILITIES, RESERVED BY JULIA I. CHURCH, AS SET FORTH IN A DOCUMENT RECORDED MARCH 16, 1966 IN BOOK 3928 PAGE 254, OFFICIAL RECORDS.

APN: 346-062-06

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480534 DATED JUNE 12, 2023.

NO EASEMENTS

APN: 346-062-07

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480534 DATED JUNE 12, 2023.

BV9 ANY RIGHT OF WAY FOR TRANSMISSION LINES AS THE CITY OF LOS ANGELES MAY HAVE UNDER THE ACT OF MARCH 4, 1911, AS DISCLOSED BY THE PATENT FROM THE UNITED STATES OF AMERICA TO MATHILDA C. DAU SCHMIDT, RECORDED APRIL 3, 1920 IN BOOK 20, PAGE 156, OF PATENTS. (NOT LOCATABLE FROM RECORD)

BV10 MATTERS DISCLOSED BY RECORD OF SURVEY MAP, FILED ON JULY 10, 2012 IN BOOK 28, PAGE 55, OF RECORD OF SURVEY. THE PURPOSE OF THE SURVEY, AS RECITED ON THE MAP.

APN: 346-062-12

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480453, DATED MAY 25, 2023.

BW5 RESERVATIONS AND OTHER MATTERS CONTAINED IN THE PATENT RECORDED APRIL 3, 1920 IN BOOK 20 PAGE 156 OF PATENTS. (NOT LOCATABLE FROM RECORD)

(BW6) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR POLE LINES AND INCIDENTAL PURPOSES TO SOUTHERN CALIFORNIA EDISON COMPANY, AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 27, 1955 IN BOOK 2508 PAGE 141 OF OFFICIAL RECORDS.

APN: 346-062-14

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480040-65, DATED MAY 26, 2023.

BX12 RESERVATIONS AND OTHER MATTERS CONTAINED IN THE PATENT RECORDED APRIL 3, 1920 IN BOOK 20 PAGE 156 OF PATENTS. (NOT LOCATABLE FROM RECORD)

BX13 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR TRANSMISSION LINE AS SET FORTH IN A DOCUMENT RECORDED APRIL 12, 1920, AS BOOK 20 PAGE 156 OF PATENTS. (NOT LOCATABLE FROM RECORD)

APN: 346-062-19

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480009, DATED DECEMBER 29, 2022.

(BY10) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD PURPOSES TO THE PUBLIC IN GENERAL, AS SET FORTH IN A DOCUMENT RECORDED FEBRUARY 20, 1990 AS INSTRUMENT NO. 022236 IN BOOK 6348 PAGE 0583 OF OFFICIAL RECORDS.

APN: 346-062-24

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480465-108, DATED DECEMBER 23, 2022.

CA9 A RESERVATION OF AN UNDIVIDED 1/2 INTEREST IN ALL OIL, GAS, MINERALS AND ALL OIL, GAS, AND MINERAL RIGHTS, BY RICHARD F. COERBER, ET UX, IN DEED RECORDED JUNE 11, 1956 IN BOOK 2620, PAGE 137, OF OFFICIAL RECORDS. (EASEMENT IS BLANKET IN NATURE)

CA10 RESERVATIONS AND OTHER MATTERS CONTAINED IN THE PATENT RECORDED APRIL 3, 1920 IN BOOK 20 PAGE 156, OF PATENTS. (EASEMENT IS BLANKET IN NATURE)

CA11 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR TRANSMISSION LINE TO CITY OF LOS ANGELES, AS SET FORTH IN A DOCUMENT RECORDED APRIL 3, 1920 IN BOOK 20, PAGE 156 OF PATENTS. (EASEMENT IS BLANKET IN NATURE)

(CA12) THE EFFECT OF A RESERVATION TO THE RIGHT TO A 20 FOOT EASEMENT ALONG THE NORTH AND EAST SIDES OF SUBJECT PROPERTY FOR ROAD AND PUBLIC UTILITY PURPOSES RECORDED MARCH 9, 1972 IN BOOK 4649, PAGE 283.

APN: 346-062-25

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480040-65, DATED MAY 26, 2023.

CB4 RESERVATIONS AND OTHER MATTERS CONTAINED IN THE PATENT RECORDED APRIL 3, 1920 IN BOOK 20 PAGE 156 OF PATENTS. (EASEMENT IS BLANKET IN NATURE)

(CB5) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD AND PUBLIC UTILITY TO STEPHEN P. GLUCK, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 4649 PAGE 282 OF OFFICIAL RECORDS.

CB6 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD TO PUBLIC IN GENERAL AS SET FORTH IN A DOCUMENT RECORDED MAY 28, 1986 IN BOOK 5877, POAGE 557, OF OFFICIAL RECORDS. (DOES NOT AFFECT SUBJECT PARCEL)

APN: 346-062-26

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-69, DATED JULY 26, 2022.

CC9 RESERVATIONS AND OTHER MATTERS CONTAINED IN THE PATENT RECORDED APRIL 3, 1920, IN BOOK 20, PAGE 156 OF PATENTS. (EASEMENT IS BLANKET IN NATURE)

CC10 A RESERVATION OF AN UNDIVIDED MINERAL INTEREST IN DEED, BY RICHARD F. COERBER, ET. UX. IN DEED RECORDED JUNE 11, 1956, IN BOOK 2620, PAGE 137, OF OFFICIAL RECORDS. (EASEMENT IS BLANKET IN NATURE)

CC11 CERTIFICATE OF COMPLIANCE BY THE COUNTY OF KERN, THAT THE HEREIN DESCRIBED PROPERTY COMPLIES WITH THE PROVISIONS OF HTE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, REGULATING DIVISIONS OF LAND RECORDED OCTOBER 20, 1989, IN BOOK 6174, PAGE 851, OF OFFICIAL RECORDS.

CC12 MATTERS CONTAINED IN A SURVEY MAP NO. 3259, FILED IN BOOK 28, PAGE 55 OF RECORDS OF SURVEY.

APN: 346-062-38

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480040-50, DATED APRIL 17, 2023.

(CE11) EASEMENTS AND RIGHTS OF WAY FOR INGRESS AND EGRESS AND UTILITIES AFFECTING THE EASEMENT PARCEL(S) DESCRIBED IN THE LEGAL DESCRIPTION AS CONVEYED AND RESERVED BY VARIOUS DEEDS OF RECORD.

(CE12) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS AND EGRESS FOR ROAD AND/OR UTILITY RESERVED BY ROLAND LAND COMPANY, A CALIFORNIA CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED, JUNE 11, 1979, IN BOOK 5204 PAGE 1461, OF OFFICIAL RECORDS.

APN: 346-062-39

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 230004800464, DATED MAY 25, 2023.

(CF11) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC ROAD, INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES TO BE USED IN COMMON WITH OTHERS TO ROLAND LAND COMPANY, A CALIFORNIA CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED AUGUST 8, 1979 IN BOOK 5219 PAGE 1572 OF OFFICIAL RECORDS.

APN: 346-062-40

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 220004800465-139, DATED DECEMBER 23, 2022.

(CG10) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES TO BE USED IN COMMON WITH OTHERS, RESERVED BY ROLAND LAND COMPANY, A CALIFORNIA CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 9, 1979 IN BOOK 5234 PAGE 2292 OF OFFICIAL RECORDS.

APN: 346-062-42

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480510, DATED MAY 25, 2023.

(CH12) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD AND PUBLIC UTILITY AND INCIDENTAL PURPOSES, RESERVED BY JULIA I. CHURCH, A WIDOW, ALSO KNOWN AS AND WHO ACQUIRED TITLE AS JULIA IRENE CHURCH, AS SET FORTH IN A DOCUMENT RECORDED MARCH 16, 1966 IN BOOK 3928, PAGE 254 OF OFFICIAL RECORDS. AFFECTS: THE NORTH 30' AND THE SOUTH 30'

(CH13) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS EGRESS FOR ROAD AND/OR PUBLIC UTILITY PURPOSES, RESERVED BY ROLAND LAND COMPANY, A CALIFORNIA CORPORATION, FORMERLY ROLAND ESTATES, A CALIFORNIA CORPORATION DBA ROLAND ESTATES, AS SET FORTH IN A DOCUMENT RECORDED FEBRUARY 25, 1981 AS INSTRUMENT NO. 018874 IN BOOK 5354, PAGE 1462 OF OFFICIAL RECORDS. AFFECTS: THE NORTH 30'

APN: 346-062-50

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480222, DATED MARCH 16, 2023.

(CI5) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD AND PUBLIC UTILITY PURPOSES TO BE USED IN COMMON WITH OTHER RESERVED BY JULIA I. CHURCH, A WIDOW, ALSO KNOWN AS, AND WHO ACQUIRED TITLE AS JULIA IRENE CHURCH, AS SET FORTH IN A DOCUMENT RECORDED, MARCH 16, 1966, IN BOOK 3928, PAGE 254, OF OFFICIAL RECORDS.

VESTING TENTATIVE PARCEL MAP NO. 12595

EASEMENTS:

APN: 346-061-53

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480407, DATED MAY 4, 2022.

(DT5) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AD ROAD PURPOSES, AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 4889, PAGE 2407, OF OFFICIAL RECORDS.

(DT6) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD PURPOSES, AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 4890, PAGE 492, OF OFFICIAL RECORDS.

APN: 346-062-51

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480040-26, DATED MARCH 2, 2023.

(CJ11) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD AND PUBLIC UTILITY PURPOSES TO BE USED IN COMMON WITH OTHERS, RESERVED BY JULIA I. CHURCH, A WIDOW, ALSO KNOWN AS AND WHO ACQUIRED TITLE AS JULIA IRENE CHURCH, AS SET FORTH IN A DOCUMENT RECORDED MARCH 16, 1966 IN BOOK 3928 PAGE 254 OF OFFICIAL RECORDS.

APN: 346-061-54

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480502, DATED JUNE 8, 2023.

(DU4) EASEMENTS AND RIGHTS INCIDENTAL THERETO FOR ROAD AND UTILITY AND INCIDENTAL PURPOSES, TO GAELON R. HEDERSON, ET UX, AS SET FORTH IN A DOCUMENT RECORDED JULY 21, 1966, IN BOOK 3965, PAGE 519, OF OFFICIAL RECORDS.

(DU5) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AD ROAD PURPOSES, AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 4889, PAGE 2407, OF OFFICIAL RECORDS.

(DU6) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD PURPOSES, AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 4890, PAGE 492, OF OFFICIAL RECORDS.

(DU7) IRREVOCABLE OFFER TO DEDICATE A PORTION OF THE LAND FOR ROAD AND INCIDENTAL PURPOSES RECORDED APRIL 8, 1975, IN BOOK 4890, PAGE 492, OF OFFICIAL RECORDS.

APN: 346-061-55, 56

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480531, DATED JUNE 12, 2023.

(DV3) EASEMENTS AND RIGHTS INCIDENTAL THERETO FOR ROAD AND UTILITY AND INCIDENTAL PURPOSES, TO GAELON R. HEDERSON, ET UX, AS SET FORTH IN A DOCUMENT RECORDED JULY 21, 1966, IN BOOK 3965, PAGE 519, OF OFFICIAL RECORDS.

APN: 346-062-16, 17, 18 & 27

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480410, DATED APRIL 12, 2022.

DW9 RESERVATIONS AND OTHER MATTERS CONTAINED IN THE PATENT RECORDED APRIL 3, 1920 IN BOOK 20 PAGE 156 OF PATENTS.

DW10A RIGHT OF WAY FOR TRANSMISSION LINE, AS THE CITY OF LOS ANGELES MAY HAVE UNDER THE ACT OF MARCH 4, 1911, AS DISCLOSED IN THE PATENT FROM THE UNITED STATES OF AMERICA TO MATHILDA C. DAU SCHMIDT, RECORDED APRIL 3, 1920 IN BOOK 20 PAGE 156 OF PATENTS. (EASEMENT IS BLANKET IN NATURE)

(DW11) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC UTILITIES TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 27, 1955 IN BOOK 2508 PAGE 141 OF OFFICIAL RECORDS.

(DW13) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD AND UTILITY PURPOSES TO BE USED IN COMMON WITH OTHERS, RESERVED BY LILLA WEISE, AN UNMARRIED WOMAN, AS SET FORTH IN A DOCUMENT RECORDED FEBRUARY 23, 1972 AS INSTRUMENT NO. 13010 IN BOOK 4636 PAGE 782 OF OFFICIAL RECORDS.

(DW14) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD AND UTILITY PURPOSES TO BE USED IN COMMON WITH OTHERS, RESERVED BY LILLA WEISE, AN UNMARRIED WOMAN, AS SET FORTH IN A DOCUMENT RECORDED FEBRUARY 23, 1972 AS INSTRUMENT NO. 13011 IN BOOK 4636 PAGE 783 OF OFFICIAL RECORDS.

APN: 346-062-30

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480542, DATED JULY 28, 2023.

(DX12) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC ROAD, INGRESS AND EGRESS AND PUBLIC UTILITIES TO JACK C. WOLLESON AND ELEANOR G. WOLLESON, HUSBAND AND WIFE, AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 25, 1966 AS INSTRUMENT NO. 57200, IN BOOK 3990 PAGE 633, OF OFFICIAL RECORDS.

(DX13) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS AND EGRESS FOR ROAD AND/OR UTILITY PURPOSES TO ROLAND LAND COMPANY, AS SET FORTH IN A DOCUMENT RECORDED JUNE 12, 19[illegible] AS INSTRUMENT NO. 58616, IN BOOK 5204 PAGE 2229 OF OFFICIAL RECORDS.

APN: 346-062-31

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-41 DATED JUNE 21,2022.

(DY9) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD AND PUBLIC UTILITY TO BE USES IN COMMON WITH OTHERS, AS SET FORTH IN A DOCUMENT RECORDED MARCH 16, 1966 IN BOOK 3928 PAGE 254 OF OFFICIAL RECORDS. CONDITIONS AS THEREIN CONTAINED.

(DY10) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD PURPOSES TO THE ADJACENT PROPERTY OWNERS AND TO THE PUBLIC IN GENERAL, AS SET FORTH IN A DOCUMENT RECORDED JANUARY 16, 1976 IN BOOK 4934 PAGE 1478 OF OFFICIAL RECORDS.

APN: 346-062-32

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480040-70, DATED MAY 16, 2023.

DZ12 RESERVATIONS AND EXCEPTIONS IN THE PATENT BY THE UNITED STATES OF AMERICA RECORDED NOVEMBER 12, 1917, IN BOOK 19 PAGE 278 OF PATENTS. (EASEMENT IS BLANKET IN NATURE)

(DZ13) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD AND PUBLIC UTILITIES RESERVED BY JULIA I. CHURCH, AS SET FORTH IN A DOCUMENT RECORDED, MARCH 16, 1966, IN BOOK 3928 PAGE 254, OF OFFICIAL RECORDS.

(DZ14) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS, ROAD AND PUBLIC UTILITIES RESERVED BY ROLAND LAND COMPANY, AS SET FORTH IN A DOCUMENT RECORDED, JUNE 28, 1974, IN BOOK 4848 PAGE 322 OF OFFICIAL RECORDS.

(DZ15) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD TO THE ADJACENT PROPERTY OWNERS AND TO THE PUBLIC IN GENERAL, AS SET FORTH IN A DOCUMENT RECORDED JANUARY 16, 1976, IN BOOK 4934 PAGE 1478, OF OFFICIAL RECORDS.

APN: 346-062-34

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480383, DATED MAY 4, 2023.

EA10 MATTERS CONTAINED IN A SURVEY FILED IN BOOK 26 PAGE 152, OF RECORDS OF SURVEY.

APN: 346-062-36

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480550, DATED JUNE 8, 2023.

(EB12) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD TO THE ADJACENT PROPERTY OWNERS & TO THE PUBLIC IN GENERAL, AS SET FORTH IN A DOCUMENT RECORDED JANUARY 16, 1976, IN BOOK 4934 PAGE 1478, OF OFFICIAL RECORDS.

(EB13) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD PURPOSES TO THE ADJACENT PROPERTY OWNERS & TO THE PUBLIC IN GENERAL, AS SET FORTH IN A DOCUMENT RECORDED JANUARY 21, 1976, IN BOOK 4935 PAGE 495, OF OFFICIAL RECORDS.

(EB14) IRREVOCABLE OFFER TO DEDICATE A PORTION OF THE PROPERTY FOR FUTURE STREET OR HIGHWAY PURPOSES, RECORDED JANUARY 21, 1976, IN BOOK 4935 PAGE 495, OF OFFICIAL RECORDS.

APN: 346-062-37

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480492, DATED MAY 25, 2023.

(EC11) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD TO THE ADJACENT PROPERTY OWNERS AND THE PUBLIC IN GENERAL, AS SET FORTH IN A DOCUMENT RECORDED JANUARY 21, 1976, AS INSTRUMENT NO. 04781 IN BOOK 4935 PAGE 495, OF OFFICIAL RECORDS.

(EC12) IRREVOCABLE OFFER TO DEDICATE A PORTION OF THE PROPERTY FOR FUTURE STREET OR HIGHWAY PURPOSES, RECORDED JANUARY 21, 1976, AS INSTRUMENT NO. 04781 IN BOOK 4935 PAGE 495, OF OFFICIAL RECORDS.

APN: 346-062-48

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-104, DATED NOVEMBER 30, 2022.

(EF10) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD AND PUBLIC UTILITY PURPOSES TO BE USED IN COMMON WITH OTHERS, TO BURT T. CHURCH, A SINGLE MAN, ALSO KNOWN AS AND WHO ACQUIRED TITLE AS BURT THOMAS CHURCH, AS SET FORTH IN A DOCUMENT RECORDED MARCH 30, 1966, IN BOOK 3932, PAGE 798, OF OFFICIAL RECORDS.

(EF11) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD PURPOSES TO DONALD TIVENS, DBA FORECAST LAND INVESTMENT COMPANY, AND MARILYN TIVENS, HIS WIFE, AS SET FORTH IN A DOCUMENT RECORDED APRIL 28, 1983, IN BOOK 5546, PAGE 685, OF OFFICIAL RECORDS.

APN: 346-061-46

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480387, DATED JUNE 8, 2023.

EJ12 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR RIGHT OF WAY THEREON FOR DITCHES AND CANALS, RESERVED BY THE UNITED STATES, AS SET FORTH IN A DOCUMENT RECORDED APRIL 3, 1920, IN BOOK 20, PAGE 156, OF PATENTS. (EASEMENT IS BLANKET IN NATURE)

(EJ13) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR 50 FOOT EASEMENT PUBLIC ROADS AND UTILITIES AND INGRESS AND EGRESS, TO ROBERT W. GIBEAUT AND BARBARA K. GIBEAUT, HUSBAND AND WIFE, AS JOINT TENANTS, AS SET FORTH IN A DOCUMENT RECORDED JUNE 3, 1963, IN BOOK 3612, PAGE 504, OF OFFICIAL RECORDS.

APN: 346-062-41

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480556, DATED JUNE 8, 2023.

(EK5) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD AND PUBLIC UTILITY PURPOSES RESERVED BY BURT T. CHURCH, A SINGLE MAN, AS SET FORTH IN A DOCUMENT RECORDED, MARCH 30, 1966 IN BOOK 3932 PAGE 798, OF OFFICIAL RECORDS.

APN: 346-[illegible]-08

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480553, DATED MAY 12, 2022.

NO EASEMENTS

APN: 346-062-29

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480497, DATED MAY 25, 2023.

(EM11) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC ROAD, INGRESS AND EGRESS AND PUBLIC UTILITY PURPOSES TO BE USED IN COMMON WITH OTHERS TO JACK W. WOLLESON AND ELEANOR G. WOLLESON, HUSBAND AND WIFE, AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 25, 1966, INSTRUMENT NO. 57200, BOOK 3990, PAGE 633 OF OFFICIAL RECORDS.

(EM12) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS AND EGRESS, ROAD AND/OR UTILITY PURPOSES, TO BE USED IN COMMON WITH OTHERS TO ROLAND LAND COMPANY, A CALIFORNIA CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED MAY 23, 1973, INSTRUMENT NO. 37544, BOOK 4786, PAGE 1120 OF OFFICIAL RECORDS.

APN: 346-062-35

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480384, DATED MAY 4, 2023.

(EP10) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC ROAD, INGRESS, EGRESS AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES TO ROLAND LAND COMPANY, A CALIFORNIA CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 25, 1966 IN BOOK 3990 PAGE 633 OF OFFICIAL RECORDS.

(EP11) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD, INGRESS AND EGRESS AND INCIDENTAL PURPOSES TO REV. U. VAUGHN TRAVIS AND ELIZABETH TRAVIS, HUSBAND AND WIFE, AS JOINT TENANTS, AS SET FORTH IN A DOCUMENT RECORDED JUNE 12, 1979 IN BOOK 5204 PAGE 2229 OF OFFICIAL RECORDS.

(EP12) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES TO HOWARD HSIN WEN AND MONA M. T. WEN, HUSBAND AND WIFE, AS JOINT TENANTS, AS SET FORTH IN A DOCUMENT RECORDED SEPTEMBER 4, 1979 IN BOOK 5226 PAGE 68 OF OFFICIAL RECORDS.

APN: 346-062-44

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480539, DATED JUNE 8, 2023.

(EQ5) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD AND PUBLIC UTILITIES TO BE USED IN COMMON WITH OTHERS RESERVED BY JULIA I. CHURCH, A WIDOW, ALSO KNOWN AS AND WHO ACQUIRED TITLE AS JULIA IRENE CHURCH, AS SET FORTH IN A DOCUMENT RECORDED, MARCH 16, 1966, IN BOOK 3928 PAGE 254, OF OFFICIAL RECORDS.

(EQ6) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS AND EGRESS FOR ROAD AND/OR PUBLIC UTILITY RESERVED BY ROLAND LAND COMPANY, A CALIFORNIA CORPORATION FORMERLY ROLAND ESTATES, A CALIFORNIA CORPORATION DBA ROLAND ESTATES, AS SET FORTH IN A DOCUMENT RECORDED, APRIL 13, 1981, AS INSTRUMENT NO. 037370 IN BOOK 5366 PAGE 1582, OF OFFICIAL RECORDS.

APN: 346-062-52

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480484, DATED MAY 25, 2023.

(CK12) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC ROADS AND UTILITIES AND FOR INGRESS AND EGRESS RESERVED BY W. P. DEAKINS AND PEARL E. DEAKINS, HUSBAND AND WIFE, AS SET FORTH IN A DOCUMENT RECORDED, MAY 31, 1963 IN BOOK 3611 PAGE 827, OF OFFICIAL RECORDS.

(CK14) EASEMENTS AND OTHER MATTERS SHOWN AND/OR DEDICATED ON THE PARCEL MAP NO. 9568 FILED IN BOOK 42, PAGES 168-169, IN THE OFFICIAL COUNTY RECORDS.

APN: 346-062-53

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480299, FEBRUARY 10, 2023.

ADA A RIGHT OF WAY FOR TRANSMISSION LINE AS THE CITY OF LOS ANGELES MAY HAVE ACQUIRED UNDER THE ACT OF MARCH 4, 1911. (NO RECORD DOCUMENT REFERENCED)

(CL10) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC ROAD AND UTILITIES TO W.P. DEAKINS AND PEARL E. DEAKINS, HUSBAND AND WIFE, AS SET FORTH IN A DOCUMENT RECORDED MAY 31, 1963 AS BOOK 3611, PAGE 827 OF OFFICIAL RECORDS. NO REPRESENTATION IS MADE TO THE PRESENT OWNERSHIP OF SAID EASEMENT.

(CL13) EASEMENT(S) OF THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT. PURPOSE: PUBLIC ACCESS OFFERED AS DEDICATION. AFFECTS: EAST 30 FEET, WEST 30 FEET, SOUTH 30 FEET AND EAST 15 FEET, WEST 15 FEET AND SOUTH 15 FEET.

APN: 346-062-47

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480460, DATED MAY 24, 2023.

WW12 RESERVATIONS AND EXCEPTIONS IN THE PATENT BY THE UNITED STATES OF AMERICA RECORDED NOVEMBER 12, 1917, IN BOOK 19 PAGE 278 OF PATENTS. (EASEMENT IS BLANKET IN NATURE)

(EE13) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD AND PUBLIC UTILITIES RESERVED BY BURT T. CHURCH, A SINGLE MAN, ALSO KNOWN AS AND WHO ACQUIRED TITLE AS BURT THOMAS CHURCH, AS SET FORTH IN A DOCUMENT RECORDED, MARCH 30, 1966, AS INSTRUMENT NO. 17048 IN BOOK 3932 PAGE 798, OF OFFICIAL RECORDS.

EE14 MATTERS CONTAINED IN A DOCUMENT ENTITLED "CERTIFICATE OF COMPLIANCE (SECTION 66499.35, GOVERNMENT CODE)", BY COUNTY OF KERN RECORDED APRIL 17, 1989, AS INSTRUMENT NO. 045317 IN BOOK 6229 PAGE 1386, OF OFFICIAL RECORDS.

(EE15) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD RESERVED BY DONALD TIVENS, DBA FORECAST LAND INVESTMENT COMPANY, & MARILYN TIVENS, HIS WIFE, AS SET FORTH IN A DOCUMENT RECORDED, APRIL 25, 1989, AS INSTRUMENT NO. 048992 IN BOOK 6232 PAGE 421, OF OFFICIAL RECORDS.

ADJOINING PROPERTY EASEMENTS:

APN: 474-051-18

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-140, DATED FEBRUARY 10, 2022.

(CZ13) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD, AS SET FORTH IN A DOCUMENT RECORDED MAY 23, 1979 AS INSTRUMENT NO. 51126, IN BOOK 5200, PAGE 86 OF OFFICIAL RECORDS.

APN: 474-051-19

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480525, DATED JUNE 7, 2023.

(DA12) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED MAY 24, 1955, IN BOOK 2429 PAGE 167, OF OFFICIAL RECORDS.

(DA14) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD AND INCIDENTAL PURPOSES TO MONT BLANC REALTY, N.V., A NETHERLANDS ANTILLES CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED MAY 23, 1979, IN BOOK 5200 PAGE 82, OF OFFICIAL RECORDS.

APN: 474-051-20

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480440, DATED MAY 25, 2023.

(DB12) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED MAY 24, 1955 IN BOOK 2429 PAGE 167 OF OFFICIAL RECORDS.

(DB13) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD AND INCIDENTAL PURPOSES TO BANK OF CALIFORNIA, N.A., AS TRUSTEE UNDER TRUST 85008, AS SET FORTH IN A DOCUMENT RECORDED MAY 23, 1979 IN BOOK 5200 PAGE 78 OF OFFICIAL RECORDS.

APN: 474-051-21

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480231, DATED JUNE 9, 2023.

(DC4) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ELECTRIC LINE TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED MARCH 24, 1955, IN BOOK 2429 PAGE 167, OF OFFICIAL RECORDS.

(DC6) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD PURPOSES RESERVED BY SECURITY TITLE INSURANCE COMPANY, AS SET FORTH IN A DOCUMENT RECORDED, MARCH 13, 1975, AS INSTRUMENT NO. 17034, OF OFFICIAL RECORDS.

VESTING TENTATIVE PARCEL MAP NO. 12595

ADJOINING PROPERTY EASEMENTS CONTINUED:

APN: 474-051-22

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-22, DATED JUNE 3, 2022.

(DD9) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC UTILITIES TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED MAY 24, 1955 IN BOOK 2429 PAGE 167 OF OFFICIAL RECORDS.

APN: 474-051-23

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480516, DATED JULY 1, 2023.

(DE3) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC UTILITIES, TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED MAY 24, 1955, IN BOOK 2429 PAGE 167, OFFICIAL RECORDS.

(DE5) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD, AS SET FORTH IN A DOCUMENT RECORDED JANUARY 18, 1980, IN BOOK 5259 PAGE 477, OF OFFICIAL RECORDS.

APN: 474-051-24

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480040-64, DATED APRIL 25, 2023.

(DF13) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD AND INCIDENTAL PURPOSES TO MONT BLANC REALTY, N.V., A NETHERLANDS ANTILLES CORPORATION AS SET FORTH IN A DOCUMENT RECORDED MAY 23, 1979 IN BOOK 5200 PAGE 74, OF OFFICIAL RECORDS.

APN: 474-051-25

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480233, DATED JUNE 16, 2023.

(DG10) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR UTILITIES TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED MAY 24, 1955 IN BOOK 2429, PAGE 167 OF OFFICIAL RECORDS.

APN: 474-051-29-00-2

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-18, DATED MAY 16, 2022.

(DI9) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC UTILITIES TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED MAY 24, 1955 IN BOOK 2429 PAGE 167 OF OFFICIAL RECORDS.

APN: 474-051-16, 17, 26 & 27

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480435, DATED MAY 23, 2023.

(CY21) EASEMENT AND RIGHTS INCIDENTAL THERETO TO SOUTHERN CALIFORNIA EDISON COMPANY AS SET FORTH IN A DOCUMENT RECORDED MAY 24, 1955, IN BOOK 2429, PAGE 167, OF OFFICIAL RECORDS.

APN: 474-051-18

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-140, DATED FEBRUARY 10, 2022.

(CZ11) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC UTILITIES TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED MAY 24, 1955, IN BOOK 2429 PAGE 167, OF OFFICIAL RECORDS.

VESTING TENTATIVE PARCEL MAP NO. 12597

IN THE UNINCORPORATED AREA, COUNTY OF KERN STATE OF CALIFORNIA

BEING A MERGER AND RE-SUBDIVISION OF THE SOUTHEAST 1/4 AND THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 7, EXCLUDING THEREFROM THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA, COUNTY OF KERN, STATE OF CALIFORNIA

EASEMENT TABLE:

THE EASEMENTS SHOWN HEREON HAVE BEEN PLOTTED SOLELY ON INFORMATION CONTAINED IN THE FOLLOWING STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORTS: REPORT NO. 22000480465-64, DATED AUGUST 25, 2022, REPORT NO. 22000480465-27, DATED JUNE 9, 2022, REPORT NO. 23000480220, DATED APRIL 10, 2023, REPORT NO. 22000480465-7, DATED MAY 16, 2023, REPORT NO. 18000481481, DATED MARCH 2 2022, REPORT NO. 22000480465-6, DATED MAY 4 2022, REPORT NO. 23000480462, DATED MAY 24, 2023, REPORT NO. 22000480405, DATED JULY 26, 2022, REPORT NO. 23000480438, DATED MAY 24, 2023, REPORT NO. 23000480498, DATED JUNE 1, 2023, REPORT NO. 23000480530, DATED JUNE 30, 2023, REPORT NO. 22000480465-17, DATED MAY 16, 2023, REPORT NO. 23000480512, DATED JUNE 1, 2023, STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480782, DATED AUGUST 10, 2023, REPORT NO. 22000480465-126, DATED FEBRUARY 9, 2023, REPORT NO. 22000480465-65 DATED JULY 26, 2022, REPORT NO. 23000480217, DATED AUGUST 4, 2023, REPORT NO. 22000480465-132, DATED JANUARY 26, 2023, REPORT NO. 22000480331, DATED PROFORMA, REPORT NO. 22000480465-59, DATED NOVEMBER 4, 2022, REPORT NO. 22000480465-137, DATED DECEMBER 27, 2022, REPORT NO. 23000480554, DATED JULY 14, 2023, REPORT NO. 23000480437, DATED MAY 23, 2023, REPORT NO. 23000480216, DATED MARCH 16, 2023, REPORT NO. 23000480218, DATED MARCH 1, 2023, REPORT NO. 23000480215, DATED JUNE 2, 2023, REPORT NO. 22000480465-10, DATED MAY 6, 2022, REPORT NO. 23000480538, DATED JUNE 5, 2023, AND REPORT NO. 23000480221, MARCH 17, 2023.

DESCRIPTION OF PROJECT:

THE PURPOSE OF THIS TENTATIVE PARCEL MAP IS TO MERGE TWENTY-THREE (23) EXISTING PARCELS IN TO ONE (1) PARCEL.
NOTE: THIS PARCEL MAP WILL NOT BE RECORDED IN PHASES.

BASIS OF BEARINGS:

ALL BEARINGS SHOWN HEREON ARE GRID DISTANCES BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83), ZONE 5, EPOCH 2010.00, AND WAS ESTABLISHED BETWEEN NATIONAL GEODETIC SURVEY (NGS) LOCAL CONTROL STATIONS TEHA (SOPAC) AND ELTN (SOPAC) HAVING A BEARING OF SOUTH 04°27'38" EAST.

FLOOD HAZARD NOTE:

THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FLOOD ZONE X AND ZONE A. FLOOD ZONE X IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AND ZONE A IS DEFINED AS "SPECIAL FLOOD HAZARD AREAS WITHOUT BASE FLOOD ELEVATION (BFE)" ON FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM (FLOOD INSURANCE RATE MAP) MAP NO. 06029C3650E, WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

SURVEY NOTE:

I, JEFFREY J. LENHERR, HEREBY STATE THAT THERE ARE NO STRUCTURES WITHIN THIS MAP OR WITHIN 150 FEET OF THE MAPS BOUNDARY.

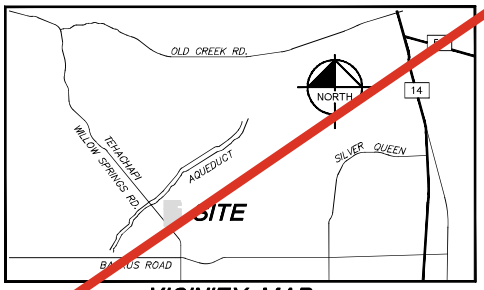
MONUMENT NOTES:

● FOUND MONUMENT AS SHOWN

SEARCHED FOUND NOTHING AT ALL PROPERTY CORNERS UNLESS SHOWN OTHERWISE.

11 FD. 2.5" GLO BRASS DISK

12 FD. 3" GLO BRASS DISK



VICINITY MAP
NOT TO SCALE

STATISTICS:

ASSESSOR'S PARCEL NUMBERS:	346-012-06, 07, 09, 10, 11, 12 346-061-14, 15, 16, 17, 18, 19, 24, 25, 28, 29, 49, 50, 51, 52, 58, 59, 60
ACCESS TO PARCELS:	90TH STREET WEST
EXISTING NUMBER OF PARCELS:	23
PROPOSED NUMBER OF PARCELS:	1
EXISTING WATER SUPPLY:	N/A (RAW LAND)
EXISTING SEWAGE DISPOSAL:	N/A (RAW LAND)
EXISTING POWER:	SOUTHERN CALIFORNIA EDISON
EXISTING GAS:	SOCAL GAS
EXISTING ZONING:	A FP, PL RS FP
EXISTING GENERAL PLAN DESIGNATION:	8.3 (EXTENSIVE AGRICULTURE-MIN. 20 ACRE PARCEL SIZE)
EXISTING USE:	VACANT LAND
PROPOSED ZONING:	A FP
PROPOSED GENERAL PLAN DESIGNATION:	8.3 (EXTENSIVE AGRICULTURE-MIN. 20 ACRE PARCEL SIZE)
PROPOSED USE:	SOLAR ENERGY ELECTRIC GENERATORS (SOLAR FARM)
PROPOSED WATER SUPPLY:	WELL SITE (IF REQUIRED)
PROPOSED SEWAGE DISPOSAL:	SEPTIC (IF REQUIRED)
IMPROVEMENTS REQUIRED:	N/A
PARCEL "A" AREA:	266.74 ACRES
TOTAL PROJECT AREA:	266.74 ACRES

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF TERRA-GEN.

FOR EXAMINATION ONLY

JEFFREY J. LENHERR, L.S. 9305 DATE

PROFESSIONAL LAND SURVEYOR
JEFFREY J. LENHERR
NO. 9305
STATE OF CALIFORNIA

LEGAL DESCRIPTON:

APN: 346-012-06

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-7, DATED MAY 16, 2022.

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 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 50% OF ALL COAL, OIL, GAS, PETROLEUM MINERALS, OIL AD OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, MEASURED FROM THE SURFACE OF SAID LAND THE SUBSURFACE THEREOF TO AD DEPTH OF 500 FEET, AS RESERVED BY HEREBERT H. SPENCER, ET UX, IN DEED RECORDED APRIL 12, 1961 IN BOOK 3368 PAGE 830 OF OFFICIAL RECORDS.

APN: 346-012-07

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 18000481481, DATED MARCH 2 2022.

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 10 NORTH, RANGE 13 WEST, S.B.M., IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THEREFROM 50% OF ALL COAL, OIL, GAS, PETROLEUM, MINERALS, OIL AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, MEASURED FROM THE SURFACE OF SAID LAND AND WITHOUT ANY RIGHTS OF ENTRY UPON THE SURFACE OF SAID LAND AND THE SUBSURFACE THEREOF TO A DEPTH OF 500 FEET AS RESERVED BY HERBERT HUGH SPENCER, ET UX, IN DEED RECORDED IN BOOK 3368, PAGE 830, OF OFFICIAL RECORDS.

APN: 346-012-09

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-6, DATED MAY 4 2022.

PARCEL 1 OF PARCEL MAP NO. 2828, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, AS PER MAP RECORDED JULY 10, 1975, IN BOOK 13, PAGE 198, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 346-012-10

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480462, DATED MAY 24, 2023.

PARCEL 2 OF PARCEL MAP 2828 IN THE UNINCORPORATED AREA, OF THE COUNTY OF KERN, STATE OF CALIFORNIA, AS PER MAP FILED JULY 10, 1975 IN BOOK 13 PAGE 198 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT 50% OF ALL COAL, OIL, GAS, PETROLEUM MINERALS, OIL AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, MEASURED FROM THE SURFACE OF SAID LAND AND WITHOUT ANY RIGHTS OF ENTRY UPON THE SURFACE OF SAID LAND THE SUBSURFACE THEREOF TO A DEPTH OF 500 FEET, AS RESERVED BY HERBERT H. SPENCER, ET UX IN DEED RECORDED APRIL 12, 1961, IN BOOK 3368 PAGE 830 OF OFFICIAL RECORDS.

APN: 346-012-11

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480405, DATED JULY 26, 2022.

PARCEL 3 OF PARCEL MAP 2828, IN THE UNINCORPORATED AREA, OF THE COUNTY OF KERN, STATE OF CALIFORNIA, AS PER MAP FILED JULY 10, 1975 IN BOOK 13 PAGE 198OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT 50% OF ALL COAL, OIL, GAS, PETROLEUM MINERALS, OIL AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, MEASURED FROM THE SURFACE OF SAID LAND AND WITHOUT ANY RIGHTS OF ENTRY UPON THE SURFACE OF SAID LAND THE SUBSURFACE THEREOF TO A DEPTH OF 500 FEET, AS RESERVED BY HERBERT H. SPENCER, ET UX IN DEED RECORDED APRIL 12, 1961, IN BOOK 3368 PAGE 830OF OFFICIAL RECORDS.

LEGAL DESCRIPTON: (CONTINUED)

APN: 346-012-12

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480438, DATED MAY 24, 2023.

PARCEL 4 OF PARCEL MAP NO. 2828, IN THE UNINCORPORATED AREA, OF THE COUNTY OF KERN, STATE OF CALIFORNIA, AS PER MAP FILED JULY 10, 1975 IN BOOK 13, PAGE 198 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT 50% OF ALL COAL, OIL, GAS, PETROLEUM MINERALS, OIL AND OTHER HYDROCARBON SUBSTANCE LYING BELOW A DEPTH OF 500 FEET, MEASURED FROM THE SURFACE OF SAID LAND AND WITHOUT ANY RIGHTS OF ENTRY UPON THE SURFACE OF SAID LAND THE SUBSURFACE THEREOF TO A DEPTH OF 500 FEET, AS RESERVED BY HERBERT H. SPENCER, ET UX IN DEED RECORDED APRIL 12, 1961 IN BOOK 3368 PAGE 830 OF OFFICIAL RECORDS.

APN: 346-061-14

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480498, DATED JUNE 1, 2023.

LEGAL DESCRIPTION:

THE WEST HALF OF THE EAST HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM 25% OF ALL CRUDE OIL, PETROLEUM, GAS, BREA, ASPHALTUM AND ALL KINDRED SUBSTANCES AND OTHER MINERALS UNDER AND IN SAID LAND AS RESERVED BY HERBERT HUGH SPENCER, A MARRIED MAN, IN DEED RECORDED OCTOBER 30, 1957, IN BOOK 2861 PAGE 551, OF OFFICIAL RECORDS.

APN: 346-061-15

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-64, DATED AUGUST 25, 2022.

LEGAL DESCRIPTION:

THE EAST HALF OF THE WEST HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM 25% OF ALL CRUDE OIL, PETROLEUM, GAS, BREA, ASPHALTUM AND ALL KINDRED SUBSTANCES AND OTHER MINERALS UNDER AND IN SAID LAND AS RESERVED BY HERBERT HUGH SPENCER, A MARRIED MAN, IN DEED RECORDED OCTOBER 30, 1957, IN BOOK 2861 PAGE 551 OF OFFICIAL RECORDS.

APN: 346-061-16

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480216, DATED MARCH 16, 2023.

THE WEST HALF OF THE WEST HALF OF THE FOLLOWING DESCRIBED PROPERTY:
THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, FEBRUARY 19, 1856.

EXCEPT 25% OF ALL CRUDE OIL, PETROLEUM, GAS, BREA, ASPHALTUM AND ALL KINDRED SUBSTANCES AND OTHER MINERALS UNDER AND IN SAID LAND AS RESERVED BY HERBERT HUGH SPENCER, A MARRIED MAN, IN DEED RECORDED OCTOBER 30, 1957, IN BOOK 2861, PAGE 551, OFFICIAL RECORDS.

APN: 346-061-17

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480530, DATED JUNE 30, 2023.

THE NORTHWEST QUARTER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 10 NORTH, RANGE 13 WEST S.B.B.N.

EXCEPT 25% OF ALL CRUDE OIL, PETROLEUM, GAS, BREA, ASPHALTUM & ALL KINDRED SUBSTANCES AND OTHER MINERALS UNDER AND IN SAID LAND AS RESERVED BY HERBERT HUGH SPENCER, A MARRIED MAN, IN DEED RECORDED OCTOBER 30, 1957 IN BOOK 2861, PAGE 551 OF OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM 25% OF ALL CRUDE OIL, PETROLEUM, GAS, BREA, ASPHALTUM AND ALL KINDRED SUBSTANCES AND OTHER MINERALS UNDER AND IN SAID LAND TO MARIO PREVEDELLO AND/OR EMMA PREVEDELLO, HUSBAND AND WIFE, IN THE DEED RECORDED JULY 16, 1969. IN BOOK 4299, PAGE 150 OF OFFICIAL RECORDS.

APN: 346-061-18

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-17, DATED MAY 16, 2023.

THE NORTHEAST QUARTER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 10 NORTH, RANGE 13 WEST, S.B.B.M., IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT 25% OF ALL CRUDE OIL, PETROLEUM, GAS, BREA, ASPHALTUM AND ALL KINDRED SUBSTANCES AND OTHER MINERALS UNDER AND IN SAID LAND, AS RESERVED BY HERBERT HUGH SPENCER, A MARRIED MAN, IN DEED RECORDED OCTOBER 30, 1957, IN BOOK 2861, PAGE 551, OF OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM 25% OF ALL CRUDE OIL, PETROLEUM, GAS, BREA, ASPHALTUM AND ALL KINDRED SUBSTANCES AND OTHER MINERALS UNDER AND IN SAID LAND TO MARIO PREVEDELLO AND/OR EMMA PREVEDELLO, HUSBAND AND WIFE, IN THE DEED RECORDED JULY 16, 1969, IN BOOK 4299, PAGE 150, OF OFFICIAL RECORDS.

Kimley»Horn
1100 W TOWN & COUNTRY ROAD, SUITE 700, ORANGE, CALIFORNIA 92868
Phone : 657-452-0200
jeff.lenherr@kimley-horn.com

VESTING TENTATIVE PARCEL MAP NO. 12597

LEGAL DESCRIPTON: (CONTINUED)

APN: 346-061-19

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480512, DATED JUNE 1, 2023.

THE NORTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM 25% OF ALL CRUDE OIL, PETROLEUM, GAS, BREA, ASPHALTUM AND ALL KINDRED SUBSTANCES AND OTHER MINERALS UNDER AND IN SAID LAND AS RESERVED BY HERBERT HUGH SPENCER, A MARRIED MAN, IN DEED RECORDED OCTOBER 30, 1957, IN BOOK 2861 PAGE 551 OF OFFICIAL RECORDS.
ALSO EXCEPTING THEREFROM 25% OF ALL OIL, GAS, MINERALS AND HYDROCARBON SUBSTANCES BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, BUT WITHOUT THE RIGHT TO ENTER UPON ANY PORTION OF THE SURFACE ABOVE A DEPTH OF 500 FEET FOR ANY PURPOSE WHATSOEVER IN AND TO SAID PROPERTY AS GRANTED IN THE DEED TO HYDROM-GASS INC, RECORDED AUGUST 27, 1992, IN BOOK 6719 PAGE 568, OFFICIAL RECORDS.

APN: 346-061-24

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-65 DATED JULY 26, 2022.

PARCEL NO. 1: (APN: 346-061-24)
THE SOUTH HALF OF THE EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, FEBRUARY 19, 1856, WHICH WAS ERRONOUSLY DESCRIBED OF RECORD AS THE SOUTHEAST QUARTER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN.

EXCEPTING THEREFROM 25% OF ALL CRUDE OIL, PETROLEUM, GAS, BREA, ASPHALTUM AND ALL KINDRED SUBSTANCES AND OTHER MINERALS UNDER AND IN SAID LAND AS RESERVED BY HERBERT HUGH SPENCER, A MARRIED MAN, IN DEED RECORDED OCTOBER 30, 1957, IN BOOK 2861 PAGE 551 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM 25% 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 FROM MARIO PARADISO, ET UX RECORDED JULY 16, 1969, IN BOOK 4299 PAGE 150 OFFICIAL RECORDS.

APN: 346-061-25

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480217, DATED AUGUST 4, 2023.

PARCEL 1: THE SOUTHWEST QUARTER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN.

EXCEPT 25% OF THE CRUDE OIL, PETROLEUM, GAS, BREA, ASPHALTUM AND ALL KINDRED SUBSTANCES AND OTHER MINERALS UNDER AND IN SAID LAND AS RESERVED BY HERBERT HUGH SPENCER, A MARRIED MAN IN DEED RECORDED OCTOBER 30, 1957 IN BOOK 2861 PAGE 551 OF OFFICIAL RECORDS.

APN: 346-061-28

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480218, DATED MARCH 1, 2023.

LEGAL DESCRIPTION:

PARCEL 1:
THE WEST ONE HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 10 NORTH, RANGE 13 WEST, S.B.B.M., IN THE UNINCORPORATED AREA OF COUNTY OF KERN, STATE OF CALIFORNIA; EXCEPT OIL AND GAS AN UNDIVIDED 25% OF ALL CRUDE OIL, PETROLEUM, GAS, BREA, ASPHALTUM AND ALL KINDRED SUBSTANCE AND OTHER MINERALS UNDER AND IN SAID LAND, AS RESERVED IN GRANT DEED RECORDED OCTOBER 30, 1957 IN BOOK 2861 PAGE 554 OF OFFICIAL RECORDS.

PARCEL 2:
AN EASEMENT FOR PUBLIC ROAD, INGRESS AND EGRESS PURPOSES TO BE USED IN COMMON WITH OTHERS OVER THE SOUTHERLY 15 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7, AND OVER THE SOUTHERLY 15 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7.

APN: 346-061-29

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-27, DATED JUNE 9, 2022.

THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT AND APPROVED BY THE SURVEYOR GENERAL ON FEBRUARY 19, 1856.

EXCEPT THEREFROM THAT PORTION CONVEYED TO THE CITY OF LOS ANGELES, BY DEED RECORDED MARCH 13, 1920 IN BOOK 346 PAGE 421 OF DEEDS.

ALSO EXCEPT 25% 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 FROM HERBERT SPENCER, A MARRIED MAN, RECORDED OCTOBER 30, 1957 IN BOOK 2861, PAGE 554 OF OFFICIAL RECORDS.

APN: 346-061-49

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-132 DATED JANUARY 26, 2023.

PARCEL 1 OF PARCEL MAP NO. 994, IN THE COUNTY OF KERN, STATE OF CALIFORNIA AS PER MAP THEREOF RECORDED JUNE 25, 1974 IN BOOK 6 PAGE 23 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT 25% 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 FROM HERBERT SPENCER, A MARRIED MAN, RECORDED OCTOBER 30, 1957, IN BOOK 2861 PAGE 554 OF OFFICIAL RECORDS.

APN: 346-061-50

STEWART TITLE GUARANTY COMPANY PROFORMA TITLE REPORT NO. 22000480331, DATED PROFORMA.

PARCEL 19:
PARCEL 2 OF PARCEL MAP NO. 994 FILED JUNE 25, 1973, IN BOOK 6 PAGE 23 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF KERN COUNTY.

EXCEPTING THEREFROM 25% 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 FROM HERBERT HUGH SPENCER, A MARRIED MAN, RECORDED OCTOBER 30, 1957, IN BOOK 2861, PAGE 554, OF OFFICIAL RECORDS.

APN: 346-061-51 & 52

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-59, DATED NOVEMBER 4, 2022.

PARCEL ONE: (APN: 346-061-51)
PARCEL 3 OF PARCEL MAP NO. 994 FILED JUNE 25, 1973, IN BOOK 6 PAGE 23 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF KERN COUNTY.

EXCEPTING THEREFROM 25% 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 FROM HERBERT HUGH SPENCER, A MARRIED MAN, RECORDED OCTOBER 30, 1957, IN BOOK 2861, PAGE 554, OF OFFICIAL RECORDS.

PARCEL TWO: (APN: 346-061-52)
PARCEL 4 OF PARCEL MAP NO. 994 FILED JUNE 25, 1973, IN BOOK 6 PAGE 23 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF KERN COUNTY.

EXCEPTING THEREFROM 25% 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 FROM HERBERT HUGH SPENCER, A MARRIED MAN, RECORDED OCTOBER 30, 1957, IN BOOK 2861, PAGE 554, OF OFFICIAL RECORDS.

APN: 346-061-58

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-137, DATED DECEMBER 27, 2022.

THE NORTH HALF OF THE SOUTH HALF OF THE NORTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT 25% 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 FROM HERBERT HUGH SPENCER, A MARRIED MAN RECORDED OCTOBER 30, 1957 IN BOOK 2861 PAGE 551 OF OFFICIAL RECORDS.

APN: 346-061-59

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480219, DATED JUNE 2, 2023.

THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT 25% 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 FROM HERBERT HUGH SPENCER, A MARRIED MAN, RECORDED OCTOBER 30, 1957 IN BOOK 2861 PAGE 551 OF OFFICIAL RECORDS.

APN: 346-061-60

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-19, DATED JULY 8, 2022.

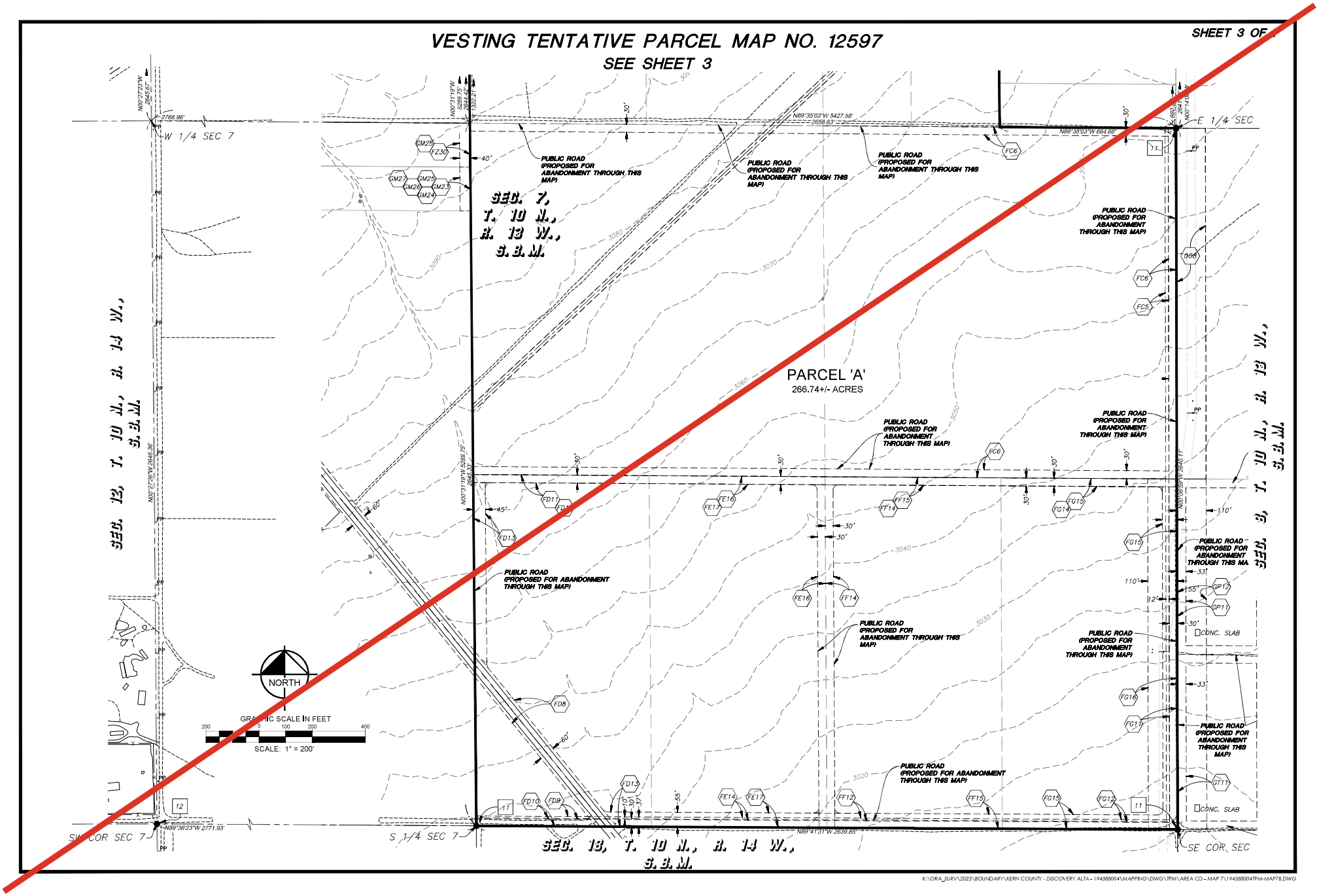
THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM ALL OIL, GAS, OTHER HYDROCARBON SUBSTANCES AND MINERALS OF ANY KIND OR CHARACTER, IN, ON, OR THEREUNDER, AS RESERVED IN DEEDS OF RECORD.

VESTING TENTATIVE PARCEL MAP NO. 12597

SHEET 3 OF

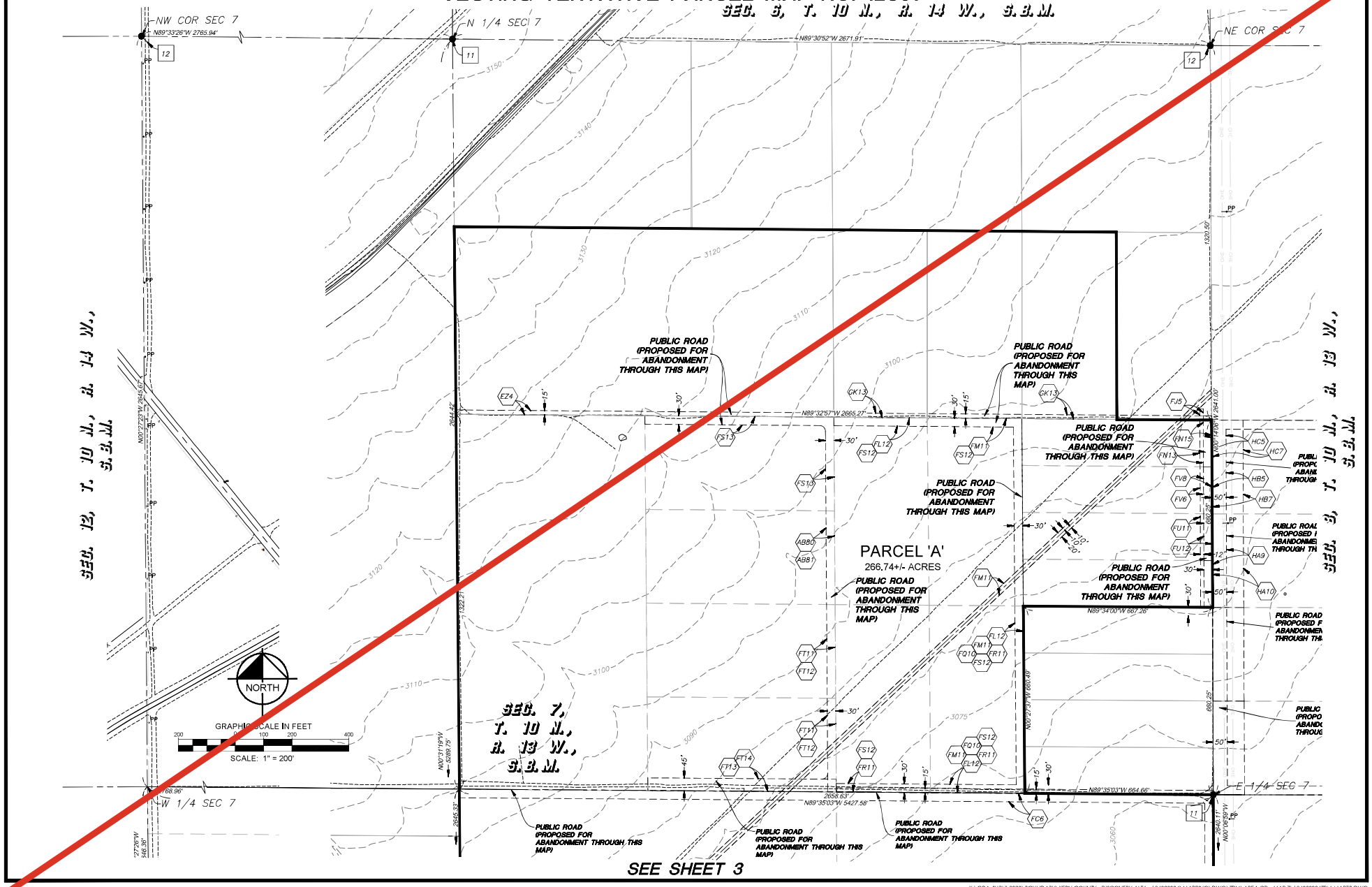
SEE SHEET 3



VESTING TENTATIVE PARCEL MAP NO. 12597

SHEET 4 OF 7

SEC. 8, T. 10 N., R. 14 W., S.B.M.



K:\ORA_SURV\2023\BOUNDARY\KERN COUNTY - DISCOVERY ALTA - 194388004\MAPPING\DWG\TPM\AREA CD - MAP 7\194388004TPM-MAP7B.DWG

VESTING TENTATIVE PARCEL MAP NO. 12597

EASEMENTS:

APN: 346-012-06

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-7, DATED MAY 16, 2022.

FB9 A RIGHT OF WAY OF LAWFUL WIDTH FOR ANY AND ALL COUNTY ROADS THERETOFORE LAWFULLY ESTABLISHED AND THEN IN PUBLIC USE UPON AND ACROSS THE LAND HEREIN DESCRIBED, AS EXCEPTED IN DEED FROM SOUTHERN PACIFIC RAILROAD COMPANY, RECORDED JUNE 20, 1921 IN BOOK 365 PAGE 177 OF DEEDS. (NOT LOCATABLE FROM RECORD)

FB10 ANY EASEMENT FOR POLE LINE AND ROAD RUNNING NORTHEASTERLY THROUGH SAID LAND, AS SHOWN ON THE DEFENDANT RESURVEY OF SAID LAND FILED IN THE DISTRICT LAND OFFICE OCTOBER 7, 1936. (NOT PLOTTABLE FROM RECORD)

FB11 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR A PRIVATE TELEPHONE LINE, OR LINES TO CACTUS MINES COMPANY, A CALIFORNIA CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 19, 1948 IN BOOK 1534 PAGE 355 OF OFFICIAL RECORDS. (EASEMENT DOES NOT AFFECT SUBJECT PROPERTY)

FB12 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC ROAD AND UTILITY PURPOSES TO BE USED IN COMMON WITH OTHERS TO HERBERT HIGH SPENCER ET UX, AS SET FORTH IN A DOCUMENT RECORDED APRIL 12, 1961 IN BOOK 3368 PAGE 355 OF OFFICIAL RECORDS. (EASEMENT DOES NOT AFFECT SUBJECT PARCEL)

FB13 MATTERS DISCLOSED RECORD OF SURVEY MAP, FILED ON FEBRUARY 9, 2011 IN BOOK 26 PAGES 152-201 OF RECORD OF SURVEY. THE PURPOSE OF THE SURVEY, AS RECITED ON THE MAP.

APN: 346-012-07

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 18000481481, DATED MARCH 2 2022.

FC3 A RIGHT OF WAY OF LAWFUL WIDTH, IN FAVOR OF SOUTHERN PACIFIC RAILROAD COMPANY, A CORPORATION, FOR COUNTY ROADS THEREFORE LAWFULLY ESTABLISHED AND THEN IN PUBLIC USE, RECORDED JUNE 20, 1921, IN BOOK 365, PAGE 177 OF DEEDS AND AUGUST 24, 1921, IN BOK 370, PAGE 234 OF DEEDS, AFFECTS SAID LAND. (EASEMENT IS BLANKET IN NATURE)

FC4 ANY EASEMENT FOR POLE LINE RUNNING NORTHEASTERLY THROUGH SAID LAND, AS SHOWN ON THE DEPENDENT RESURVEY OF SAID LAND FILED IN THE DISTRICT LAND OFFICE OCTOBER 7, 1935, AFFECTS SAID LAND. (NOT LOCATABLE FROM RECORD)

FC5 AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE TELEPHONE LINE OR LINES INCLUDING NECESSARY POLES, CROSSARMS, WIRES AND APPURTENANCES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF CACTUS NINES COMPANY, A CALIFORNIA CORPORATION AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 19, 1948, IN BOOK 1534, PAGE 355, OF OFFICIAL RECORDS, AFFECTS SAID LAND.

FC6 AN EASEMENT FOR PUBLIC ROAD AND UTILITY PURPOSES TO BE USED IN COMMON WITH OTHERS AND RIGHTS INCIDENTAL THERETO IN FAVOR OF HERBERT HUGH SPENCER ET UX. AS SET FORTH IN A DOCUMENT RECORDED APRIL 12, 1961, IN BOOK 3368, PAGE 830, OF OFFICIAL RECORDS, AFFECTS THE NORTH 30 FEET, SOUTH 30 FEET, EAST 30 FEET AND WEST 30 FEET OF SAID LAND.

APN: 346-012-09

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-6, DATED MAY 4 2022.

FD3 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ANY LAWFULLY ESTABLISHED COUNTY ROADS THEN IN USE TO THE PUBLIC, AS SET FORTH IN A DOCUMENT RECORDED JUNE 20, 1921, IN BOOK 365, PAGE 177, OF DEEDS. (NOT LOCATABLE FROM RECORD)

FD5 ANY EASEMENT FOR POLE LINE RUNNING NORTHEASTERLY THROUGH SAID LAND, AS SHOWN ON THE DEPARTMENT RESURVEY OF SAID LAND FILED IN THE DISTRICT LAND OFFICE OCTOBER 7, 1936. (NOT LOCATABLE FROM RECORD)

FD6 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR CONSTRUCTION AND MAINTENANCE OF A PRIVATE TELEPHONE LINE TO CACTUS MINES COMPANY, A CALIFORNIA CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 19, 1948, IN BOOK 1534, PAGE 355, OF OFFICIAL RECORDS. (DOES NOT AFFECT SUBJECT PARCEL)

FD7 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC UTILITIES EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED MARCH 15, 1956, IN BOOK 2577, PAGE 497, OF OFFICIAL RECORDS. (DOES NOT AFFECT SUBJECT PARCEL)

FD8 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC HIGHWAY PURPOSES TO COUNTY OF KERN, AS SET FORTH IN A DOCUMENT RECORDED JUNE 28, 1956, IN BOOK 2629, PAGE 74, OF OFFICIAL RECORDS.

FD9 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC UTILITIES EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED JUNE 25, 1959, IN BOOK 3153, PAGE 125, OF OFFICIAL RECORDS.

FD10 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC ROAD AND UTILITY PURPOSES TO HERBERT H. SPENCER ET UX., AS SET FORTH IN A DOCUMENT RECORDED APRIL 12, 1961, IN BOOK 3568, PAGE 830, OF OFFICIAL RECORDS. (DOES NOT AFFECT SUBJECT PROPERTY)

FD11 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD PURPOSES TO THE ADJACENT PROPERTY OWNERS AND TO THE PUBLIC IN GENERAL, AS SET FORTH IN A DOCUMENT RECORDED FEBRUARY 13, 1975, IN BOOK 4881, PAGE 1818, OF OFFICIAL RECORDS.

FD13 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD PURPOSES TO THE ADJACENT PROPERTY OWNERS AND TO THE PUBLIC IN GENERAL, AS SET FORTH IN A DOCUMENT RECORDED MAY 9, 1975, IN BOOK 4894, PAGE 2150, OF OFFICIAL RECORDS.

APN: 346-061-18

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-17, DATED MAY 16, 2023.

FM9 AN EASEMENT FOR A RIGHT OF WAY OF LAWFUL WIDTH FOR ANY AND ALL COUNTY ROADS HERETOFORE LAWFULLY ESTABLISHED AND NOW IN PUBLIC USE AND INCIDENTAL PURPOSES, IN THE DOCUMENT RECORDED SEPTEMBER 1, 1921, IN BOOK 370, PAGE 263 OF DEEDS. (EASEMENT IS BLANKET IN NATURE)

FM10 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR TELEPHONE, TELEGRAPH LINE AND AQUEDUCT TO CITY OF LOS ANGELES, AS SET FORTH IN A DOCUMENT RECORDED SEPTEMBER 1, 1921, IN BOOK 370, PAGE 263 OF DEEDS. (DOES NOT AFFECT SUBJECT PROPERTY)

FM11 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR A SINGLE LINE OF POLES, TELEPHONE AND TELEGRAPH LINES TO GENERAL PIPE LINE COMPANY OF CALIFORNIA, A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED APRIL 18, 1930, IN BOOK 344, PAGE 220, OF OFFICIAL RECORDS.

FM12 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC ROAD, INGRESS AND EGRESS AND PUBLIC UTILITY PURPOSES TO WILLIAM C. BERGAMO, A WIDOWER, AS SET FORTH IN A DOCUMENT RECORDED MARCH 31, 1966, IN BOOK 3933, PAGE 217, OF OFFICIAL RECORDS.

APN: 346-012-10

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480462, DATED MAY 24, 2023.

FE11 ANY EASEMENT AFFECTING SAID LAND AND FOR ANY LAWFULLY ESTABLISHED COUNTY ROADS THEN IN USE, IN FAVOR OR THE PUBLIC, DISCLOSED BY DEED FROM SOUTHERN PACIFIC RAILROAD COMPANY, A CORPORATION, RECORDED JUNE 20, 1921 IN BOOK 365 PAGE 177 OF DEEDS. (NOT LOCATABLE FROM RECORD)

FE12 ANY EASEMENT FOR POLE LINE RUNNING NORTHEASTERLY THROUGH SAID LAND, AS SHOWN ON THE DEPENDENT RESURVEY OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, OCTOBER 7, 1936. (NOT LOCATABLE FROM RECORD)

FE13 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR CONSTRUCTION AND MAINTENANCE OF A PRIVATE TELEPHONE LINE TO CACTUS MINES COMPANY, A CALIFORNIA CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 19, 1948 IN BOOK 1534 PAGE 355 OF OFFICIAL RECORDS. (DOES NOT AFFECT SUBJECT PARCEL)

FE14 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR RIGHT OF WAY TO CONSTRUCT, USE, MAINTAIN, ALTER, ADD TO, REPLACE, REPAIR AND/OR REMOVE AN ELECTRIC LINE TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED JUNE 25, 1959, IN BOOK 3153, PAGE 125 OF OFFICIAL RECORDS.

FE15 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC ROAD AND UTILITY PURPOSES TO HERBERT J. SPENCER ET UX, AS SET FORTH IN A DOCUMENT RECORDED APRIL 12, 1961 IN BOOK 3368, PAGE 830 OF OFFICIAL RECORDS. (DOES NOT AFFECT SUBJECT PARCEL)

FE16 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD PURPOSES TO THE ADJACENT PROPERTY OWNERS AND TO THE PUBLIC IN GENERAL, AS SET FORTH IN A DOCUMENT RECORDED FEBRUARY 13, 1975 IN BOOK 4881, PAGE 1818 OF OFFICIAL RECORDS.

FE17 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD PURPOSES ON, OVER AND ACROSS SAID LAND TO PUBLIC IN GENERAL, AS SET FORTH IN A DOCUMENT RECORDED MAY 9, 1975 IN BOOK 4894, PAGE 2150 OF OFFICIAL RECORDS.

FE18 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR RIGHT OF INGRESS AND EGRESS TO SAGEBRUSH, A CALIFORNIA GENERAL PARTNERSHIP, AS SET FORTH IN A DOCUMENT RECORDED JANUARY 11, 1988 IN BOOK 6083, PAGE 1876 OF OFFICIAL RECORDS. (DOES NOT AFFECT SUBJECT PARCEL)

APN: 346-012-11

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480405, DATED JULY 26, 20[illegible]

FF9 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ANY LAWFULLY ESTABLISHED COUNTY ROADS THEN IN USE TO THE PUBLIC, AS SET FORTH IN A DOCUMENT RECORDED JUNE 20, 1921 IN BOOK 365 PAGE 177 OF DEEDS. (NOT LOCATABLE FROM RECORD)

FF10 ANY EASEMENT FOR POLE LINE RUNNING NORTHEASTERLY THROUGH SAID LAND, AS SHOWN ON THE DEPENDENT RESURVEY OF SAID LAND FILED IN THE DISTRICT LAND OFFICE OCTOBER 7, 1936. (NOT LOCATABLE FROM RECORD)

FF11 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR CONSTRUCTION AND MAINTENANCE OF A PRIVATE TELEPHONE LINE TO CACTUS MINES COMPANY, A CALIFORNIA CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 19, 1948 IN BOOK 1534 PAGE 355 OF OFFICIAL RECORDS. (DOES NOT AFFECT SUBJECT PROPERTY)

FF12 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ELECTRIC LINES TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED JUNE 25, 1959 IN BOOK 3153, PAGE 125 OF OFFICIAL RECORDS.

FF13 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC ROAD AND UTILITY PURPOSES TO HERBERT H. SPENCER, ET UX, AS SET FORTH IN A DOCUMENT RECORDED APRIL 12, 1961 IN BOOK 3368, PAGE 830 OF OFFICIAL RECORDS. (DOES NOT AFFECT SUBJECT PARCEL)

FF14 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD PURPOSES TO THE ADJACENT PROPERTY OWNERS AND TO THE PUBLIC IN GENERAL, AS SET FORTH IN A DOCUMENT RECORDED FEBRUARY 13, 1975 IN BOOK 4881 PAGE 1818 OF OFFICIAL RECORDS.

FF15 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD PURPOSES ON, OVER AND ACROSS SAID LAND TO THE PUBLIC IN GENERAL, AS SET FORTH IN A DOCUMENT RECORDED MAY 9, 1975 IN BOOK 4894, PAGE 2150 OF OFFICIAL RECORDS.

FF16 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS AND EGRESS TO SAGEBRUSH, A CALIFORNIA GENERAL PARTNERSHIP, AS SET FORTH IN A DOCUMENT RECORDED JANUARY 11, 1988 IN BOOK 6083, PAGE 1876 OF OFFICIAL RECORDS. (DOES NOT AFFECT SUBJECT PARCEL)

APN: 346-012-12

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480438, DATED MAY 24, 2023.

FG9 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ANY LAWFULLY ESTABLISHED COUNTY ROADS THE IN USE TO THE PUBLIC, AS SET FORTH IN A DOCUMENT RECORDED JUNE 20, 1921 IN BOOK 365 PAGE 177 OF DEEDS. (EASEMENT IS BLANKET IN NATURE)

FG10 ANY EASEMENT FOR POLE LINE RUNNING NORTHEASTERLY THROUGH SAID LAND, AS SHOWN ON THE DEPENDENT RESURVEY OF SAID LAND FILED IN THE DISTRICT LAND OFFICE OCTOBER 7, 1936. (NOT LOCATABLE FROM RECORD)

FG11 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR CONSTRUCTION AND MAINTENANCE OF A PRIVATE TELEPHONE TO CACTUS MINES COMPANY, A CALIFORNIA CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 19, 1948 IN BOOK 1534 PAGE 355 OF OFFICIAL RECORDS.

FG12 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC UTILITIES TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED JUNE 25, 1959 IN BOOK 3153 PAGE 125 OF OFFICIAL RECORDS.

FG13 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC ROAD AND UTILITY PURPOSES TO HERBERT H. SPENCER ET UX., AS SET FORTH IN A DOCUMENT RECORDED APRIL 12, 1961 IN BOOK 3368 PAGE 830 OF OFFICIAL RECORDS. DOES NOT AFFECT SUBJECT PARCEL)

FG14 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD PURPOSES TO THE ADJACENT PROPERTY OWNERS AND TO THE PUBLIC IN GENERAL, AS SET FORTH IN A DOCUMENT RECORDED FEBRUARY 13, 1975 IN BOOK 4861 PAGE 1818 OF OFFICIAL RECORDS.

FG15 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD PURPOSES ON, OVER AND ACROSS SAID LAND TO PUBLIC IN GENERAL, AS SET FORTH IN A DOCUMENT RECORDED MAY 9, 1975 IN BOOK 4894 PAGE 2150 OF OFFICIAL RECORDS.

FG16 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR RIGHT OF INGRESS AND EGRESS TO SAGEBRUSH, A CALIFORNIA GENERAL PARTNERSHIP, AS SET FORTH IN A DOCUMENT RECORDED JANUARY 11, 1988 IN BOOK 6083 PAGE 1876 OF OFFICIAL RECORDS.

APN: 346-061-17

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480530, DATED JUNE 30, 2023.

FL4 LACK OF ACCESS AND/OR LACK OF RIGHT OF ACCESS.

FL5 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ANY LAWFULLY ESTABLISHED COUNTY ROADS THEN IN USE RESERVED BY SOUTHERN PACIFIC RAILROAD COMPANY, AS SET FORTH IN A DOCUMENT RECORDED, MARCH 22, 1912, IN BOOK 271 PAGE 1, OF DEEDS. (NOT LOCATABLE FROM RECORD)

FL6 AN EASEMENT FOR A RIGHT OF WAY OF LAWFUL WIDTH FOR ANY AND ALL COUNTY ROADS HERETOFORE LAWFULLY ESTABLISHED AND NOW IN PUBLIC USE AND INCIDENTAL PURPOSES, IN THE DOCUMENT RECORDED SEPTEMBER 1, 1921, IN BOOK 370, PAGE 263 OF DEEDS. (NOT LOCATABLE FROM RECORD)

FL7 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR TELEPHONE, TELEGRAPH LINE AND AQUEDUCT TO CITY OF LOS ANGELES, AS SET FORTH IN A DOCUMENT RECORDED SEPTEMBER 1, 1921, IN BOOK 370, PAGE 263 OF DEEDS. (NOT LOCATABLE FROM RECORD)

FL8 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR A SINGLE LINE OF POLES, TELEPHONE AND TELEGRAPH LINES TO GENERAL PIPE LINE COMPANY OF CALIFORNIA, A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED APRIL 18, 1930, IN BOOK 344, PAGE 220, OF OFFICIAL RECORDS. (DOES NOT AFFECT SUBJECT PARCEL)

FL9 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR THE CONSTRUCTION, MAINTENANCE, OPERATION AND REPAIR OF A PRIVATE TELEPHONE LINE TO CACTUS MINES COMPANY, AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 19, 1948 IN BOOK 1534, PAGE 355 OF OFFICIAL RECORDS. (DOES NOT AFFECT SUBJECT PARCEL)

SAID EASEMENT GRANTED TO GEORGE B. KIMBALL BY DEED RECORDED OCTOBER 19, 1948 IN BOOK 1542, PAGE 233 OF OFFICIAL RECORDS.

SAID EASEMENT GRANTED TO DESERT ACRES, INC., BY DEED RECORDED DECEMBER 27, 1958 IN BOOK 1573 PAGE 331 OF OFFICIAL RECORDS.

FL11 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC ROAD, INGRESS AND EGRESS TO THEODORE ELIOPULOS, A MARRIED MAN AS HIS SEPARATE PROPERTY, AS SET FORTH IN A DOCUMENT RECORDED JANUARY 2, 1964, AS INSTRUMENT NO. 24 IN BOOK 3677 PAGE 185, OF OFFICIAL RECORDS. (DOES NOT AFFECT SUBJECT PROPERTY)

FL12 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC ROAD, INGRESS AND EGRESS AND PUBLIC UTILITY PURPOSES TO WILLIAM C. BERGAMO, A WIDOWER, AS SET FORTH IN A DOCUMENT RECORDED MARCH 31, 1966, IN BOOK 3933, PAGE 217, OF OFFICIAL RECORDS.

APN: 346-061-19

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480512, DATED JUNE 1, 2023.

FN12 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ANY LAWFULLY ESTABLISHED COUNTY ROADS THEN IN USE AND INCIDENTAL PURPOSES, TO SOUTHERN PACIFIC RAILROAD COMPANY, A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED MARCH 22, 1912, IN BOOK 271 PAGE 1, OF DEEDS. (EASEMENT IS BLANKET IN NATURE)

FN13 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PRIVATE TELEPHONE LINES OR LINES AND INCIDENTAL PURPOSES, TO CACTUS MINES COMPANY, AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 19, 1948, IN BOOK 1534 PAGE 355, OF OFFICIAL RECORDS.

FN15 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES, TO ROLAND LAND COMPANY, AS SET FORTH IN A DOCUMENT RECORDED JANUARY 06, 1980, IN BOOK 5290, PAGE 1071, OF OFFICIAL RECORDS.

APN: 346-061-24, 30 & 31

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-65 DATED JULY 26, 2022.

FQ9 THE RIGHT OF WAY OF LAWFUL WIDTH FOR ANY AND ALL COUNTY ROADS HERETOFORE LAWFULLY ESTABLISHED AND NOW IN PUBLIC USE OVER AND ACROSS ANY OF SAID LAND AS RESERVED IN THE DEED FROM SOUTHERN PACIFIC RAILROAD COMPANY RECORDED MARCH 22, 1912, IN BOOK 271 OF DEEDS PAGE 1. THE SPECIFIC LOCATION OF WHICH IS NOT DISCLOSED. (EASEMENT IS BLANKET IN NATURE)

FQ10 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC ROAD, INGRESS, EGRESS AND PUBLIC UTILITIES TO WILLIAM C. BERGAMO, AS SET FORTH IN A DOCUMENT RECORDED MARCH 31, 1966 IN BOOK 3933, PAGE 217 OF OFFICIAL RECORDS.

APN: 346-061-25

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480217, DATED AUGUST 4, 2023.

FR9 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ANY AND ALL COUNTY ROADS HERETOFORE LAWFULLY ESTABLISHED AND NOW IN PUBLIC USE TO SOUTHERN PACIFIC LAND COMPANY, A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED SEPTEMBER 1, 1921 IN BOOK 370, PAGE 263 OF DEEDS. (NOT LOCATABLE FROM RECORD)

FR10 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR POLES TO CORONADO COPPER AND ZINC COMPANY, A CORPORATION, A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 19, 1948 IN BOOK 1534 PAGE 355 OF OFFICIAL RECORDS. (DOES NOT AFFECT SUBJECT PARCEL)

FR11 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC ROAD, INGRESS AND EGRESS AND PUBLIC UTILITY PURPOSES TO BE USED IN COMMON WITH OTHERS TO WILLIAM C. BERGAMO, A WIDOWER, AS SET FORTH IN A DOCUMENT RECORDED MARCH 31, 1966 IN BOOK 3933 PAGE 217 OF OFFICIAL RECORDS.

APN: 346-061-60

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-19, DATED JULY 8, 2022.

FW4 A RIGHT OF WAY OF LAWFUL WIDTH FOR ANY AND ALL COUNTY ROADS HERETOFORE LAWFULLY ESTABLISHED AND NOW IN PUBLIC USE UPON AND ACROSS SAID LAND, AS EXCEPTED IN DEED FROM SOUTHERN PACIFIC LAND COMPANY, A CALIFORNIA CORPORATION, RECORDED SEPTEMBER 1, 1921, IN BOOK 370, PAGE 263, OF OFFICIAL RECORDS. (EASEMENT IS BLANKET IN NATURE)

FW6 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR CONSTRUCTION, MAINTENANCE, OPERATION AND REPAIR OF A PRIVATE TELEPHONE LINE, OR LINES, INCLUDING ALL NECESSARY POLES, CROSS ARMS, WIRES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ENTRY THEREON TO CACTUS MINES COMPANY, A CALIFORNIA CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 19, 1948, IN BOOK 1534, PAGE 255, OF OFFICIAL RECORDS. (NOT LOCATABLE FROM RECORD)

VESTING TENTATIVE PARCEL MAP NO. 12597

EASEMENTS:

APN: 346-061-49

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-132, DATED JANUARY 26, 2023.

FS11 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR COUNTY ROAD TO SOUTHERN PACIFIC LAND COMPANY, A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED JUNE 10, 1921, IN BOOK 365, PAGE 177, OF DEEDS. (NOT LOCATABLE FROM RECORD)

FS12 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC ROAD, INGRESS AND EGRESS AND PUBLIC UTILITY PURPOSES TO BE USED IN COMMON WITH OTHERS TO WILLIAM C. BERGAMO, A WIDOWER, AS SET FORTH IN A DOCUMENT RECORDED MARCH 31, 1966, IN BOOK 3933, PAGE 217, OF OFFICIAL RECORDS.

FS13 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD PURPOSES TO ADJACENT PROPERTY OWNERS AND TO THE PUBLIC IN GENERAL, AS SET FORTH IN A DOCUMENT RECORDED APRIL 25, 1973, IN BOOK 4782, PAGE 181, OF OFFICIAL RECORDS.

APN: 346-061-50

STEWART TITLE GUARANTY COMPANY PROFORMA TITLE REPORT NO. 22000480331, DATED PROFORMA.

AB78 AN EASEMENT OVER SAID LAND FOR ANY AND ALL COUNTY ROADS HERETOFORE LAWFULLY ESTABLISHED AND NOW IN PUBLIC USE UPON AND ACROSS SAID LAND EXCEPTED IN THE DEED FROM SOUTHERN PACIFIC LAND COMPANY, IN DEED RECORDED SEPTEMBER 1, 1921 IN BOOK 370, PAGE 263 OF DEEDS. THE SPECIFIC LOCATION OF WHICH IS NOT DISCLOSED OF RECORD. NO REPRESENTATION IS MADE AS TO THE CURRENT OWNERSHIP OF SAID EASEMENT. (EASEMENT IS BLANKET IN NATURE)

AB79 RIGHTS INCIDENTAL TO THE OWNERSHIP FOR THE USE AND DEVELOPMENT OF THE MINERAL INTERESTS RESERVED IN DEED BY HERBERT HUGH SPENCER, RECORDED OCTOBER 30, 1957 IN BOOK 2861 PAGE 554 OF OFFICIAL RECORDS. MINERAL RIGHTS NOT SHOWN FURTHER. (EASEMENT IS BLANKET IN NATURE)

AB80 IRREVOCABLE OFFER TO DEDICATE A PORTION OF THE LAND FOR INGRESS, EGRESS AND ROAD PURPOSES, RECORDED APRIL 25, 1973 IN BOOK 4782, PAGE 181 OF OFFICIAL RECORDS.

AB81 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD PURPOSES TO ADJACENT PROPERTY OWNERS AND TO THE PUBLIC IN GENERAL, AS SET FORTH IN A DOCUMENT RECORDED APRIL 25, 1973 IN BOOK 4782, PAGE 181 OF OFFICIAL RECORDS.

AB82 IRREVOCABLE OFFER TO DEDICATE A PORTION OF THE LAND FOR INGRESS, EGRESS AND ROAD PURPOSES, RECORDED APRIL 30, 1973 IN BOOK 4782, PAGE 2219 OF OFFICIAL RECORDS. (DOES NOT AFFECT SUBJECT PARCEL)

AB83 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD PURPOSES TO ADJACENT PROPERTY OWNERS AND TO THE PUBLIC IN GENERAL, AS SET FORTH IN A DOCUMENT RECORDED APRIL 30, 1973 IN BOOK 4782, PAGE 2219 OF OFFICIAL RECORDS. (DOES NOT AFFECT SUBJECT PARCEL)

APN: 346-061-51 & 52

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-59, DATED NOVEMBER 4, 2022.

FT9 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ANY AND ALL COUNTY ROADS HERETOFORE LAWFULLY ESTABLISHED AND NOW IN PUBLIC USE UPON AND ACROSS SAID LAND TO SOUTHERN PACIFIC LAND COMPANY, AS SET FORTH IN A DOCUMENT RECORDED SEPTEMBER 1, 1921, IN BOOK 370, PAGE 263, OF DEEDS. (EASEMENT IS BLANKET IN NATURE)

FT10 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR THE USE AND DEVELOPMENT OF THE MINERAL INTERESTS RESERVED BY HERBERT HUGH SPENCER, AS SET FORTH IN A DOCUMENT RECORDED, OCTOBER 30, 1957, IN BOOK 2861, PAGE 554, OF OFFICIAL RECORDS. (EASEMENT IS BLANKET IN NATURE)

FT11 IRREVOCABLE OFFER TO DEDICATE A PORTION OF THE LAND FOR INGRESS, EGRESS AND ROAD PURPOSES, RECORDED APRIL 25, 1973, IN BOOK 4782, PAGE 181 OF OFFICIAL RECORDS.

FT12 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD PURPOSES TO ADJACENT PROPERTY OWNERS AND TO THE PUBLIC IN GENERAL, AS SET FORTH IN A DOCUMENT RECORDED APRIL 25, 1973, IN BOOK 4782, PAGE 181, OF OFFICIAL RECORDS.

FT13 IRREVOCABLE OFFER TO DEDICATE A PORTION OF THE LAND FOR INGRESS, EGRESS AND ROAD PURPOSES, RECORDED APRIL 30, 1973, IN BOOK 4782 PAGE 2219 OF OFFICIAL RECORDS.

FT14 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD PURPOSES TO ADJACENT PROPERTY OWNERS AND TO THE PUBLIC IN GENERAL, AS SET FORTH IN A DOCUMENT RECORDED APRIL 30, 1973, IN BOOK 4782 PAGE 2219, OF OFFICIAL RECORDS.

APN: 346-061-58

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-137, DATED DECEMBER [illegible], 2022.

FU10 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ANY AND ALL COUNTY ROADS HERETOFORE LAWFULLY ESTABLISHED AND NOW IN PUBLIC USE TO SOUTHERN PACIFIC LAND COMPANY, A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED JUNE 10, 1921 IN BOOK 365, PAGE 177 OF DEEDS. AND RECORDED: AUGUST 24, 1921 IN BOOK 370, PAGE 234 OF DEEDS. AND RECORDED: SEPTEMBER 1, 1921 IN BOOK 370, PAGE 263 OF DEEDS. (NOT LOCATABLE FROM RECORD)

FU11 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PRIVATE TELEPHONE LINE OR LINES INCLUDING NECESSARY POLES TO CACTUS MINES COMPANY, A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 19, 1948 IN BOOK 1534, PAGE 355 OF OFFICIAL RECORDS.

FU12 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES TO BE USED IN COMMON WITH OTHERS TO ROLAND LAND COMPANY, A CALIFORNIA CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 17, 1979 AS INSTRUMENT NO. 64685 IN BOOK 5252, PAGE 702 OF OFFICIAL RECORDS.

APN: 346-061-59

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480219, DATED JUNE 2, 2023.

FV5 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ANY AND ALL COUNTY ROADS HERETOFORE LAWFULLY ESTABLISHED AND NOW IN PUBLIC USE TO SOUTHERN PACIFIC LAND COMPANY, A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED JUNE 10, 1921, IN BOOK 365 PAGE 177, AUGUST 24, 1921 IN BOOK 370 PAGE 234, AND SEPTEMBER 1, 1921 IN BOOK 370 PAGE 263, ALL OF DEEDS. (EASEMENT IS BLANKET IN NATURE)

FV6 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PRIVATE TELEPHONE LINE OR LINES INCLUDING NECESSARY POLES TO CACTUS MINES COMPANY, A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 19, 1948, IN BOOK 1534 PAGE 355, OF OFFICIAL RECORDS.

FV8 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES TO BE USED IN COMMON WITH OTHERS RESERVED BY ROLAND LAND COMPANY, AS SET FORTH IN A DOCUMENT RECORDED, JULY 10, 1984, AS INSTRUMENT NO. 002536 IN BOOK 5674 PAGE 941, OF OFFICIAL RECORDS.

APN: 346-061-11

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480215 DATED JUNE 2, 2023.

FH8 LACK OF ACCESS AND/OR LACK OF RIGHT OF ACCESS.

FH11 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR COUNTY ROADS TO SOUTHERN PACIFIC LAND COMPANY, A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED JUNE 10, 1921 IN BOOK 365 PAGE 177 OF DEEDS. (NOT LOCATABLE FROM RECORD)

APN: 346-061-12

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-10, DATED MAY 6, 2022.

FI9 A RIGHT OF WAY FOR DITCHES AND CANALS AS RESERVED BY THE UNITED STATES OF AMERICA IN THE PATENT RECORDED JANUARY 19, 1895 IN BOOK 10 PAGE 14 OF PATENTS. (NOT LOCATABLE FROM RECORD)

FI10 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC UTILITIES TO CACTUS MINES COMPANY, A CALIFORNIA CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 19, 1948 IN BOOK 1534 PAGE 355 OF OFFICIAL RECORDS. (NOT LOCATABLE FROM RECORD)

FI11 LACK OF ACCESS AND/OR LACK OF RIGHT OF ACCESS.

APN: 346-061-13

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480538, DATED JUNE 5, 2023.

FJ4 LACK OF ACCESS AND/OR LACK OF RIGHT OF ACCESS.

FJ5 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PRIVATE TELEPHONE LINES OR LINES TO CACTUS MINES COMPANY, AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 19, 1948, IN BOOK 1534 PAGE 355, OF OFFICIAL RECORDS.

FJ7 THE TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THAT CERTAIN DOCUMENT, ENTITLED "CERTIFICATE OF COMPLIANCE", RECORDED APRIL 16, 1986, IN BOOK 5863 PAGE 1021, OF OFFICIAL RECORDS.

APN: 346-061-14

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480498, DATED JUNE 1, 2023.

FK11 LACK OF ACCESS AND/OR LACK OF RIGHT OF ACCESS.

FK12 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ANY AND ALL COUNTY ROADS HERETOFORE LAWFULLY ESTABLISHED AND NOW IN PUBLIC USE TO SOUTHERN PACIFIC LAND COMPANY, AS SET FORTH IN A DOCUMENT RECORDED SEPTEMBER 01, 1921, IN BOOK 370 PAGE 263, OF DEEDS. (NOT LOCATABLE FROM RECORD)

FK14 MATTERS CONTAINED IN DOCUMENT ENTITLED CERTIFICATE OF COMPLIANCE (SECTION 66499.35 GOVERNMENT CODE) BY COUNTY OF KERN, RECORDED APRIL 16, 1986, IN BOOK 5863 PAGE 1021, OFFICIAL RECORDS.

APN: 346-061-15

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-64, DATED AUGUST 25, 2022.

EY10 MATTERS WHICH RELATE TO THE LOCATION OF THE BOUNDARIES OF THE LAND DESCRIBED DISCLOSED BY THE DEPENDENT RESURVEY OF TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, THE PLAT OF WHICH WAS APPROVED JUNE 1, 1935, ACCEPTED JUNE 19, 1935 AND FILED IN THE DISTRICT LAND OFFICE ON OCTOBER 7, 1936.

EY11 AN EASEMENT OVER SAID LAND FOR ANY AND ALL COUNTY ROADS HERETOFORE LAWFULLY ESTABLISHED AND NOW IN PUBLIC USE UPON AND ACROSS SAID LAND EXCEPTED IN THE DEED FROM SOUTHERN PACIFIC LAND COMPANY, IN DEED RECORDED SEPTEMBER 01, 1921 IN BOOK 370 OF DEEDS PAGE 263. (NOT LOCATABLE FROM RECORD)

EY13 PROVISIONS EMBODIED IN THE CERTIFICATE OF COMPLIANCE (SECTION 66499.35 GOVERNMENT CODE) BY THE COUNTY OF KERN, RECORDED APRIL 16, 1986, IN BOOK 5863 PAGE 1021, OFFICIAL RECORDS.

EY15 LACK OF ACCESS AND/OR LACK OF RIGHT OF ACCESS.

APN: 346-061-16

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480216, DATED MARCH 16, 2023.

GK10 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ANY LAWFULLY ESTABLISHED COUNTY ROADS THEN IN USE RESERVED BY SOUTHERN PACIFIC RAILROAD COMPANY, AS SET FORTH IN A DOCUMENT RECORDED, MARCH 22, 1912, IN BOOK 271 PAGE 1, OF DEEDS. (EASEMENT IS BLANKET IN NATURE)

GK11 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ANY LAWFULLY ESTABLISHED COUNTY ROADS THEN IN USE RESERVED BY SOUTHERN PACIFIC LAND COMPANY, AS SET FORTH IN A DOCUMENT RECORDED, SEPTEMBER 1, 1921, IN BOOK 370 PAGE 263, OF DEEDS. (EASEMENT IS BLANKET IN NATURE)

GK13 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC ROAD, INGRESS AND EGRESS TO THEODORE ELIOPULOS, A MARRIED MAN AS HIS SEPARATE PROPERTY, AS SET FORTH IN A DOCUMENT RECORDED JANUARY 2, 1964, AS INSTRUMENT NO. 24 IN BOOK 3677 PAGE 185, OF OFFICIAL RECORDS.

APN: 346-061-21

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480782, DATED AUGUST 10, 2023.

FO4 LACK OF ACCESS AND/OR LACK OF RIGHT OF ACCESS.

FO5 AN EASEMENT OVER SAID LAND FOR ANY AND ALL COUNTY ROADS HERETOFORE LAWFULLY ESTABLISHED AND NOW IN PUBLIC USE UPON AND ACROSS SAID LAND EXCEPTED IN THE DEED FROM SOUTHERN PACIFIC LAND COMPANY, IN DEED RECORDED SEPTEMBER 01, 1921, IN BOOK 370 OF DEEDS PAGE 263. (NOT LOCATABLE FROM RECORD)

FO6 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR A PRIVATE TELEPHONE LINES OR LINES TO CACTUS MINES COMPANY, AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 19, 1948, IN BOOK 1534 PAGE 355, OF OFFICIAL RECORDS.

FO8 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC ROAD, INGRESS, EGRESS AND PUBLIC UTILITIES RESERVED BY WILLIAM C. BERGAMO, AS SET FORTH IN A DOCUMENT RECORDED, MARCH 31, 1966, IN BOOK 3933 PAGE 228, OF OFFICIAL RECORDS.

APN: 346-061-22

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-126, DATED FEBRUARY 9, 2023.

FP10 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PRIVATE TELEPHONE LINES OR LINES INCLUDING NECESSARY POLES, WIRES, AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ENTRY THEREON TO CACTUS MINES COMPANY, A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 19, 1948, IN BOOK 1534 PAGE 355, OF OFFICIAL RECORDS.

FP13 MATTERS CONTAINED IN AN UNRECORDED LEASE DATED MAY 17, 2011, EXECUTED BY VICENTE A. BECERRA, A SINGLE MAN, AS LESSOR AND ENXCO DEVELOPMENT CORPORATION, A DELAWARE CORPORATION AS LESSEE, AS DISCLOSED BY INSTRUMENT NO. 0211068711, RECORDED MAY 26, 2011 OF OFFICIAL RECORDS. (EASEMENT IS BLANKET IN NATURE)

APN: 346-061-28

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480218, DATED MARCH 1, 2023.

GL13 A RIGHT OF WAY OF LAWFUL WIDTH FOR ANY ALL COUNTY ROADS HERETOFORE LAWFULLY ESTABLISHED AND NOW IS PUBLIC USE UPON AND ACROSS SAID LAND AS EXCEPTED IN DEED FROM SOUTHERN PACIFIC LAND COMPANY, A CORPORATION RECORDED JUNE 10, 1921 IN BOOK 364 PAGE 177 OF DEEDS, IN DEED RECORDED AUGUST 24, 1921 IN BOOK 370 PAGE 234 OF DEEDS AND IN DEED RECORDED SEPTEMBER 1, 1921 IN BOOK 370 PAGE 263 OF DEEDS. (EASEMENT IS BLANKET IN NATURE)

APN: 346-061-29

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-27, DATED JUNE 9, 2022.

EZ3 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR A RIGHT OF WAY OF LAWFUL WIDTH FOR ANY AND ALL COUNTY ROADS, HERETOFORE LAWFULLY ESTABLISHED AND NOW IN PUBLIC USE, AS SET FORTH IN A DOCUMENT RECORDED SEPTEMBER 1, 1921 IN BOOK 370 PAGE 263 OF DEEDS. (EASEMENT IS BLANKET IN NATURE)

EZ4 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC ROAD, INGRESS AND EGRESS PURPOSES, AS SET FORTH IN A DOCUMENT RECORDED JANUARY 2, 1964 IN BOOK 3677 PAGE 186, OF OFFICIAL RECORDS.

APN: 346-061-61

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480220, DATED APRIL 10, 2023.

FA4 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PRIVATE TELEPHONES LINES OR LINES INCLUDING NECESSARY POLES, WIRES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ENTRY TO CACTUS MINES COMPANY, A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 19, 1948, AS BOOK 1534 PAGE 355, OF OFFICIAL RECORDS.

FA7 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC ROAD, INGRESS AND EGRESS AND PUBLIC UTILITY PURPOSES TO WILLIAM C. BERGAND, A WIDOWER, AS SET FORTH IN A DOCUMENT RECORDED MARCH 31, 1966 IN BOOK 3933 PAGE 228, OF OFFICIAL RECORDS.

APN: 346-061-62

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480221, DATED MARCH 17, 2023.

FX10 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PRIVATE TELEPHONE LINES INCLUDING NECESSARY POLES, WIRES AND APPURTENANCES TOGETHER WITH THE RIGHT OF ENTRY THEREON TO CACTUS MINES COMPANY, A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 19, 1948 IN BOOK 1534 PAGE 355 OF OFFICIAL RECORDS.

ADJOINING PROPERTY EASEMENTS:

APN: 346-071-05

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480449, DATED JUNE 9, 2023.

GM23 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC ROAD AND UTILITY PURPOSES TO BE USED IN COMMON WITH OTHERS, RESERVED BY HERBERT H. SPENCER AND DONNA M. SPENCER, HUSBAND AND WIFE, AS SET FORTH IN A DOCUMENT RECORDED APRIL 12, 1961, IN BOOK 3368 PAGE 830, OF OFFICIAL RECORDS. (DOES NOT AFFECT SUBJECT PROPERTY)

EASEMENT AND RIGHTS INCIDENTAL THERETO FOR EXCEPTING THEREFROM 50% OF OIL & MINERAL RIGHTS RESERVING THEREFROM THE NORTH 0 FT., THE SOUTH 0 FT., THE WEST 32 FT., AND THE EAST 40 FT., FOR ROAD PURPOSES, RESERVED BY L.P.J. GUBERTS, AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 29, 1977, IN BOOK 5078 PAGE 2308, OF OFFICIAL RECORDS.

GM24 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR RESERVING THEREFROM THE NORTH 0 FT., THE SOUTH 0 FT., THE WEST 32 FT., AND THE EAST 40 FT., FOR ROAD PURPOSES, RESERVED BY L.P.J. GUBERTS, AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 29, 1977, IN BOOK 5078 PAGE 2313, OF OFFICIAL RECORDS.

GM25 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR N1/2 OF N ½ OF NE 1/4 OF NE 1/4 OF SW 1/4 OF SECTION 7, T10N, R13W, SBBM. RESERVING THEREFROM THE NORTH 40 FT., THE WEST 32 FT., AND THE EAST 40 FT., FOR ROAD PURPOSES. S 1/2 OF N 1/2 OF NE 1/4 OF NE 1/4 OF SW 1/4 OF SECTION 7, T10N, R13W,

RESERVING THEREFROM THE WEST 32 FT., AND THE EAST 40 FT. FOR ROAD PURPOSES, RESERVED BY MONT BLANC REALTY, N.V., A NETHERLANDS ANTILLES CORPORATION AND M.J.W. VAN DER HORST, AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 1, 1981, IN BOOK 5421 PAGE 748, OF OFFICIAL RECORDS.

GM26 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR RESERVING THEREFROM THE WEST 32 FT., AND THE EAST 40 FT., FOR ROAD PURPOSES, RESERVED BY MONT BLANC REALTY, N.V., A NETHERLANDS ANTILLES CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 1, 1981, IN BOOK 5421 PAGE 763, OF OFFICIAL RECORDS.

GM27 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR RESERVING THEREFROM THE WEST 32 FT., AND THE EAST 40 FT., FOR ROAD PURPOSES, RESERVED BY MONT BLANC REALTY, N.V., A NETHERLANDS ANTILLES CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 1, 1981, IN BOOK 5421 PAGE 765, OF OFFICIAL RECORDS.

VESTING TENTATIVE PARCEL MAP NO. 12597

ADJOINING PROPERTY EASEMENTS CONTINUED:

APN: 346-071-04

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480536, DATED JUNE 8, 2023.

(FZ30) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD, RESERVED BY MONT BLANC REALTY., N.V., AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 29, 1977, IN BOOK 5078 PAGE 2396, OF OFFICIAL RECORDS.

APN: 346-081-01

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480223, DATED JUNE 16, 2023.

(GP11) AN EASEMENT FOR ROADWAY AND PUBLIC UTILITIES PURPOSES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED APRIL 25, 1989 AS INSTRUMENT NO. 049028 IN BOOK 6232, PAGE 0486, OF OFFICIAL RECORDS, AFFECTS SAID LAND.

(GP12) AN EASEMENT FOR ERECTING, CONSTRUCTING, RECONSTRUCTING, REPLACING, REPAIRING, CHANGING, OPERATING, INSPECTING AND MAINTAINING A CERTAIN POWER LINE FOR THE TRANSMISSION OF ELECTRICITY, ALL NECESSARY TOWERS, POLES, STRUCTURES, FOUNDATIONS AND FOOTINGS, WIRES, CABLES AND BRACES ASSOCIATED THEREWITH AND RIGHTS INCIDENTAL THERETO IN FAVOR OF SAGEBRUSH, A CALIFORNIA GENERAL PARTNERSHIP AS SET FORTH IN A DOCUMENT RECORDED JANUARY 29, AS INSTRUMENT NO. 010335 IN BOOK 6089, PAGE 1063, OF OFFICIAL RECORDS, AFFECTS SAID LAND.
THE MATTERS CONTAINED IN AN INSTRUMENT ENTITLED NOTICE OF RECEIPT OF PAYMENT AND COMPLIANCE WITH TERMS OF EASEMENT DATED JULY 15, 1989 BY AND BETWEEN JOSEPH J. DOLNY AND SAGEBRUSH A CALIFORNIA GENERAL PARTNERSHIP UPON THE TERMS THEREIN PROVIDED RECORDED JULY 26, 1989 AS INSTRUMENT NO. 012081, IN BOOK 6268, PAGE 2325, OF OFFICIAL RECORDS.

APN: 346-012-04

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480315, DATED APRIL 12, 2022

(GG8) AN EASEMENT FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF SAGEBRUSH, A CALIFORNIA GENERAL PARTNERSHIP AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 18, 1987 AS INSTRUMENT NO. 071746 IN BOOK 6077 PAGE 0261 OF OFFICIAL RECORDS, AFFECTS PORTIONS OF THE HEREIN DESCRIBED LAND, THE EXACT LOCATION OF WHICH CAN BE DETERMINED BY EXAMINATION OF THE ABOVE-MENTIONED INSTRUMENT, WHICH CONTAINS A COMPLETE LEGAL DESCRIPTION OF THE AFFECTED PORTIONS OF SAID LAND.

APN: 346-081-14

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480437, DATED MAY 23, 2023.

(GT11) AN EASEMENT FOR RIGHT OF WAY AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT, RECORDED APRIL 25, 1989, IN BOOK 6232, PAGE 484, AS INSTRUMENT NO. 049027, WHICH AFFECTS SAID LAND.

APN: 346-090-21

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480225, DATED MARCH 16, 2023.

(HA9) AN EASEMENT FOR PUBLIC ROAD, INGRESS, EGRESS AND PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF LAWRENCE E. SPENCER AND CAROLE JEANNE SPENCER, HUSBAND AND WIFE AS SET FORTH IN A DOCUMENT RECORDED MAY 23, 1968 IN BOOK 4163, PAGE 394 OF OFFICIAL RECORDS, AFFECTS THE NORTHERLY 32 FEET OF PARCEL 1 AND THE WESTERLY 50 FEET OF PARCELS 1 AND 2.

(HA10) AN EASEMENT FOR CERTAIN POWER LINE FOR THE TRANSMISSION OF ELECTRICITY AND ALL NECESSARY TOWERS, POLES, STRUCTURES, FOUNDATIONS, FOOTINGS WIRES, CABLES AND BRACES ASSOCIATED THEREWITH AND RIGHTS INCIDENTAL THERETO IN FAVOR OF SAGEBRUSH, A CALIFORNIA GENERAL PARTNERSHIP AS SET FORTH IN A DOCUMENT RECORDED JANUARY 11, 1988 IN BOOK 6083, PAGE 1873 OF OFFICIAL RECORDS, AFFECTS THE WESTERLY 110 FEET OF SAID LAND.

THE TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN SAID GRANT OF EASEMENT.

MATTERS CONTAINED IN DOCUMENT ENTITLED MEMORANDUM OF OPTION AND RIGHT TO CONSTRUCT SECOND CIRCUIT BY AND BETWEEN SAGEBRUSH, A CALIFORNIA GENERAL PARTNERSHIP AND TOYOWEST II, A CALIFORNIA GENERAL PARTNERSHIP RECORDED JULY 12, 1991 AS INSTRUMENT NO. 087086 IN BOOK 6544 PAGE 0553 OF OFFICIAL RECORDS.

APN: 346-090-22

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480226, DATED MARCH 16, 2023.

(HB5) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC ROAD, INGRESS AND EGRESS AND PUBLIC UTILITY RESERVED BY LAWRENCE E. SPENCER AND CAROLE JEANNE SPENCER, HUSBAND AND WIFE, AS SET FORTH IN A DOCUMENT RECORDED, MAY 23, 1968, IN BOOK 4163 PAGE 394, OF OFFICIAL RECORDS.

(HB7) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ERECTING, CONSTRUCTING, RECONSTRUCTING, REPLACING, REPAIRING, CHANGING, OPERATING, INSPECTING AND MAINTAINING A CERTAIN POWER LINE FOR THE TRANSMISSION OF ELECTRICITY, ALL NECESSARY TOWERS, STRUCTURES, FOUNDATIONS AN FOOTINGS, WIRES, CABLES AND BRACES ASSOCIATED THEREWITH OR SUSPENDED THEREFROM AND ANY AND ALL ASSOCIATED ACTIVITIES, INCLUDING THE MAKING OF ALL STUDIES AND SURVEYS ASSOCIATED THEREWITH TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS SAID EASEMENT AND ADJACENT LANDS TO SAGEBRUSH, A CALIFORNIA GENERAL PARTNERSHIP, AS SET FORTH IN A DOCUMENT RECORDED JANUARY 11, 1988, IN BOOK 6083 PAGE 1873, OF OFFICIAL RECORDS.

APN: 346-090-23

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480227, DATED MARCH 16, 2023.

(HC5) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC ROAD, INGRESS AND EGRESS AND PUBLIC UTILITY RESERVED BY LAWRENCE E. SPENCER AND CAROLE JEANNE SPENCER, HUSBAND AND WIFE, AS SET FORTH IN A DOCUMENT RECORDED, MAY 23, 1968, IN BOOK 4163 PAGE 394, OF OFFICIAL RECORDS.

(HC7) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ERECTING, CONSTRUCTING, RECONSTRUCTING, REPLACING, REPAIRING, CHANGING, OPERATING, INSPECTING AND MAINTAINING A CERTAIN POWER LINE FOR THE TRANSMISSION OF ELECTRICITY, ALL NECESSARY TOWERS, STRUCTURES, FOUNDATIONS AN FOOTINGS, WIRES, CABLES AND BRACES ASSOCIATED THEREWITH OR SUSPENDED THEREFROM AND ANY AND ALL ASSOCIATED ACTIVITIES, INCLUDING THE MAKING OF ALL STUDIES AND SURVEYS ASSOCIATED THEREWITH TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS SAID EASEMENT AND ADJACENT LANDS TO SAGEBRUSH, A CALIFORNIA GENERAL PARTNERSHIP, AS SET FORTH IN A DOCUMENT RECORDED JANUARY 11, 1988, IN BOOK 6083 PAGE 1873, OF OFFICIAL RECORDS.

VESTING TENTATIVE PARCEL MAP NO. 12598

IN THE UNINCORPORATED AREA, COUNTY OF KERN STATE OF CALIFORNIA

BEING A MERGER AND RE-SUBDIVISION OF PORTIONS OF SECTION 12, TOWNSHIP 10 NORTH, RANGE 14 WEST AND SECTION 7, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA, COUNTY OF KERN, STATE OF CALIFORNIA

EASEMENT TABLE:

THE EASEMENTS SHOWN HEREON HAVE BEEN PLOTTED SOLELY ON INFORMATION CONTAINED IN THE FOLLOWING STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORTS: REPORT NO. 22000480465-76, DATED SEPTEMBER 29, 2022, REPORT NO. 23000480437, DATED MAY 23, 2023, REPORT NO. 22000480465-83 DATED DECEMBER 23, 2022, REPORT NO. 23000480385, DATED JUNE 2, 2023, REPORT NO. 23000480386, DATED MAY 4, 2023, REPORT NO. 23000480388, DATED MAY 4, 2023, REPORT NO. 23000480514, DATED MAY 26, 2023, REPORT NO. 22000480465-111 DATED DECEMBER 23, 2022, REPORT NO. 23000480488, DATED MAY 25, 2023, REPORT NO. 23000480554, DATED JULY 14, 2023, REPORT NO. 23000480216, DATED MARCH 16, 2023, REPORT NO. 23000480035, DATED JUNE 23, 2023, REPORT NO. 23000480536, DATED JUNE 8, 2023, REPORT NO. 23000480449, DATED JUNE 9, 2023, REPORT NO. 22000480465-19, DATED JULY 8, 2022 AND REPORT NO. 23000480387, DATED MAY 5, 2023.

DESCRIPTION OF PROJECT:

THE PURPOSE OF THIS TENTATIVE PARCEL MAP IS TO MERGE EIGHTEEN (18) EXISTING PARCELS IN TO ONE (1) PARCEL.
NOTE: THIS PARCEL MAP WILL NOT BE RECORDED IN PHASES.
NOTE: ALL STRUCTURES WITHIN THE BOUNDARY OF THIS MAP OR WITHIN 150 FEET OF THIS MAP BOUNDARY ARE SHOWN HEREON.

BASIS OF BEARINGS:

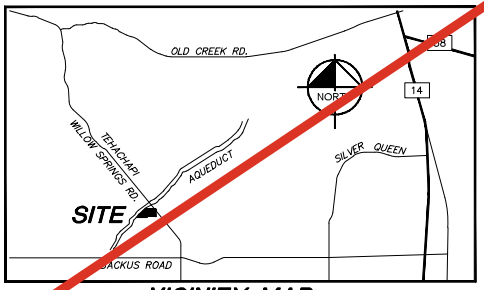
ALL BEARINGS SHOWN HEREON ARE GRID DISTANCES BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83), ZONE 5, EPOCH 2010.00, AND WAS ESTABLISHED BETWEEN NATIONAL GEODETIC SURVEY (NGS) LOCAL CONTROL STATIONS TEHA (SOPAC) AND ELTN (SOPAC) HAVING A BEARING OF SOUTH 04°27'38" EAST.

FLOOD HAZARD NOTE:

THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FLOOD ZONE X AND ZONE A. FLOOD ZONE X IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AND ZONE A IS DEFINED AS "SPECIAL FLOOD HAZARD AREAS WITHOUT BASE FLOOD ELEVATION (BFE)" ON FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM (FLOOD INSURANCE RATE MAP) MAP NO. 06029C3650E, WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

STATISTICS:

ASSESSOR'S PARCEL NUMBERS:	346-071-01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 15, 16, 17, 18, 23, 24, 25, 26
ACCESS TO PARCELS:	PROPOSED PUBLIC ACCESS EASEMENTS SHOWN HEREON
EXISTING NUMBER OF PARCELS:	18
PROPOSED NUMBER OF PARCELS:	1
EXISTING WATER SUPPLY:	N/A (RAW LAND)
EXISTING SEWAGE DISPOSAL:	N/A (RAW LAND)
EXISTING POWER:	SOUTHERN CALIFORNIA EDISON
EXISTING GAS:	SOCAL GAS
EXISTING ZONING:	A, A FPS, PL RS FP, A WE
EXISTING GENERAL PLAN DESIGNATION:	8.3 (EXTENSIVE AGRICULTURE-MIN. 20 ACRE PARCEL SIZE)
EXISTING USE:	VACANT LAND
PROPOSED ZONING:	A, A FP, A FPS
PROPOSED GENERAL PLAN DESIGNATION:	8.3 (EXTENSIVE AGRICULTURE-MIN. 20 ACRE PARCEL SIZE)
PROPOSED USE:	SOLAR ENERGY ELECTRIC GENERATORS (SOLAR FARM)
PROPOSED WATER SUPPLY:	WELL SITE (IF REQUIRED)
PROPOSED SEWER DISPOSAL:	SEPTIC (IF REQUIRED)
IMPROVEMENTS REQUIRED:	N/A
PARCEL 'A' AREA:	48.49 ACRES
TOTAL PROJECT AREA:	48.49 ACRES



VICINITY MAP
NOT TO SCALE

MONUMENT NOTES:

● FOUND MONUMENT AS SHOWN

SEARCHED FOUND NOTHING AT ALL PROPERTY CORNERS UNLESS SHOWN OTHERWISE.

11 FD. 2.5" GLO BRASS DISK

12 FD. 3" GLO BRASS DISK

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF EDWARDS SANBORN LAND HOLDINGS, LLC.

FOR EXAMINATION ONLY

JEFFREY J. LENHERR, L.S. 9305 DATE

PROFESSIONAL LAND SURVEYOR
JEFFREY J. LENHERR
NO. 9305
STATE OF CALIFORNIA

LEGAL DESCRIPTON:

APN: 346-071-01

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-83 DATED DECEMBER 23, 2022.

THE N 1/2 OF THE N 1/2 OF THE NW 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 7, T10N, R13W, SBM.
APN: 346-071-01

APN: 346-071-03

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480035, DATED JUNE 23, 2023.

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF KERN UNINCORPORATED AND DESCRIBED AS FOLLOWS:

THE NORTH ONE-HALF OF THE NORTH ONE-HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY THEREOF.

EXCEPT 50% OF ALL COAL, OIL, GAS, PETROLEUM MINERALS, OIL AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, MEASURED FROM THE SURFACE OF SAID LAND AND WITHOUT ANY RIGHTS OF ENTRY UPON THE SURFACE OF SAID LAND THE SUBSURFACE THEREOF TO A DEPTH OF 500 FEET, AS RESERVED BY HERBERT HUGH SPENCER, ET UX, IN DEED RECORDED APRIL 12, 1961, IN BOOK 3368, PAGE 830 OF OFFICIAL RECORDS.

APN: 346-071-05

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480449, DATED JUNE 9, 2023.

PARCEL 2:
SOUTH ONE-HALF OF THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER SECTION 7, TOWNSHIP 10 NORTH, RANGE 13 WEST S.B.B.&M.,
EXCEPTING THEREFROM 50% OF ALL COAL, OIL, GAS, PETROLEUM MINERALS, OIL AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, MEASURED FROM THE SURFACE OF SAID LAND AND WITHOUT ANY RIGHTS OF ENTRY UPON THE SURFACE OF SAID LAND AND THE SUBSURFACE THEREOF TO A DEPTH OF 500 FEET AS RESERVED IN DEED RECORDED APRIL 12, 1961, IN BOOK 3368 PAGE 830 KERN COUNTY RECORDS.

APN: 346-071-06

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-19, DATED JULY 8, 2022.

THE SOUTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT 50% OF ALL COAL, OIL, GAS, PETROLEUM MINERALS, OIL AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, MEASURED FROM THE SURFACE OF SAID LAND AND WITHOUT ANY RIGHTS OF ENTRY UPON THE SURFACE OF SAID LAND THE SUBSURFACE THEREOF TO A DEPTH OF 500 FEET, AS RESERVED BY HERBERT H. SPENCER, ET UX, IN DEED RECORDED APRIL 12, 1961, IN BOOK 3368, PAGE 830, OF OFFICIAL RECORDS.

APN: 346-071-07

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480385, DATED JUNE 2, 2023.

THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE & MERIDIAN.

EXCEPTING THEREFROM THE WEST 32 FEET AND THE EAST 32 FEET FOR ROAD EASEMENT PURPOSES.

LEGAL DESCRIPTON: (CONTINUED)

APN: 346-071-08

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480387, DATED MAY 4, 2023.

THE SOUTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, AS PER THE OFFICIAL PLAT THEREOF, ALSO DESCRIBED AS PARCEL 34 OF CERTIFICATE OF COMPLIANCE RECORDED OCTOBER 6, 1986 IN BOOK 5923, PAGE 1384 OF OFFICIAL RECORDS, AND RE-RECORDED OCTOBER 16, 1986 IN BOOK 5927, PAGE 211 OF OFFICIAL RECORDS.

EXCEPT 50% OF ALL COAL, OIL, GAS, PETROLEUM, MINERALS, OIL AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, MEASURED FROM THE SURFACE OF SAID LAND AND WITHOUT ANY RIGHTS OF ENTRY UPON THE SURFACE OF SAID LAND AND THE SUBSURFACE THEREOF TO A DEPTH OF 500 FEET, AS RESERVED BY HERBERT HUGH SPENCER, ET UX IN DEED RECORDED APRIL 12, 1961 IN BOOK 3368, PAGE 830 OF OFFICIAL RECORDS.

APN: 346-071-09

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480387, DATED MAY 5, 2023.

THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 10 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.

THE PLAT OF A DEPENDENT RESURVEY OF SAID LAND WAS FILED IN THE DISTRICT LAND OFFICE OCTOBER 7, 1936.

EXCEPT 50% OF ALL COAL, OIL, GAS, PETROLEUM MINERALS, OIL AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, MEASURED FROM THE SURFACE OF SAID LAND AND WITHOUT ANY RIGHTS OF ENTRY UPON THE SURFACE OF SAID LAND AND THE SUBSURFACE THEREOF TO A DEPTH OF 500 FEET, AS RESERVED BY HERBERT H. SPENCER, ET UX, IN DEED RECORDED APRIL 12, 1961 IN BOOK 3368, PAGE 830 OF DEEDS.
AS PER CERTIFICATE OF COMPLIANCE RECORDED OCTOBER 6, 1986 IN BOOK 5923, PAGE 1384 AND RE-RECORDED OCTOBER 16, 1986 IN BOOK 5927, PAGE 211 OF OFFICIAL RECORDS.

APN: 346-071-02, 04, 10, & 15

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480536, DATED JUNE 8, 2023.

PARCEL 2: APN 346-071-02
THE NORTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE UNINCORPORATED, COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.
THE PLAT OF A DEPENDENT RESURVEY OF SAID LAND WAS FILED IN THE DISTRICT LAND OFFICE OCTOBER 7, 1936.

EXCEPT 50% OF ALL COAL, OIL, GAS, PETROLEUM MINERALS, OIL AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, MEASURED FROM THE SURFACE OF SAID LAND AND WITHOUT ANY RIGHTS OF ENTRY UPON THE SURFACE OF SAID LAND THE SUBSURFACE THEREOF TO A DEPTH OF 500 FEET, AS RESERVED BY HERBERT H. SPENCER, ET UX, IN DEED RECORDED APRIL 12, 1961 IN BOOK 3368, PAGE 830, OF THE OFFICIAL RECORDS.
AS PER CERTIFICATE OF COMPLIANCE RECORDED OCTOBER 6, 1986, IN BOOK 5923, PAGE 1384 AND RE-RECORDED OCTOBER 16, 1986 IN BOOK 5927, PAGE 211, OF OFFICIAL RECORDS.

PARCEL 3: APN 346-071-04
THE NORTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE UNINCORPORATED, COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.
THE PLAT OF A DEPENDENT RESURVEY OF SAID LAND WAS FILED IN THE DISTRICT LAND OFFICE OCTOBER 7, 1936.

EXCEPT 50% OF ALL COAL, OIL, GAS, PETROLEUM MINERALS, OIL AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, MEASURED FROM THE SURFACE OF SAID LAND AND WITHOUT MY RIGHTS OF ENTRY UPON THE SURFACE OF SAID LAND THE SUBSURFACE THEREOF TO A DEPTH OF 500 FEET, AS RESERVED BY HERBERT H. SPENCER, ET UX, IN DEED RECORDED APRIL 12, 1961 IN BOOK 3368, PAGE 830 OF DEEDS.
AS PER CERTIFICATE OF COMPLIANCE RECORDED OCTOBER 6, 1986, IN BOOK 5923, PAGE 1384, AND RE-RECORDED OCTOBER 16, 1986 IN BOOK 5927, PAGE 211 OF OFFICIAL RECORDS.

PARCEL 4: APN 346-071-10
THE NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.
THE PLAT OF A DEPENDENT RESURVEY OF SAID LAND WAS FILED IN THE DISTRICT LAND OFFICE OCTOBER 7, 1936.

EXCEPT 50% OF ALL COAL, OIL, GAS, PETROLEUM MINERALS, OIL AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, MEASURED FROM THE SURFACE OF SAID LAND AND WITHOUT ANY RIGHTS OF ENTRY UPON THE SURFACE OF SAID LAND AND THE SUBSURFACE THEREOF TO A DEPTH OF 500 FEET, AS RESERVED BY HERBERT H. SPENCER ET UX, IN DEED RECORDED APRIL 12, 1961, IN BOOK 3368 PAGE 830 OF OFFICIAL RECORDS.
AS PER CERTIFICATE OF COMPLIANCE RECORDED OCTOBER 6, 1986, IN BOOK 5923, PAGE 1384, AND RE-RECORDED OCTOBER 16, 1986 IN BOOK 5927, PAGE 211 OF OFFICIAL RECORDS.

PARCEL 5: APN 346-071-15
THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE UNINCORPORATED, COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.
THE PLAT OF A DEPENDENT RESURVEY OF SAID LAND WAS FILED IN THE DISTRICT LAND OFFICE OCTOBER 7, 1936.

EXCEPT 50% OF ALL COAL, OIL, GAS, PETROLEUM MINERALS, AL AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, MEASURED FROM THE SURFACE OF SAND LAND AND WITHOUT ANY NIGHTS OF ENTRY UPON THE SURFACE OF SAID LAND THE SUBSURFACE THEREOF TO A DEPTH OF 500 FEET, AS RESERVED BY HERBERT H. SPENCER, ET UX, IN DEED RECORDED APRIL 12, 1961 IN BOOK 3368, PAGE 830, OF DEED.
AS PER CERTIFICATE OF COMPLIANCE RECORDED OCTOBER 6, 1986, IN BOOK 5923, PAGE 1384, AND RE-RECORDED OCTOBER 16, 1986 IN BOOK 5927, PAGE 211 OF OFFICIAL RECORDS.

Kimley»Horn
1100 W TOWN & COUNTRY ROAD, SUITE 700, ORANGE, CALIFORNIA 92868
Phone : 657-452-0200
jeff.lenherr@kimley-horn.com

VESTING TENTATIVE PARCEL MAP NO. 12598

LEGAL DESCRIPTON: (CONTINUED)

APN: 346-071-16

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480388, DATED MAY 4, 2023.

THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 10 NORTH, RANGE 13 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;

EXCEPT 50% OF ALL COAL, OIL, GAS, PETROLEUM, MINERALS, OIL AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, MEASURED FROM THE SURFACE OF SAID LAND AND WITHOUT ANY RIGHTS OF ENTRY UPON THE SURFACE OF SAID LAND AND THE SUB-SURFACE THEREOF TO A DEPTH OF 500 FEET, AS RESERVED BY HERBERT HUGH SPENCER, ET UX. IN DEED RECORDED APRIL 12, 1961 IN BOOK 3368, PAGE 830 OF OFFICIAL RECORDS.

APN: 346-071-18

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-111 DATED DECEMBER 23, 2022.

NORTH ONE-HALF OF NORTH ONE-HALF OF SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SOUTHWEST ONE QUARTER OF SECTION 7, TOWNSHIP 10 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. THE PLAT OF A DEPENDENT RESURVEY OF SAID LAND WAS FILED IN THE DISTRICT LAND OFFICE OCTOBER 7, 1936.

EXCEPT 50% OF ALL COAL, OIL, GAS, PETROLEUM MINERALS, OIL AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, MEASURED FROM THE SURFACE OF SAID LAND AND WITHOUT ANY RIGHT OF ENTRY UPON THE SURFACE OF SAID LAND THE SUBSURFACE THEREOF TO A DEPTH OF 500 FEET, AS RESERVED BY HERBERT H. SPENCER, ET UX, IN DEED RECORDED APRIL 12, 1961, IN BOOK 3368, PAGE 830 OF OFFICIAL RECORDS.

APN: 346-071-23

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480488, DATED MAY 25, 2023.

THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA

EXCEPTING THEREFROM 50% OF ALL COAL, OIL, GAS, PETROLEUM MINERALS, OIL AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, MEASURED FROM THE SURFACE OF SAID LAND AND WITHOUT ANY RIGHTS OF ENTRY, UPON THE SURFACE OF SAID LAND AND THE SUBSURFACE THEREOF TO A DEPTH OF 500 FEET AS RESERVED IN THE DEED FROM HERBERT SPENCER AND DONNA M. SPENCER RECORDED APRIL 12, 1961 IN BOOK 3368 OF OFFICIAL RECORDS
PAGE 830.

APN: 346-071-17 & 24

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480514, DATED MAY 26, 2023.

PARCEL 1:
THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

EXCEPT 50% OF ALL COAL, OIL, GAS PETROLEUM, MINERALS, OIL AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, MEASURED FROM THE SURFACE OF SAID LAND AND WITHOUT ANY RIGHTS OF ENTRY UPON THE SURFACE OF SAID LAND AND THE SUBSURFACE THEREOF TO A DEPTH OF 500 FEET, AS RESERVED BY HERBERT H. SPENCER ET UX, IN DEED RECORDED APRIL 12, 1961 IN BOOK 3368, PAGE 830 OF OFFICIAL RECORDS.

PARCEL 2:
THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

EXCEPT 50% OF ALL COAL, OIL, GAS PETROLEUM, MINERALS, OIL AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, MEASURED FROM THE SURFACE OF SAID LAND AND WITHOUT ANY RIGHTS OF ENTRY UPON THE SURFACE OF SAID LAND AND THE SUBSURFACE THEREOF TO A DEPTH OF 500 FEET, AS RESERVED BY HERBERT H. SPENCER ET UX, IN DEED RECORDED APRIL 12, 1961 IN BOOK 3368, PAGE 830 OF OFFICIAL RECORDS.

APN: 346-071-25

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480554, DATED JULY 14, 2023.

THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER TO SECTION 7, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

THE PLAT OF A DEPENDENT RESURVEY OF SAID LAND WAS FILED IN THE DISTRICT LAND OFFICE, OCTOBER 7, 1936.

EXCEPT 50% OF ALL COAL, OIL, GAS PETROLEUM, MINERALS, OIL AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, MEASURED FROM THE SURFACE OF SAID LAND AND WITHOUT ANY RIGHTS OF ENTRY UPON THE SURFACE OF SAID LAND THE SUBSURFACE THEREOF TO A DEPTH OF 500 FEET, A RESERVED BY HERBERT H. SPENCER ET UX, IN DEED RECORDED APRIL 12, 1961 IN BOOK 3368 PAGE 830, OF OFFICIAL RECORDS.

APN: 346-071-26

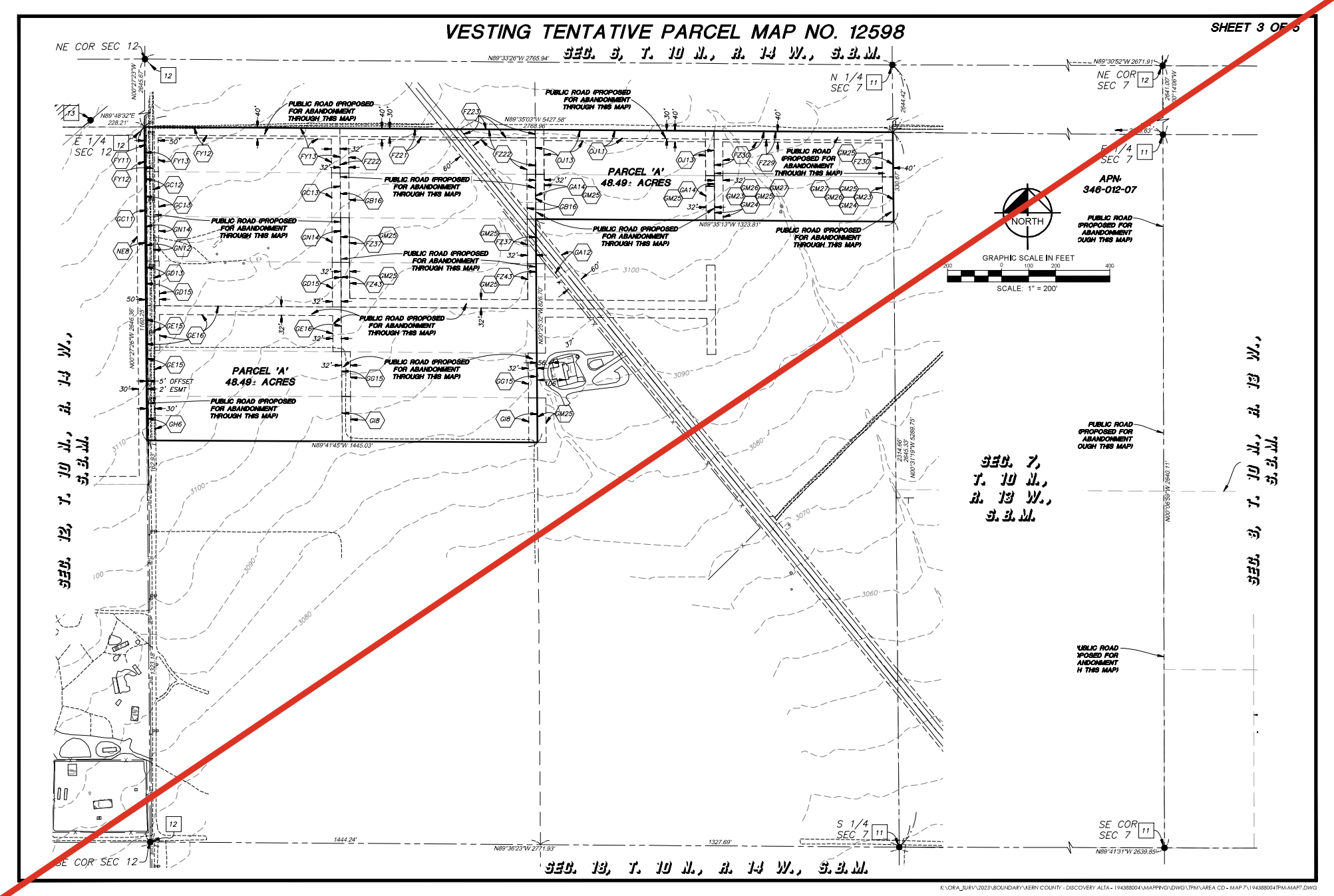
STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480437 DATED MAY 23, 2023.

THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

EXCEPT 50% OF ALL COAL, OIL, GAS, PETROLEUM MINERALS, OIL AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, MEASURED FROM THE SURFACE OF SAID AND WITHOUT ANY RIGHTS OF ENTRY UPON THE SURFACE OF SAID LAND AND THE SUBSURFACE THEREOF TO A DEPTH OF 500 FEET, AS RESERVED BY HERBERT H. SPENCER ET UX, IN DEED RECORDED APRIL 12, 1961 IN BOOK 3368 PAGE 830 OF OFFICIAL RECORDS.

VESTING TENTATIVE PARCEL MAP NO. 12598

SHEET 3 OF 3



K:\ORA_SURV\2023\BOUNDARY\KERN COUNTY - DISCOVERY ALTA - 194388004\MAPPING\DWG\TPM\AREA CD - MAP 7\194388004TPM-MAP7.DWG

VESTING TENTATIVE PARCEL MAP NO. 12598

EASEMENTS:

APN: 346-071-01

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-83 DATED DECEMBER 23, 2022.

FY10 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ALL COUNTY ROADS THERETOFORE LAWFULLY ESTABLISHED AND THEN IN PUBLIC USE TO SOUTHERN PACIFIC RAILROAD COMPANY, A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED MARCH 22, 1912, IN BOOK 271, PAGE 1, OF DEEDS. (EASEMENT IS BLANKET IN NATURE)

(FY11) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC UTILITIES EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED MARCH 15, 1956, IN BOOK 2577, PAGE 497, OF OFFICIAL RECORDS.

(FY12) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC ROAD AND UTILITY PURPOSES TO BE USED IN COMMON WITH OTHERS TO HERBERT HUGH SPENCER, ET UX, AS SET FORTH IN A DOCUMENT RECORDED APRIL 12, 1961, IN BOOK 3368, PAGE 830, OF OFFICIAL RECORDS. (PUBLIC ROAD TO BE VACATED)

(FY13) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD, AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 29, 1978, IN BOOK 5165, PAGE 531, OF OFFICIAL RECORDS.

APN: 346-071-02, 04, 10, & 15

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480536, DATED JUNE 8, 2023.

FZ18 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR RIGHT OF WAY, RESERVED BY SOUTHERN PACIFIC LAND COMPANY, A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED AUGUST 24, 1921, IN BOOK 370, PAGE 234, OF DEEDS. (EASEMENT IS BLANKET IN NATURE)

(FZ21) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC ROAD AND UTILITY PURPOSES TO BE USED IN COMMON WITH OTHERS, RESERVED BY HERBERT H. SPENCER, AS SET FORTH IN A DOCUMENT RECORDED APRIL 12, 1961, IN BOOK 3368, PAGE 830, OF OFFICIAL RECORDS. (PUBLIC ROAD TO BE VACATED)

(FZ22) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD, RESERVED BY MONT BLANC REALTY, N.V., A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 29, 1977, IN BOOK 5078 PAGE 2271, OF OFFICIAL RECORDS.

(FZ23) MATTERS CONTAINED IN DOCUMENT ENTITLED MEMORANDUM OF ACCESS EASEMENT AGREEMENT, BY AND BETWEEN ROMULO F. DAMASO AND DOLORES G. DAMASO, CO-TRUSTEES OF THE ROMULO F. AND DOLORES G. DAMASO TRUST, DATED JUNE 24, 2001 AND EDF RENEWABLE DEVELOPMENT, INC., A DELAWARE CORPORATION AND POWER PARTNERS SOUTHWEST, LLC, A DELAWARE LIMITED LIABILITY COMPANY RECORDED MARCH 8, 2016, AS INSTRUMENT NO. 0216028241, OF OFFICIAL RECORDS.

FZ25 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR RIGHT OF WAY, RESERVED BY SOUTHERN PACIFIC LAND COMPANY, A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED AUGUST 24, 1921, IN BOOK 370, PAGE 234, OF DEEDS. (EASEMENT IS BLANKET IN NATURE)

FZ28 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE TELEPHONE LINE OF LINES INCLUDING NECESSARY POLES, CROSSARMS, WIRE AND APPURTENANCES TOGETHER WITH RIGHT TO ENTRY THEREON AND INCIDENTS PURPOSES, TO CACTUS MINES COMPANY, A CALIFORNIA CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 19, 1948, IN BOOK 1534 PAGE 355, OF OFFICIAL RECORDS. (DOES NOT AFFECT SUBJECT PARCEL 3)

(FZ29) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC ROAD AND UTILITY PURPOSES TO BE USED IN COMMON WITH OTHERS, RESERVED BY HERBERT H. SPENCER AND DONNA M. SPENCER, AS SET FORTH IN A DOCUMENT RECORDED APRIL 12, 1961, IN BOOK 3368 PAGE 830, OF OFFICIAL RECORDS.

(FZ30) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD, RESERVED BY MONT BLANC REALTY., N.V., AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 29, 1977, IN BOOK 5078 PAGE 2396, OF OFFICIAL RECORDS.

FZ33 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR RIGHT OF WAY, RESERVED BY SOUTHERN PACIFIC LAND COMPANY, A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED AUGUST 24, 1921, IN BOOK 370 PAGE 234, OF DEEDS. (EASEMENT IS BLANKET IN NATURE)

FZ36 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC ROAD AND UTILITY PURPOSES TO BE USED IN COMMON WITH OTHERS, RESERVED BY HERBERT HUGH. SPENCER AND DONNA M. SPENCER, HUSBAND AND WIFE, AS SET FORTH IN A DOCUMENT RECORDED APRIL 12, 1961, IN BOOK 3368 PAGE 830 OF OFFICIAL RECORDS. (DOES NOT AFFECT PARCEL 4)

(FZ37) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD EASEMENT AND INCIDENTAL PURPOSES, RESERVED BY THE BANK OF CALIFORNIA, N.A., AS TRUSTEE UNDER TRUST 85003, AS SET FORTH IN A DOCUMENT RECORDED MAY 29, 1979, IN BOOK 5201 PAGE 169, OF OFFICIAL RECORDS.

FZ39 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR RIGHT OF WAY, RESERVED BY SOUTHERN PACIFIC LAND COMPANY, A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED AUGUST 24, 1921, IN BOOK 370, PAGE 234, OF DEEDS.
(EASEMENT IS BLANKET IN NATURE)

FZ42 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC ROAD AND UTILITY PURPOSES TO BE USED IN COMMON WITH OTHERS, RESERVED BY HERBERT HUGH SPENCER AND DONNA M. SPENCER, HUSBAND AND WIFE, AS SET FORTH IN A DOCUMENT RECORDED APRIL 12, 1961, IN BOOK 3368 PAGE 830 OF OFFICIAL RECORDS. (DOES NOT AFFECT PARCEL 5)

(FZ43) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD, RESERVED BY MONT BLANC REALTY, N.V., A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 29, 1977, IN BOOK 5078 PAGE 2335, OF OFFICIAL RECORDS.

APN: 346-071-07

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480385, DATED JUNE 2, 2023.

GB10 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ANY LAWFULLY ESTABLISHED COUNTY ROADS THEN IN USE TO THE PUBLIC, AS SET FORTH IN A DOCUMENT RECORDED MARCH 22, 1912 IN BOOK 271 PAGE 1, OF DEEDS.
(EASEMENT IS BLANKET IN NATURE)

GB11 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROADS TO EUGENE J. SPENCER, AS SET FORTH IN A DOCUMENT RECORDED AUGUST 24, 1921 IN BOOK 370, PAGE 234 OF DEEDS. (EASEMENT IS BLANKET IN NATURE)

GB12 ANY EASEMENT FOR A POLE LINE RUNNING NORTHEASTERLY THROUGH SAID LAND, AS SHOWN ON THE DEPENDENT RESURVEY OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON OCTOBER 7, 1936. (NOT LOCATABLE FROM RECORD)

GB13 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR POLES TO CACTUS MINES COMPANY, A CALIFORNIA CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 19, 1948 IN BOOK 1534, PAGE 355 OF OFFICIAL RECORDS. (DOES NOT AFFECT SUBJECT PARCEL)

GB14 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR POLE LINES TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED MARCH 15, 1956 IN BOOK 2577, PAGE 497 OF OFFICIAL RECORDS.
(DOES NOT AFFECT SUBJECT PARCEL)

GB15 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC ROAD AND UTILITY PURPOSES TO BE USED IN COMMON WITH OTHERS TO BIRDSELL A. KEITHLEY AND MARIE KEITHLEY, HUSBAND AND WIFE, AS JOINT TENANTS, AS SET FORTH IN A DOCUMENT RECORDED APRIL 12, 1961 IN BOOK 3368, PAGE 831 OF OFFICIAL RECORDS. (DOES NOT AFFECT SUBJECT PARCEL)

(GB16) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD EASEMENT PURPOSES TO CLARENCE H. KARST AND MARGARET L. KARST, HUSBAND AND WIFE AS JOINT TENANTS, AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 15, 1982 IN BOOK 5496, PAGE 2389 OF OFFICIAL RECORDS.

APN: 346-071-16

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480388, DATED MAY 4, 2023.

GD11 A RIGHT OF WAY OF LAWFUL WIDTH FOR ANY AND ALL COUNTY ROADS HERETOFORE LAWFULLY ESTABLISHED AND NOW PUBLIC USE UPON AND ACROSS SAID LAND, AS EXCEPTED IN DEED FROM SOUTHERN PACIFIC LAND COMPANY, A CORPORATION, RECORDED AUGUST 24, 1921 IN BOOK 370 PAGE 234, OF DEEDS. (EASEMENT BLANKET IN NATURE)

(GD13) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC ROAD AND UTILITY RESERVED BY HERBERT HUGH SPENCER AND DONNA M. SPENCER, HUSBAND AND WIFE, AS SET FORTH IN A DOCUMENT RECORDED, APRIL 12, 1961, AS INSTRUMENT NO. 22467 IN BOOK 3368 PAGE 830, OF OFFICIAL RECORDS.

GD14 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC ROAD AND UTILITY RESERVED BY HERBERT H. SPENCER AND DONNA M. SPENCER, HUSBAND AND WIFE AS SET FORTH IN A DOCUMENT RECORDED, APRIL 12, 1961, AS INSTRUMENT NO. 22468 IN BOOK 3368 PAGE 831, OF OFFICIAL RECORDS. (DOES NOT AFFECT SUBJECT PROPERTY)

(GD15) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD RESERVED BY SECURITY TITLE INSURANCE COMPANY, AS TRUSTEE UNDER TRUST NO: P.T. 2064-1296-4 AS SET FORTH IN A DOCUMENT RECORDED, FEBRUARY 3, 1976, AS INSTRUMENT NO. 07830 IN BOOK 4937 PAGE 217, OF OFFICIAL RECORDS.

APN: 346-071-17 & 24

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480514, DATED MAY 26, 2023.

GE12 A RIGHT OF WAY OF LAWFUL WIDTH FOR ANY AND ALL COUNTY ROADS HERETOFORE LAWFULLY ESTABLISHED AND NOW IN PUBLIC USE UPON AND ACROSS SAID LAND, AS RESERVED IN DEED FROM SOUTHERN PACIFIC LAND COMPANY, A CALIFORNIA CORPORATION, RECORDED AUGUST 24, 1921, IN BOOK 370 PAGE 234 OF DEEDS. MATTERS CONTAINED THEREIN AFFECT BOTH PARCELS 1 AND 2. (EASEMENT IS BLANKET IN NATURE)

(GE15) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC ROAD RESERVED BY HERBERT HUGH SPENCER AND DONNA M. SPENCER, AS SET FORTH IN A DOCUMENT RECORDED, APRIL 12, 1961, IN BOOK 3368 PAGE 830, OF OFFICIAL RECORDS. MATTERS CONTAINED THEREIN AFFECT BOTH PARCELS 1 AND 2

(GE16) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD RESERVED BY THE BANK OF CALIFORNIA, N.A., AS TRUSTEE UNDER TRUST 85006, AS SET FORTH IN A DOCUMENT RECORDED, MAY 30, 1979, AS INSTRUMENT NO. 05345 IN BOOK 5201 PAGE 1275, OF OFFICIAL RECORDS. MATTERS CONTAINED THEREIN AFFECT BOTH PARCELS 1 AND 2

APN: 346-071-18

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-111 DATED DECEMBER 23, 2022.

GF9 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ALL COUNTY ROADS THERETOFORE LAWFULLY ESTABLISHED AND THEN IN PUBLIC USE TO SOUTHERN PACIFIC RAILROAD COMPANY, A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED MARCH 22, 1912 IN BOOK 271 PAGE 1, OF DEEDS. (EASEMENT IS BLANKET IN NATURE)

GF10 A RIGHT OF WAY OF LAWFUL WIDTH FOR ANY AND ALL COUNTY ROADS HERETOFORE LAWFULLY ESTABLISHED AND NOW IN PUBLIC USE UPON AND ACROSS SAID LAND, AS EXCEPTED IN DEED FROM SOUTHERN PACIFIC LAND COMPANY, A CALIFORNIA CORPORATION, RECORDED AUGUST 24, 1921, IN BOOK 370, PAGE 234, OF OFFICIAL RECORDS. (NOT LOCATABLE FROM RECORD)

GF13 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR POLES TO CACTUS MINES COMPANY, A CALIFORNIA CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 19, 1948 IN BOOK 1534 PAGE 355, OF OFFICIAL RECORDS. (DOES NOT AFFECT SUBJECT PARCEL)

GF14 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR POLE LINES TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION AS SET FORTH IN A DOCUMENT RECORDED MARCH 15, 1956 IN BOOK 2577 PAGE 497, OF OFFICIAL RECORDS. (DOES NOT AFFECT SUBJECT PARCEL)

GF17 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC HIGHWAY PURPOSES TO COUNTY OF KERN, AS SET FORTH IN A DOCUMENT RECORDED JUNE 28, 1956 IN BOOK 2629 PAGE 74, OF OFFICIAL RECORDS. (DOES NOT AFFECT SUBJECT PARCEL)

GF18 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC ROAD AND UTILITY PURPOSES TO BE USED IN COMMON WITH OTHERS TO HERBERT HUGH SPENCER, ET UX, AS SET FORTH IN A DOCUMENT RECORDED APRIL 12, 1961 IN BOOK 3368 PAGE 830, OF OFFICIAL RECORDS. (DOES NOT AFFECT SUBJECT PARCEL)

GF19 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC ROAD AND UTILITY PURPOSES TO HERBERT H. SPENCER AND DONNA M. SPENCER, HUSBAND AND WIFE, AS SET FORTH IN A DOCUMENT RECORDED APRIL 12, 1961 IN BOOK 3368, PAGE 831, OF OFFICIAL RECORDS. (DOES NOT AFFECT SUBJECT PARCEL)

GF25 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PURPOSES OF INGRESS AND EGRESS TO AND FROM THE PROPERTY INCLUDING ROAD ACCESS AND THE RIGHT TO INSTALL, MAINTAIN AND REPAIR ROADS AND ROADWAYS ON THE PROPERTY TO POWER PARTNERS SOUTHWEST, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 12, 2009, AS INSTRUMENT NO. 0209149645, OF OFFICIAL RECORDS. (EASEMENT IS BLANKET IN NATURE)

APN: 346-071-23

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480488, DATED MAY 25, 2023.

GG12 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR RIGHT OF WAY FOR ANY AND ALL COUNTY ROADS FOR PUBLIC USE, AS SET FORTH IN A DOCUMENT RECORDED MARCH 22, 1912, IN BOOK 271 PAGE 1, OF DEEDS. (NOT LOCATABLE FROM RECORD)

GG14 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC ROAD, UTILITY AS SET FORTH IN A DOCUMENT RECORDED APRIL 12, 1961, AS INSTRUMENT NO. 22467 IN BOOK 3368 PAGE 830, OF OFFICIAL RECORDS. (DOES NOT AFFECT SUBJECT PROPERTY)

(GG15) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD, AS SET FORTH IN A DOCUMENT RECORDED JUNE 16, 1997, AS INSTRUMENT NO. 0197079052, OF OFFICIAL RECORDS.

APN: 346-071-25

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480554, DATED JULY 14, 2023.

GH5 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ANY AND ALL COUNTY ROADS THERETOFORE LAWFULLY ESTABLISHED AND THE IN PUBLIC USE UPON AND ACROSS SAID LAND RESERVED BY SOUTHERN PACIFIC RAILROAD COMPANY, A CORPORATION AS SET FORTH IN A DOCUMENT RECORDED, JUNE 20, 1921, IN BOOK 365 PAGE 177 AND AUGUST 24, 1921, IN BOOK 370 PAGE 234, BOTH OF DEEDS. (NOT LOCATABLE FROM RECORD)

(GH6) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC ROAD AND UTILITY PURPOSES RESERVED BY HERBERT HUGH SPENCER, ET UX, AS SET FORTH IN A DOCUMENT RECORDED, APRIL 12, 1961, IN BOOK 3368 PAGE 830, OF OFFICIAL RECORDS.

APN: 346-071-26

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480437, DATED MAY 23, 2023.

GI5 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC UTILITIES TO SOUTHERN PACIFIC LAND COMPANY, A CALIFORNIA CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED AUGUST 24, 1921 IN BOOK 370, PAGE 234 OF OFFICIAL RECORDS. (NOT LOCATABLE FROM RECORD)

GI6 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC ROAD AND UTILITY PURPOSES, RESERVED BY HEBERT HUGH SPENCER AND DONNA M. SPENCER, HUSBAND AND WIFE, AS SET FORTH IN A DOCUMENT RECORDED APRIL 12, 1961 IN BOOK 3368, PAGE 830 OF OFFICIAL RECORDS. (DOES NOT AFFECT SUBJECT PARCEL)

(GI8) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD AND INCIDENTAL PURPOSE TO THE BANK OF CALIFORNIA, AS TRUSTEE UNDER TRUST 85007, IN DEED, AS SET FORTH IN A DOCUMENT RECORDED MAY 30, 1979 IN BOOK 5201, PAGE 1251, OF OFFICIAL RECORDS.

APN: 346-071-09

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480387, DATED MAY 5, 2023.

THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 10 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.

THE PLAT OF A DEPENDENT RESURVEY OF SAID LAND WAS FILED IN THE DISTRICT LAND OFFICE OCTOBER 7, 1936.

EXCEPT 50% OF ALL COAL, OIL, GAS, PETROLEUM MINERALS, OIL AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, MEASURED FROM THE SURFACE OF SAID LAND AND WITHOUT ANY RIGHTS OF ENTRY UPON THE SURFACE OF SAID LAND AND THE SUBSURFACE THEREOF TO A DEPTH OF 500 FEET, AS RESERVED BY HERBERT H. SPENCER, ET UX, IN DEED RECORDED APRIL 12, 1961 IN BOOK 3368, PAGE 830 OF DEEDS.
AS PER CERTIFICATE OF COMPLIANCE RECORDED OCTOBER 6, 1986 IN BOOK 5923, PAGE 1384 AND RE-RECORDED OCTOBER 16, 1986 IN BOOK 5927, PAGE 211 OF OFFICIAL RECORDS.

GN10 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ANY AND ALL COUNTY ROADS HERETOFORE LAWFULLY ESTABLISHED AND NOW IN PUBLIC USE UPON AND ACROSS SAID LAND, TO SOUTHERN PACIFIC LAND COMPANY, A CALIFORNIA CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED AUGUST 24, 1921 IN BOOK 370, PAGE 234, OF OFFICIAL RECORDS. (EASEMENT IS BLANKET IN NATURE)

(GN12) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC ROAD AND UTILITY PURPOSES, RESERVED BY HERBERT H. SPENCER, ET UX, AS SET FORTH IN A DOCUMENT RECORDED APRIL 12, 1961 IN BOOK 3368, PAGE 830, OF OFFICIAL RECORDS.

GN13 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC ROAD AND UTILITY PURPOSES, RESERVED BY HERBERT H. SPENCER AND DONNA M. SPENCER, HUSBAND AND WIFE, AS SET FORTH IN A DOCUMENT RECORDED APRIL 12, 1961 IN BOOK 3368, PAGE 831, OF OFFICIAL RECORDS. (DOES NOT AFFECT SUBJECT PROPERTY)

(GN14) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROADS AND INCIDENTAL PURPOSES, AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 29, 1977, IN BOOK 5078, PAGE 2209, OF OFFICIAL RECORDS.

APN: 346-071-08

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480386, DATED MAY 4, 2023.

GC8 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ANY LAWFULLY ESTABLISHED COUNTY ROADS THEN IN USE TO SOUTHERN PACIFIC RAILROAD COMPANY, A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED MARCH 22, 1912 IN BOOK 271, PAGE 1, OF DEEDS. (EASEMENT IS BLANKET IN NATURE)

GC9 ANY EASEMENT FOR A POLE LINE RUNNING NORTHEASTERLY THROUGH SAID LAND, AS SHOWN ON THE DEPENDENT RESURVEY OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON OCTOBER 7, 1936.
(NOT LOCATABLE FROM RECORD)

GC10 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR POLES TO CACTUS MINES COMPANY, A CALIFORNIA CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 19, 1948 IN BOOK 1534, PAGE 355 OF OFFICIAL RECORDS. (DOES NOT AFFECT SUBJECT PARCEL)

(GC11) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR POLE LINES TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED MARCH 15, 1956 IN BOOK 2577, PAGE 497 OF OFFICIAL RECORDS.

(GC12) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC ROAD AND UTILITY PURPOSES TO BE USED IN COMMON WITH OTHERS TO HERBERT HUGH SPENCER, ET UX, AS SET FORTH IN A DOCUMENT RECORDED APRIL 12, 1961 IN BOOK 3368, PAGE 830 OF OFFICIAL RECORDS.

(GC13) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD TO THE PUBLIC IN GENERAL, AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 19, 1989 IN BOOK 6326 (6356 IN TITLE REPORT), PAGE 1156, AS INSTRUMENT NO. 91750 OF OFFICIAL RECORDS. (PUBLIC ROAD TO BE VACATED)

VESTING TENTATIVE PARCEL MAP NO. 12598

EASEMENTS:

APN: 346-071-03

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480035, DATED JUNE 23, 2023.

OJ9 ANY INTERESTS (INCLUDING RIGHTS OF THE PUBLIC) IN AND TO ANY PORTION OF THE LAND LYING WITHIN ROADS, STREETS, ALLEYS OR HIGHWAYS.

OJ10 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ANY AND ALL COUNTY ROADS, AS SET FORTH IN A DOCUMENT RECORDED AUGUST 24, 1921 IN BOOK 370 PAGE 234 OF DEEDS. (NOT LOCATABLE FROM RECORD)

(OJ11) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC ROAD AND UTILITY PURPOSES, AS SET FORTH IN A DOCUMENT RECORDED APRIL 12, 1961 IN BOOK 3368 PAGE 830 OF OFFICIAL RECORDS. (PUBLIC ROAD TO BE VACATED)

OJ12 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC ROAD AND UTILITY PURPOSES, AS SET FORTH IN A DOCUMENT RECORDED APRIL 12, 1961 IN BOOK 3368 PAGE 831 OF OFFICIAL RECORDS. (DOES NOT AFFECT SUBJECT PARCEL)

(OJ13) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROADS, AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 29, 1977, IN BOOK 5078, PAGE 2316 OF OFFICIAL RECORDS.

APN: 346-071-05

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480449, DATED JUNE 9, 2023.

GM19 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR RIGHT OF WAY, RESERVED BY SOUTHERN PACIFIC LAND COMPANY, A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED AUGUST 24, 1921, IN BOOK 370 PAGE 234, OF DEEDS. (NOT LOCATABLE FROM RECORD)

GM20 ANY ADVERSE INTEREST OR CLAIM OF RIGHT OR TITLE BASED UPON THE ASSERTION THAT THE BOUNDARIES OF THE SOUTH HALF OF SECTION 7, TOWNSHIP 10 NORTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEY OF GENERAL FEBRUARY 19, 1856 ARE NOT IDENTICAL WITH THE BOUNDARIES OF THE CORRESPONDING HALF OF SAID SECTION 2, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE OCTOBER 7, 1936.

GM22 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE TELEPHONE LINE OF LINES INCLUDING NECESSARY POLES, CROSSARMS, WIRE AND APPURTENANCES TOGETHER WITH RIGHT TO ENTRY THEREON AND INCIDENTS PURPOSES, TO CACTUS MINES COMPANY, A CALIFORNIA CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 19, 1948, IN BOOK 1534 PAGE 355, OF OFFICIAL RECORDS. (DOES NOT AFFECT SUBJECT PARCEL)

(GM23) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC ROAD AND UTILITY PURPOSES TO BE USED IN COMMON WITH OTHERS, RESERVED BY HERBERT H. SPENCER AND DONNA M. SPENCER, HUSBAND AND WIFE, AS SET FORTH IN A DOCUMENT RECORDED APRIL 12, 1961, IN BOOK 3368 PAGE 830, OF OFFICIAL RECORDS. (DOES NOT AFFECT SUBJECT PROPERTY)

EASEMENT AND RIGHTS INCIDENTAL THERETO FOR EXCEPTING THEREFROM 50% OF OIL & MINERAL RIGHTS RESERVING THEREFROM THE NORTH 0 FT., THE SOUTH 0 FT., THE WEST 32 FT., AND THE EAST 40 FT., FOR ROAD PURPOSES, RESERVED BY L.P.J. GUBERTS, AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 29, 1977, IN BOOK 5078 PAGE 2308, OF OFFICIAL RECORDS.

(GM24) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR RESERVING THEREFROM THE NORTH 0 FT., THE SOUTH 0 FT., THE WEST 32 FT., AND THE EAST 40 FT., FOR ROAD PURPOSES, RESERVED BY L.P.J. GUBERTS, AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 29, 1977, IN BOOK 5078 PAGE 2313, OF OFFICIAL RECORDS.

(GM25) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR N1/2 OF N ½ OF NE 1/4 OF NE 1/4 OF SW 1/4 OF SECTION 7, T10N, R13W, SBBM. RESERVING THEREFROM THE NORTH 40 FT., THE WEST 32 FT., AND THE EAST 40 FT., FOR ROAD PURPOSES. S 1/2 OF N 1/2 OF NE 1/4 OF NE 1/4 OF SW 1/4 OF SECTION 7, T10N, R13W,

RESERVING THEREFROM THE WEST 32 FT., AND THE EAST 40 FT. FOR ROAD PURPOSES, RESERVED BY MONT BLANC REALTY, N.V., A NETHERLANDS ANTILLES CORPORATION AND M.J.W. VAN DER HORST, AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 1, 1981, IN BOOK 5421 PAGE 748, OF OFFICIAL RECORDS.

(GM26) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR RESERVING THEREFROM THE WEST 32 FT., AND THE EAST 40 FT., FOR ROAD PURPOSES, RESERVED BY MONT BLANC REALTY, N.V., A NETHERLANDS ANTILLES CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 1, 1981, IN BOOK 5421 PAGE 763, OF OFFICIAL RECORDS.

(GM27) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR RESERVING THEREFROM THE WEST 32 FT., AND THE EAST 40 FT., FOR ROAD PURPOSES, RESERVED BY MONT BLANC REALTY, N.V., A NETHERLANDS ANTILLES CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 1, 1981, IN BOOK 5421 PAGE 765, OF OFFICIAL RECORDS.

APN: 346-071-06

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-[illegible], DATED JULY 8, 2022.

GA11 A RIGHT OF WAY OF LAWFUL WIDTH FOR ANY AND ALL COUNTY ROADS HERETOFORE LAWFULLY ESTABLISHED AND NOW IN PUBLIC USE UPON AND ACROSS SAID LAND, AS RESERVED IN DEED FROM SOUTHERN PACIFIC LAND COMPANY, A CALIFORNIA CORPORATION, RECORDED AUGUST 24, 1921, IN BOOK 370 PAGE 234, OF DEEDS. (NOT LOCATABLE FROM RECORD)

(GA12) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC HIGHWAY TO THE COUNTY OF KERN, AS SET FORTH IN A DOCUMENT RECORDED JUNE 28, 1956, AS BOOK 2629 PAGE 74, OF OFFICIAL RECORDS.

(GA14) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD RESERVED BY BANK OF CALIFORNIA, N.A., AS TRUSTEE UNDER TRUST 85004, AS SET FORTH IN A DOCUMENT RECORDED, MAY 30, 1979, AS BOOK 5201 PAGE 1295, OF OFFICIAL RECORDS.

ADJOINING PROPERTY EASEMENTS:

APN: 474-071-18

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480040-17, DATED FEBRUARY 17, 2023.

(NE8) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD AND UTILITY PURPOSES AS DISCLOSED BY DEED OF TRUST, AS SET FORTH IN A DOCUMENT RECORDED NOVEMBER 5, 1965, IN BOOK 3890 PAGE 163, OF OFFICIAL RECORDS. (PUBLIC ROAD TO BE VACATED)

VESTING TENTATIVE PARCEL MAP NO. 12599

IN THE UNINCORPORATED AREA, COUNTY OF KERN STATE OF CALIFORNIA

BEING A MERGER AND RE-SUBDIVISION OF PORTIONS OF SECTION 8, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA, COUNTY OF KERN, STATE OF CALIFORNIA

EASEMENT TABLE:

THE EASEMENTS SHOWN HEREON HAVE BEEN PLOTTED SOLELY ON INFORMATION CONTAINED IN THE FOLLOWING STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORTS: REPORT NO. 22000480331, DATED PROFORMA, REPORT NO. 22000480465-59, DATED NOVEMBER 4, 2022, REPORT NO. 22000480315, DATED APRIL 12, 2022, REPORT NO. 23000480223, DATED JUNE 16, 2023, REPORT NO. 23000480465-89, DATED SEPTEMBER 29, 2022, REPORT NO. 22000480465-67, REPORT NO. 23000480437, DATED MAY 23, 2023, REPORT NO. 23000480434, DATED MAY 25 2023, REPORT NO. 23000480040-43, DATED MARCH 30, 2023, REPORT NO. 22000480465-5, DATED SEPTEMBER 7, 2022, REPORT NO. 22000480371, DATED FEBRUARY 3, 2023, REPORT NO. 22000480294, DATED MARCH 29, 2022, REPORT NO. 23000480224, DATED MARCH 17, 2023, REPORT NO. 23000480225, DATED MARCH 16, 2023, REPORT NO. 23000480226, DATED MARCH 16, 2023, REPORT NO. 23000480227, DATED MARCH 16, 2023, REPORT NO. 23000480507, DATED MAY 25, 2023, REPORT NO. 23000480040-82, DATED OCTOBER 5, 2023, REPORT NO. 23000480040-53, DATED APRIL 17, 2023, REPORT NO. 23000480040-53, DATED APRIL 17, 2023, REPORT NO. 23000480032, DATED JANUARY 5, 2023, AND REPORT NO. 22000480465-40A, DATED AUGUST 8, 2024.

DESCRIPTION OF PROJECT:

THE PURPOSE OF THIS TENTATIVE PARCEL MAP IS TO MERGE TWENTY-SIX (26) EXISTING PARCELS IN TO ONE (1) PARCEL.
NOTE: THIS PARCEL MAP WILL NOT BE RECORDED IN PHASES.

BASIS OF BEARINGS:

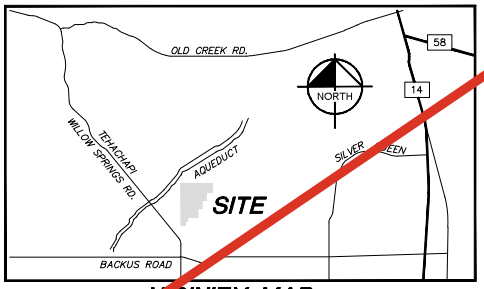
ALL BEARINGS SHOWN HEREON ARE GRID DISTANCES BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83), ZONE 5, EPOCH 2010.00, AND WAS ESTABLISHED BETWEEN NATIONAL GEODETIC SURVEY (NGS) LOCAL CONTROL STATIONS TEHA (SOPAC) AND ELTN (SOPAC) HAVING A BEARING OF SOUTH 04°27'38" EAST.

FLOOD HAZARD NOTE:

THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FLOOD ZONE X AND ZONE A. FLOOD ZONE X IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AND ZONE A IS DEFINED AS "SPECIAL FLOOD HAZARD AREAS WITHOUT BASE FLOOD ELEVATION (BFE)" ON FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM (FLOOD INSURANCE RATE MAP) MAP NO. 06029C3650E, WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

SURVEY NOTE:

I, JEFFREY J. LENHERR, HEREBY STATE THAT THERE ARE NO STRUCTURES WITHIN THIS MAP OR WITHIN 150 FEET OF THE MAPS BOUNDARY.



VICINITY MAP
NOT TO SCALE

STATISTICS:

ASSESSOR'S PARCEL NUMBERS:	346-012-04, 346-081-01, 02, 03, 13, 14 346-090-01, 07, 09, 11, 12, 13, 14, 19, 21, 22, 23, 24, 28, 29, 30, 33, 35, 36, 41, 42
ACCESS TO PARCELS:	90TH STREET WEST
EXISTING NUMBER OF PARCELS:	26
PROPOSED NUMBER OF PARCELS:	1
EXISTING WATER SUPPLY:	N/A (RAW LAND)
EXISTING SEWAGE DISPOSAL:	N/A (RAW LAND)
EXISTING POWER:	SOUTHERN CALIFORNIA EDISON
EXISTING GAS:	SOCAL GAS
EXISTING ZONING:	A, A FP, A WE, PL RS
EXISTING GENERAL PLAN DESIGNATION:	8.3 (EXTENSIVE AGRICULTURE-MIN. 20 ACRE PARCEL SIZE); 8.4 (MINERAL AND PETROLEUM-MIN. 5 ACRE PARCEL SIZE)
EXISTING USE:	VACANT LAND
PROPOSED ZONING:	A, A FP
PROPOSED GENERAL PLAN DESIGNATION:	8.3 (EXTENSIVE AGRICULTURE-MIN. 20 ACRE PARCEL SIZE); 8.4 (MINERAL AND PETROLEUM-MIN. 5 ACRE PARCEL SIZE)
PROPOSED USE:	SOLAR ENERGY ELECTRIC GENERATORS (SOLAR FARM)
PROPOSED WATER SUPPLY:	WELL SITE (IF REQUIRED)
PROPOSED SEWAGE DISPOSAL:	SEPTIC (IF REQUIRED)
IMPROVEMENTS REQUIRED:	N/A
PARCEL 'A' AREA:	326.77 ACRES
TOTAL PROJECT AREA:	326.77 ACRES

MONUMENT NOTES:

● FOUND MONUMENT AS SHOWN

SEARCHED FOUND NOTHING AT ALL PROPERTY CORNERS UNLESS SHOWN OTHERWISE.

11 FD. 2.5" GLO BRASS DISK

12 FD. 3" GLO BRASS DISK

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF EDWARDS SANBORN LAND HOLDINGS, LLC.

FOR EXAMINATION ONLY

JEFFREY J. LENHERR, L.S. 9305 DATE

PROFESSIONAL LAND SURVEYOR
JEFFREY J. LENHERR
NO. 9305
STATE OF CALIFORNIA

LEGAL DESCRIPTON:

APN: 346-090-01

STEWART TITLE GUARANTY COMPANY PROFORMA TITLE REPORT NO. 22000480331, DATED PROFORMA.

THE NORTH HALF OF THE NORTHWEST ONE-QUARTER AND NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 8, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT BY THE SURVEYOR GENERAL ON FILE IN THE BUREAU OF LAND MANAGEMENT.

APN: 346-090-07

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480434, DATED MAY 25 2023.

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 10 NORTH, RANGE 13 WEST, S.B.M. RE-SERVING AN EASEMENT OF THIRTY TWO FEET OVER THE EASTERLY AND SOUTHERLY BOUNDARIES FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES, ALSO RESERVING AN EASEMENT OF THIRTY TWO FEET OVER THE WESTERLY BOUNDARY OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 10 NORTH, RANGE 13 WEST, S.B.M., ACCORDING TO THE OFFICIAL PLAT OF SAID LAND, THIS PROPERTY IS LOCATED IN THE UN-INCORPORATED AREA, OF THE COUNTY OF KERN.

APN: 346-090-09

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480040-43, DATED MARCH 30, 2023.

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

APN: 346-090-11 & 12, 346-090-33

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-5, DATED SEPTEMBER 7, 2022.

PARCEL 1:
THE EAST 1/2, OF THE SOUTHEAST 1/4, OF THE NORTHWEST 1/4, OF SECTION 8, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT BY THE SURVEYOR GENERAL ON FILE IN THE BUREAU OF LAND MANAGEMENT.
EXCEPTING THEREFROM 50% OF ALL CRUDE OIL AND MINERALS BELOW A DEPTH OF 500 FEET, FROM THE SURFACE OF SAID LAND, BUT WITHOUT THE RIGHT OF SURFACE ENTRY THERETO, AS RESERVED BY FRED W. PIWENITZKY AND SACHIKO PIWENITZKY, TRUSTEES OF THE FRED W. PIWENITZKY AND SACHIKO PIWENITZKY TRUST UTA DATED JULY 12, 1997, AS AMENDED IN GRANT DEED RECORDED SEPTEMBER 11, 2008 AS INSTRUMENT NO. 0208144206 OF OFFICIAL RECORDS.

PARCEL 2:
THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.
EXCEPTING THEREFROM ALL MINERAL RIGHTS, OIL, GAS AND OTHER OR INTEREST, AS RESERVED BY METROPOLITAN LAND INVESTMENT, INC., IN THE DEED RECORDED JUNE 8, 1983 IN BOOK 5558 PAGE 727 OF OFFICIAL RECORDS.

LEGAL DESCRIPTON: (CONTINUED)

APN: 346-090-13

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480371, DATED FEBRUARY 3, 2023.

THE EAST HALF OF THE WESTS HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA.

EXCEPT THEREFROM 50% OF ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, BUT WITH NO RIGHT OF SURFACE ENTRY, AS PROVIDED IN DEED RECORDED DECEMBER 8, 1982, IN BOOK 5508, PAGE 2114, OF OFFICIAL RECORDS.

APN: 346-090-14

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480294, DATED MARCH 29, 2022.

THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 10, NORTH, RANGE 13 WEST IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THEREFROM THE OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF SAID LAND, AS PROVIDED IN DEED OF RECORD.

APN: 346-090-19

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480224, DATED MARCH 17, 2023.

THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA, COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THEREFROM AN UNDIVIDED 50% OF ALL OIL, MINERALS, GAS HYDROCARBON AND ALLIED SUBSTANCES IN AND UNDER SAID LAND BELOW A DEPTH OF 500 FEET, MEASURED FROM THE SURFACE OF SAID LAND, AND WITH NO RIGHT OF SURFACE ENTRY, AS RESERVED IN THE DEED FROM LAWRENCE E. SPENCER AND HIS WIFE, RECORDED MAY 23, 1968, IN BOOK 4163 PAGE 394 OF OFFICIAL RECORDS.

APN: 346-090-21

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480225, DATED MARCH 16, 2023.

THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA, COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THEREFROM AN UNDIVIDED 50% OF ALL OIL, MINERALS, GAS, HYDROCARBON AND ALLIED SUBSTANCES IN AND UNDER SAID LAND BELOW A DEPTH OF 500 FEET, MEASURED FROM THE SURFACE OF SAID LAND, AND WITH NO RIGHT OF SURFACE ENTRY, AS RESERVED IN THE DEED FROM LAWRENCE E. SPENCER AND HIS WIFE, RECORDED MAY 23, 1968, IN BOOK 4163, PAGE 394 OF OFFICIAL RECORDS.

APN: 346-090-22

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480226, DATED MARCH 16, 2023.

THE NORTH ONE-HALF OF THE NORTH ONE-HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA, COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THEREFROM AN UNDIVIDED 50% OF ALL OIL, MINERALS, GAS HYDROCARBON AND ALLIED SUBSTANCES IN AND UNDER SAID LAND BELOW A DEPTH OF 500 FEET, MEASURED FROM THE SURFACE OF SAID LAND, AND WITH NO RIGHT OF SURFACE ENTRY, AS RESERVED IN THE DEED FROM LAWRENCE E. SPENCER AND HIS WIFE, RECORDED MAY 23, 1968, IN BOOK 4163, PAGE 394, OF OFFICIAL RECORDS.

APN: 346-090-23

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480227, DATED MARCH 16, 2023.

THE NORTH ONE-HALF OF THE NORTH ONE-HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA, COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THEREFROM AN UNDIVIDED 50% OF ALL OIL, MINERALS, GAS HYDROCARBON AND ALLIED SUBSTANCES IN AND UNDER SAID LAND BELOW A DEPTH OF 500 FEET, MEASURED FROM THE SURFACE OF SAID LAND, AND WITH NO RIGHT OF SURFACE ENTRY, AS RESERVED IN THE DEED FROM LAWRENCE E. SPENCER AND HIS WIFE, RECORDED MAY 23, 1968, IN BOOK 4163, PAGE 394, OF OFFICIAL RECORDS.

Kimley»Horn
1100 W TOWN & COUNTRY ROAD, SUITE 700, ORANGE, CALIFORNIA 92868
Phone : 657-452-0200
jeff.lenherr@kimley-horn.com

VESTING TENTATIVE PARCEL MAP NO. 12599

LEGAL DESCRIPTON: (CONTINUED)

APN: 346-090-24

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480507, DATED MAY 25, 2023.

LEGAL DESCRIPTION:

PARCEL 1:
THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 2:
AN EASEMENT FOR INGRESS EGRESS AND PUBLIC UTILITY PURPOSES TO BE USED IN COMMON WITH OTHERS OVER THE WESTERLY 32 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 10 NORTH, RANGE 13 WEST, S.B.B.M., ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

PARCEL 3:
AN EASEMENT FOR INGRESS EGRESS AND PUBLIC UTILITY PURPOSES TO BE USED IN COMMON WITH OTHERS OVER THE NORTHERLY 32 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 4:
AN EASEMENT FOR INGRESS EGRESS AND PUBLIC UTILITY PURPOSES TO BE USED IN COMMON WITH OTHERS OVER THE WESTERLY 32 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 10 NORTH, RANGE 13 WEST, S.B.B.M., ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

TITLE EXCEPTIONS:

HD11 LACK OF ACCESS AND/OR LACK OF RIGHT OF ACCESS.

HD12 EASEMENTS AND RIGHTS OF WAY FOR INGRESS AND EGRESS AND UTILITIES AFFECTING THE EASEMENT PARCEL(S) DESCRIBED IN THE LEGAL DESCRIPTION AS CONVEYED AND RESERVED BY VARIOUS DEEDS OF RECORD.

HD13 RESERVATIONS AND EXCEPTIONS IN THE PATENT BY THE UNITED STATES OF AMERICA RECORDED DECEMBER 7, 1920 IN BOOK 20, PAGE 310, OF PATENTS. (EASEMENT IS BLANKET IN NATURE)

APN: 346-090-28, 29 & 30

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480040-82, DATED OCTOBER 5, 2023.

PARCEL ONE:

THE SOUTH ONE-HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA, COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THE PARCEL OF LAND DESCRIBED IN THE DEED TO UNIFIED LAND INTERNATIONAL RECORDED MAY 30, 1972 IN BOOK 4681, PAGE 435, OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THE PARCEL OF LAND DESCRIBED IN THE DEED TO ANGELA K. ANDERSON, RECORDED FEBRUARY 5, 1983 IN BOOK 5529, PAGE 497, OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM AN UNDIVIDED 50% OF ALL OIL, MINERALS, GAS, HYDROCARBON AND ALLIED SUBSTANCES IN AND UNDER SAID LAND BELOW A DEPTH OF 500 FEET, MEASURED FROM THE SURFACE OF SAID LAND, AND WITH NO RIGHT OF SURFACE ENTRY, AS RESERVED IN THE DEED FROM LAWRENCE E. SPENCER AND HIS WIFE, RECORDED MAY 23, 1968 IN BOOK 4163, PAGE 394, OF OFFICIAL RECORDS.

PARCEL TWO:

THE WEST HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA, COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM AN UNDIVIDED 50% OF ALL OIL, MINERALS, GAS, HYDROCARBON AND ALLIED SUBSTANCES IN AND UNDER SAID LAND BELOW A DEPTH OF 500 FEET, MEASURED FROM THE SURFACE OF SAID LAND, AND WITH NO RIGHT OF SURFACE ENTRY, AS RESERVED IN THE DEED FROM LAWRENCE E. SPENCER AND HIS WIFE, RECORDED MAY 23, 1968, IN BOOK 4163, PAGE 394 OF OFFICIAL RECORDS.

APN: 346-090-35

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480040-53, DATED APRIL 17, 2023.

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

APN: 346-090-36

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480040-53, DATED APRIL 17, 2023.

LEGAL DESCRIPTION:

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

TITLE EXCEPTIONS:

HG11 LACK OF ACCESS AND/OR LACK OF RIGHT OF ACCESS.

HG12 RESERVATIONS AND EXCEPTIONS IN THE PATENT BY THE UNITED STATES OF AMERICA RECORDED DECEMBER 7, 1920, IN BOOK 20, PAGE 310 OF PATENTS. (NOT LOCATABLE FROM RECORD)

HG13 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND PUBLIC UTILITIES RESERVED BY METROPOLITAN LAND INVESTMENTS, INC., AS SET FORTH IN A DOCUMENT RECORDED, JUNE 29, 1983, IN BOOK 5565 PAGE 2056, AS INSTRUMENT NO. 067709, OF OFFICIAL RECORDS.

LEGAL DESCRIPTON: (CONTINUED)

APN: 346-090-42

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-40A, DATED AUGUST 8, 2024.

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

APN: 346-012-04

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480315, DATED APRIL 12, 2022

THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 10 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 THEREFROM 50% OF CRUDE, OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW 500 FEET, FROM THE SURFACE OF SAID LAND, BUT WITHOUT THE RIGHT OF SURFACE ENTRY THERETO, AS RESERVED IN GRANT DEED RECORDED JANUARY 12, 1984 IN BOOK 5622 PAGE 1880 OF OFFICIAL RECORDS.

APN: 346-081-01

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480223, DATED JUNE 16, 2023.

THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST OF THE SOUTHWEST QUARTER OF SECTION 8 TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM ALL OIL, GAS, OTHER HYDROCARBON SUBSTANCES AND MINERALS OF ANY KIND OR CHARACTER, IN, ON, OR THEREUNDER, AS RESERVED BY THE UNITED STATES OF AMERICA IN THE PATENT RECORDED APRIL 25, 1989 AS INSTRUMENT NO. 49028, IN BOOK 6232, PAGE 486, OF OFFICIAL RECORDS.

APN: 346-081-02

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480465-89, DATED SEPTEMBER 29, 2022.

THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8 TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM ALL OIL, GAS, OTHER HYDROCARBON SUBSTANCES AND MINERALS OF ANY KIND OR CHARACTER, IN, ON, OR THEREUNDER, AS RESERVED BY THE UNITED STATES OF AMERICA IN THE PATENT RECORDED FEBRUARY 29, 1984 AS INSTRUMENT NO. 84-1205570, OF OFFICIAL RECORDS.

APN: 346-081-03

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-67, DATED JULY 26, 2022.

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8 TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THE UNITED STATES ALL OIL, GAS AND OTHER MINERAL DEPOSITS, IN THE LAND SO PATENTED, TOGETHER WITH THE RIGHT TO PROSPECT FOR MINE AND REMOVE THE SAME ACCORDING TO THE PROVISIONS OF SAID ACT OF JUNE 1, 1938, AS RESERVED IN A DOCUMENT RECORDED JUNE 3, 1985 IN BOOK 5765 PAGE 812 OF OFFICIAL RECORDS.

APN: 346-081-13

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-93, DATED OCTOBER 21, 2022.

THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE QUARTER OF SECTION 8, TOWNSHIP 10 NORTH RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN.

EXCEPTING THEREFROM, ALL OIL, OIL RIGHTS, NATURAL GAS RIGHTS, MINERAL RIGHTS, ALL OTHER HYDROCARBON SUBSTANCES BY WHATSOEVER NAME KNOWN, AND ALL WATER, CLAIMS OR RIGHTS TO WATER, TOGETHER WITH APPURTENANT RIGHTS THERETO AS RESERVED BY PATENT RECORDED IN BOOK 3292 PAGE 378 IN OFFICIAL RECORDS OF KERN COUNTY.

APN: 346-081-14

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480437, DATED MAY 23, 2023.

THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE QUARTER OF SECTION 8, TOWNSHIP 10 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA, COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM ALL OIL, GAS AND OTHER MINERAL DEPOSITS, IN THE LAND SO PATENTED, TOGETHER WITH THE RIGHT TO PROSPECT FOR, MINE AND REMOVE THE SAME ACCORDING TO THE PROVISIONS OF THE ACT OF CONGRESS APPROVED JUNE 1, 1938 (52 STAT. 609) AS RESERVED BY THE UNITED STATES OF AMERICA, IN PATENT DATED JANUARY 14, 1960 AND RECORDED APRIL 25, 1989, IN BOOK 6232, PAGE 484, OF OFFICIAL RECORDS.

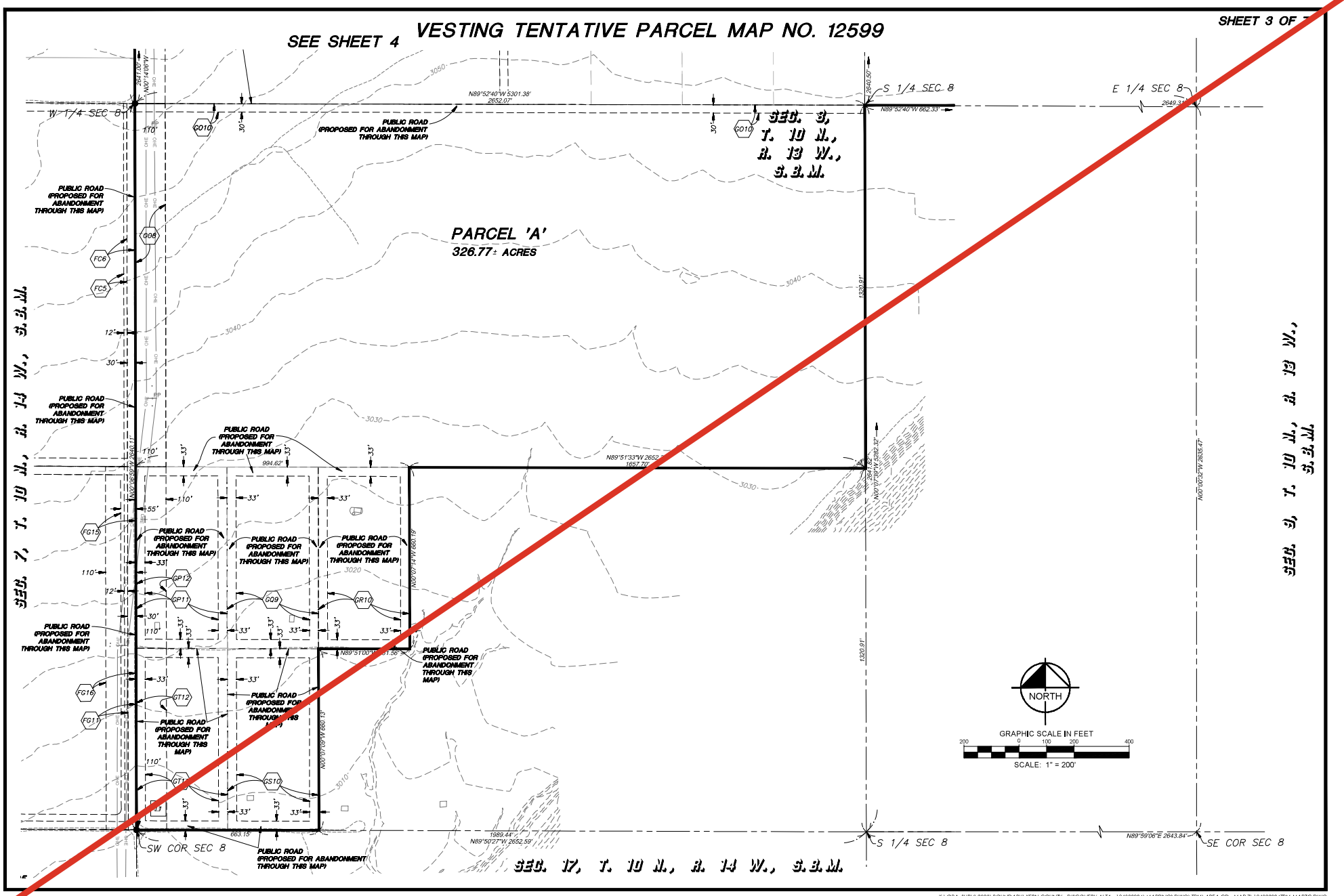
APN: 346-090-41

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480032, DATED JANUARY 5, 2023.

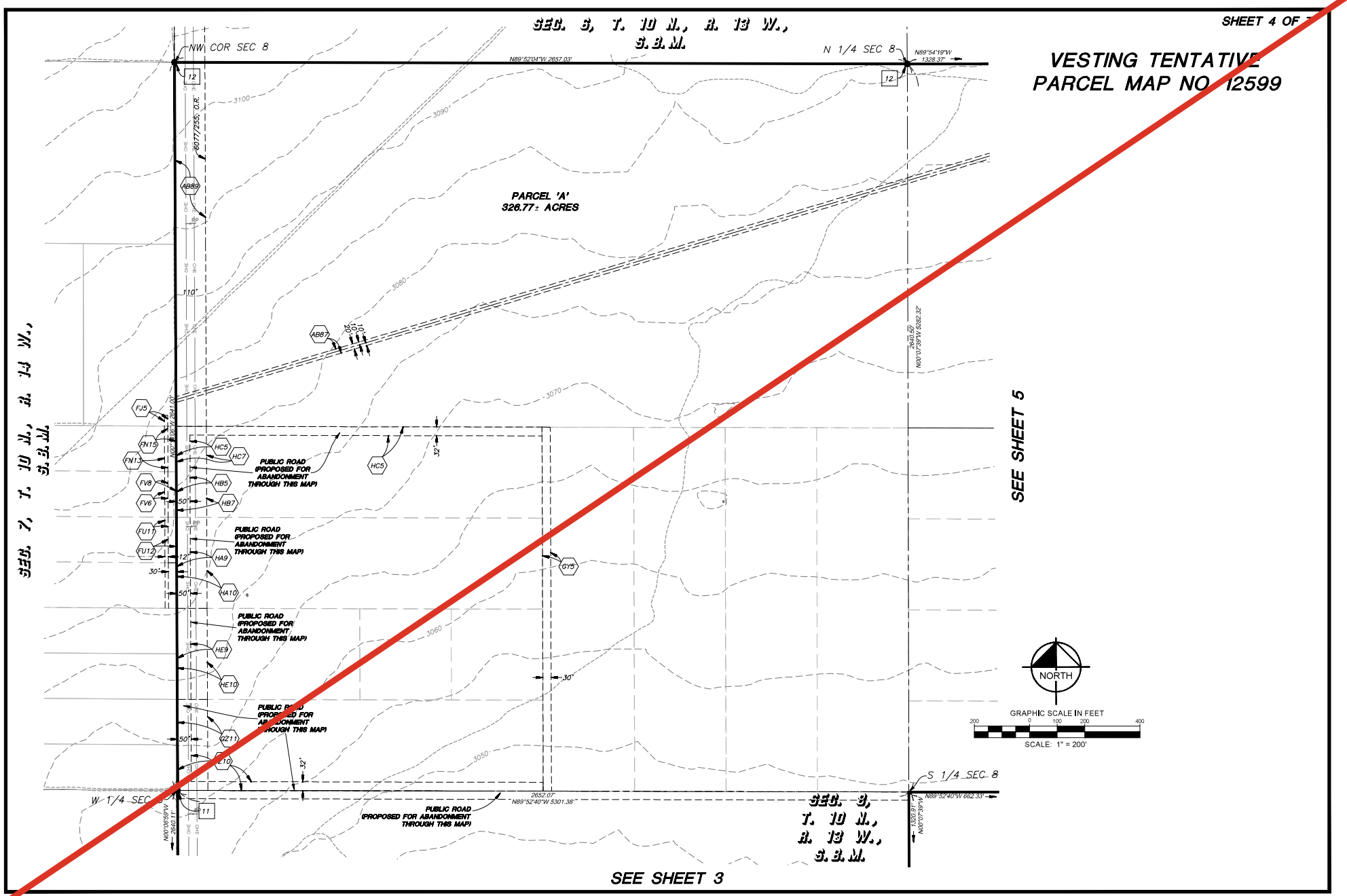
PARCEL 1: THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER TO THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 10 NORTH, RANGE 13 WEST, S.B.M., ACCORDING TO THE OFFICIAL PLAT APPROVED FEBRUARY 19, 1856, BY THE SURVEYOR GENERAL AND ON FILE IN THE BUREAU OF LAND MANAGEMENT.

PARCEL 2: AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES TO BE USED IN COMMON WITH OTHERS OVER THE WESTERLY 32 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 10 NORTH, RANGE 13 WEST, S.B.M., ACCORDING TO THE OFFICIAL PLAT APPROVED FEBRUARY 19, 1856, BY THE SURVEYOR GENERAL AND ON FILE IN THE BUREAU OF LAND MANAGEMENT.

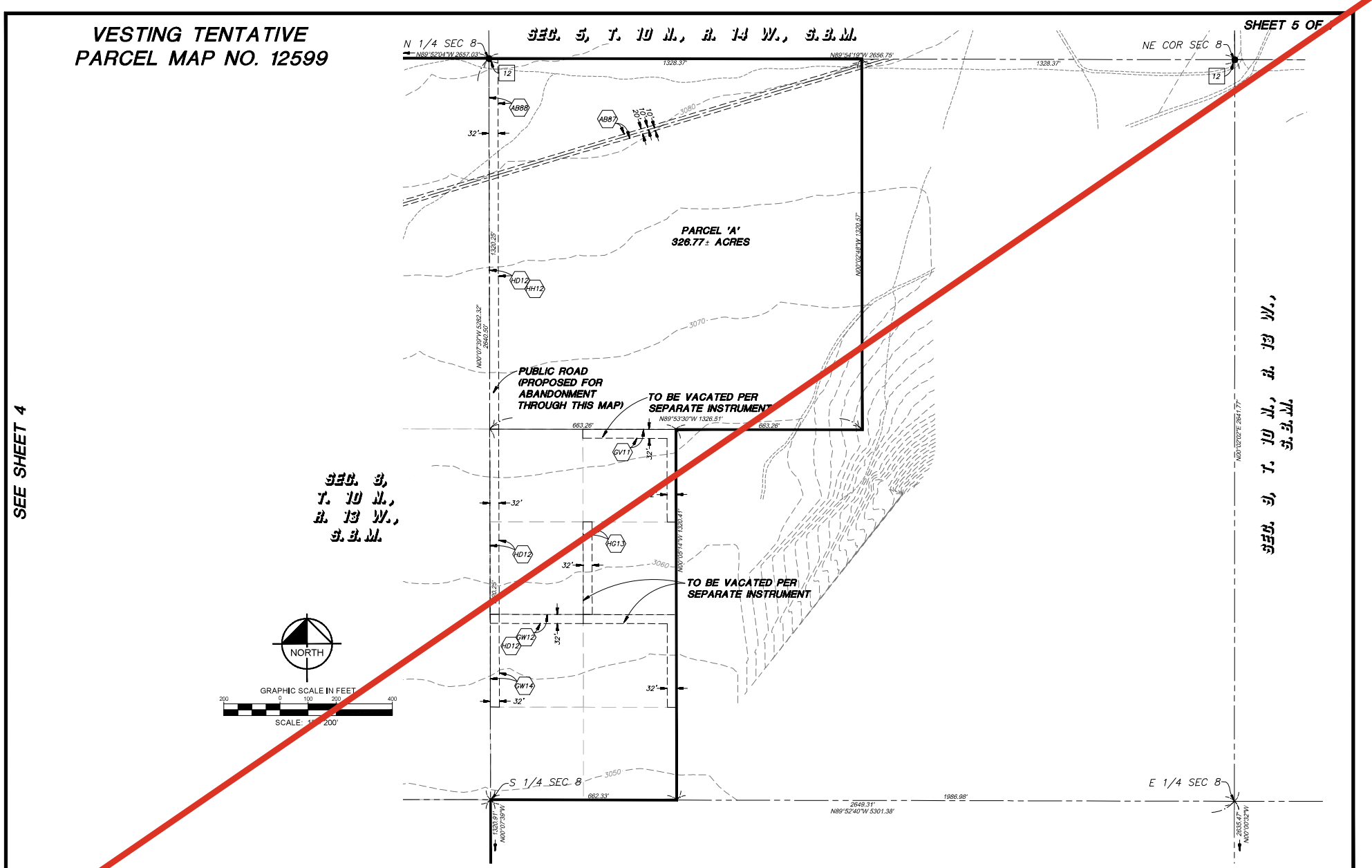
VESTING TENTATIVE PARCEL MAP NO. 12599



VESTING TENTATIVE PARCEL MAP NO. 12599



VESTING TENTATIVE PARCEL MAP NO. 12599



K:\ORA_SURV\2023\BOUNDARY\KERN COUNTY - DISCOVERY ALTA - 194388004\MAPPING\DWG\TPM\AREA CD - MAP 7\194388004TPM-MAP7C.DWG

VESTING TENTATIVE PARCEL MAP NO. 12599

EASEMENTS:

APN: 346-090-07

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480434, DATED MAY 25 2023.

GU6 RESERVATIONS AND OTHER MATTERS CONTAINED IN THE PATENT RECORDED DECEMBER 7, 1920 IN BOOK 20, PAGE 310 OF PATENTS. (NOT LOCATABLE FROM RECORD)

APN: 346-090-01

STEWART TITLE GUARANTY COMPANY PROFORMA TITLE REPORT NO. 22000480331, DATED PROFORMA.

AB86 RESERVATIONS AND OTHER MATTERS CONTAINED IN THE PATENT RECORDED DECEMBER 7, 1920 IN BOOK 20, PAGE 310 OF PATENTS. (EASEMENT IS BLANKET IN NATURE)

(AB87) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PIPE FOR THE TRANSPORTATION AND DISTRIBUTION OF PETROLEUM AND OTHER MINERAL OIL, GAS AND WATER AND A SINGLE LINE OF POLES, TELEGRAPH AND TELEPHONE LINES TO GENERAL PIPE LINE COMPANY OF CALIFORNIA, A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED APRIL 18, 1930 IN BOOK 344, PAGE 219 OF OFFICIAL RECORDS.

(AB88) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES TO METROPOLITAN LAND INVESTMENTS, INC., A UTAH CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 2, 1970 IN BOOK 4463, PAGE 326 OF OFFICIAL RECORDS.

(AB89) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR POWER LINE FOR THE TRANSMISSION OF ELECTRICITY TO SAGEBRUSH, A CALIFORNIA GENERAL PARTNERSHIP, AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 18, 1987 IN BOOK 6077, PAGE 255 OF OFFICIAL RECORDS.

APN: 346-090-09

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480040-43, DATED MARCH 30, 2023.

GV10 RESERVATIONS AND OTHER MATTERS CONTAINED IN THE PATENT RECORDED DECEMBER 7, 1920 AS PATENT NO. 41142, IN BOOK 20, PAGE 310 OF PATENTS. (EASEMENT IS BLANKET IN NATURE)

(GV11) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND PUBLIC UTILITY, RESERVED BY DEAN CHRISTENSEN AND JUNE H. CHRISTENSEN HUSBAND AND WIFE, AS SET FORTH IN A DOCUMENT RECORDED IN FEBRUARY 29, 1972 AS INSTRUMENT NO. 16014, BOOK 4641 PAGE 810, OF OFFICIAL RECORD. (TO BE VACATED PER SEPARATE INSTRUMENT)

APN: 346-090-11 & 12, 346-090-33

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-5, DATED SEPTEMBER 7, 2022.

GW9 RESERVATIONS AND OTHER MATTERS CONTAINED IN THE PATENT RECORDED DECEMBER 7, 1920 IN BOOK 20 PAGE 310 OF PATENTS. (EASEMENT IS BLANKET IN NATURE)

GW10 MATTERS CONTAINED IN DOCUMENT ENTITLED LODE LOCATION NOTICE RECORDED MAY 8, 1974 IN BOOK 4840 PAGE 168 OF OFFICIAL RECORDS. (EASEMENT IS NOT LOCATABLE FROM RECORD)

GW11 MATTERS CONTAINED IN DOCUMENT ENTITLED LODE LOCATION NOTICE RECORDED MAY 8, 1974 IN BOOK 4840 PAGE 170 OF OFFICIAL RECORDS. (EASEMENT NOT LOCATABLE FROM RECORD)

(GW12) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND PUBLIC UTILITY TO BARBARA R. SCHILLING, AS SET FORTH IN A DOCUMENT RECORDED SEPTEMBER 29, 1977 IN BOOK 5058 PAGE 1390 OF OFFICIAL RECORDS. (TO BE VACATED PER SEPARATE INSTRUMENT)

GW13 RIGHTS INCIDENTAL TO THE OWNERSHIP FOR THE USE AND DEVELOPMENT OF THE MINERAL INTERESTS RESERVED IN DEED BY METROPOLITAN LAND INVESTMENT, INC., RECORDED JUNE 8, 1983 IN BOOK 5558 PAGE 727 OF OFFICIAL RECORDS. (EASEMENT IS BLANKET IN NATURE)

(GW14) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD , AS SET FORTH IN A DOCUMENT RECORDED JUNE 8, 1983 IN BOOK 5558 PAGE 727 OF OFFICIAL RECORDS.

APN: 346-090-14

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480294, DATED MARCH 29, 2022.

GY4 MATTERS CONTAINED IN AN UNRECORDED LEASE DATED JULY 12, 2008, EXECUTED BY CHRISTIANNE TIEMANN,TRUSTEE OF TRUST A OF THE TIEMANN FAMILY TRUST DATED APRIL 14, 1989, AS LESSOR, AND POWER PARTNERS SOUTHWEST, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS LESSEE, A MEMORANDUM OF WHICH IS RECORDED OCTOBER 16, 2012 AS INSTRUMENT NO. 0212146831, OF OFFICIAL RECORDS. CURRENT OWNER OF LEASEHOLD AND ANY OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SET FORTH HEREIN. (EASEMENT IS BLANKET IN NATURE)

(GY5) MATTERS CONTAINED IN DOCUMENT ENTITLED "MEMORANDUM OF ACCESS EASEMENT AGREEMENT" BY AND BETWEEN CHRISTIANNE TIEMANN,TRUSTEE OF TRUST A OF THE TIEMANN FAMILY TRUST DATED APRIL 14, 1989 AND EDF RENEWABLE DEVELOPMENT, INC., A DELAWARE CORPORATION AND POWER PARTNERS SOUTHWEST, LLC. A DELAWARE LIMITED LIABILITY COMPANY RECORDED JANUARY 22, 2016 AS INSTRUMENT NO. 0216007898 OF OFFICIAL RECORDS.

APN: 346-090-19

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480224, DATED MARCH 17, 202

(GZ10) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC ROAD, INGRESS AND EGRESS AND PUBLIC UTILITY PURPOSES TO BE USED IN COMMON WITH OTHERS AND RIGHTS INCIDENTAL TO LAWRENCE E. SPENCER AND CAROLE JEANNE SPENCER, HUSBAND AND WIFE, AS SET FORTH IN A DOCUMENT RECORDED MAY 23, 1968 IN BOOK 4163 PAGE 394 OF OFFICIAL RECORDS.

(GZ11) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ERECTING, CONSTRUCTING, RECONSTRUCTING, REPLACING, REPAIRING, CHANGING, OPERATING, INSPECTING AND MAINTAINING A CERTAIN POWER LINE FOR THE TRANSMISSION OF ELECTRICITY, ALL NECESSARY TOWERS, STRUCTURES, FOUNDATIONS AN FOOTINGS, WIRES, CABLES AND BRACES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS SAID EASEMENT AND RIGHTS INCIDENTAL TO SAGEBRUSH, A CALIFORNIA GENERAL PARTNERSHIP, AS SET FORTH IN A DOCUMENT RECORDED JANUARY 29, 1988 IN BOOK 6083 PAGE 1053 OF OFFICIAL RECORDS.

APN: 346-090-41

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480032, DATED JANUARY 5, 2023.

HH9 RESERVATIONS AND OTHER MATTERS CONTAINED IN THE PATENT RECORDED IN BOOK 20, PAGE 310, OF PATENTS. (EASEMENT IS BLANKET IN NATURE)

(HH12) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS, AND PUBLIC UTILITY PURPOSES TO METROPOLITAN LAND INVESTMENTS, INC., A UTAH CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 2, 1970, IN BOOK 4463, PAGE 326, OF OFFICIAL RECORDS.

APN: 346-090-42

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-40A, DATED AUGUST 8, 2024.

HI21 RESERVATIONS AND OTHER MATTERS CONTAINED IN THE PATENT RECORDED IN BOOK 10, PAGE 101, OF PATENTS. (EASEMENT IS BLANKET IN NATURE)

HI22 RESERVATIONS AND OTHER MATTERS CONTAINED IN THE PATENT RECORDED IN BOOK 20, PAGE 310, OF PATENTS. (EASEMNET IS BLANKET IN NATURE)

APN: 346-090-21

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480225, DATED MARCH 16, 2023.

(HA9) AN EASEMENT FOR PUBLIC ROAD, INGRESS, EGRESS AND PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF LAWRENCE E. SPENCER AND CAROLE JEANNE SPENCER, HUSBAND AND WIFE AS SET FORTH IN A DOCUMENT RECORDED MAY 23, 1968 IN BOOK 4163, PAGE 394 OF OFFICIAL RECORDS, AFFECTS THE NORTHERLY 32 FEET OF PARCEL 1 AND THE WESTERLY 50 FEET OF PARCELS 1 AND 2.

(HA10) AN EASEMENT FOR CERTAIN POWER LINE FOR THE TRANSMISSION OF ELECTRICITY AND ALL NECESSARY TOWERS, POLES, STRUCTURES, FOUNDATIONS, FOOTINGS WIRES, CABLES AND BRACES ASSOCIATED THEREWITH AND RIGHTS INCIDENTAL THERETO IN FAVOR OF SAGEBRUSH, A CALIFORNIA GENERAL PARTNERSHIP AS SET FORTH IN A DOCUMENT RECORDED JANUARY 11, 1988 IN BOOK 6083, PAGE 1873 OF OFFICIAL RECORDS, AFFECTS THE WESTERLY 110 FEET OF SAID LAND.

THE TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN SAID GRANT OF EASEMENT.

MATTERS CONTAINED IN DOCUMENT ENTITLED MEMORANDUM OF OPTION AND RIGHT TO CONSTRUCT SECOND CIRCUIT BY AND BETWEEN SAGEBRUSH, A CALIFORNIA GENERAL PARTNERSHIP AND TOYOWEST II, A CALIFORNIA GENERAL PARTNERSHIP RECORDED JULY 12, 1991 AS INSTRUMENT NO. 087086 IN BOOK 6544 PAGE 0553 OF OFFICIAL RECORDS.

APN: 346-090-22

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480226, DATED MARCH 16, 2023.

(HB5) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC ROAD, INGRESS AND EGRESS AND PUBLIC UTILITY RESERVED BY LAWRENCE E. SPENCER AND CAROLE JEANNE SPENCER, HUSBAND AND WIFE, AS SET FORTH IN A DOCUMENT RECORDED, MAY 23, 1968, IN BOOK 4163 PAGE 394, OF OFFICIAL RECORDS.

(HB7) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ERECTING, CONSTRUCTING, RECONSTRUCTING, REPLACING, REPAIRING, CHANGING, OPERATING, INSPECTING AND MAINTAINING A CERTAIN POWER LINE FOR THE TRANSMISSION OF ELECTRICITY, ALL NECESSARY TOWERS, STRUCTURES, FOUNDATIONS AN FOOTINGS, WIRES, CABLES AND BRACES ASSOCIATED THEREWITH OR SUSPENDED THEREFROM AND ANY AND ALL ASSOCIATED ACTIVITIES, INCLUDING THE MAKING OF ALL STUDIES AND SURVEYS ASSOCIATED THEREWITH TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS SAID EASEMENT AND ADJACENT LANDS TO SAGEBRUSH, A CALIFORNIA GENERAL PARTNERSHIP, AS SET FORTH IN A DOCUMENT RECORDED JANUARY 11, 1988, IN BOOK 6083 PAGE 1873, OF OFFICIAL RECORDS.

APN: 346-090-23

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480227, DATED MARCH 16, 2023.

(HC5) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC ROAD, INGRESS AND EGRESS AND PUBLIC UTILITY RESERVED BY LAWRENCE E. SPENCER AND CAROLE JEANNE SPENCER, HUSBAND AND WIFE, AS SET FORTH IN A DOCUMENT RECORDED, MAY 23, 1968, IN BOOK 4163 PAGE 394, OF OFFICIAL RECORDS.

(HC7) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ERECTING, CONSTRUCTING, RECONSTRUCTING, REPLACING, REPAIRING, CHANGING, OPERATING, INSPECTING AND MAINTAINING A CERTAIN POWER LINE FOR THE TRANSMISSION OF ELECTRICITY, ALL NECESSARY TOWERS, STRUCTURES, FOUNDATIONS AN FOOTINGS, WIRES, CABLES AND BRACES ASSOCIATED THEREWITH OR SUSPENDED THEREFROM AND ANY AND ALL ASSOCIATED ACTIVITIES, INCLUDING THE MAKING OF ALL STUDIES AND SURVEYS ASSOCIATED THEREWITH TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS SAID EASEMENT AND ADJACENT LANDS TO SAGEBRUSH, A CALIFORNIA GENERAL PARTNERSHIP, AS SET FORTH IN A DOCUMENT RECORDED JANUARY 11, 1988, IN BOOK 6083 PAGE 1873, OF OFFICIAL RECORDS.

APN: 346-090-24

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480507, DATED MAY 25, 2023.

(HD12) EASEMENTS AND RIGHTS OF WAY FOR INGRESS AND EGRESS AND UTILITIES AFFECTING THE EASEMENT PARCEL(S) DESCRIBED IN THE LEGAL DESCRIPTION AS CONVEYED AND RESERVED BY VARIOUS DEEDS OF RECORD.

(HD13) RESERVATIONS AND EXCEPTIONS IN THE PATENT BY THE UNITED STATES OF AMERICA RECORDED DECEMBER 7, 1920 IN BOOK 20, PAGE 310, OF PATENTS. (EASEMENT IS BLANKET IN NATURE)

APN: 346-090-28, 29 & 30

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480040-82, DATED OCTOBER 5, 2023.

HE8 RESERVATIONS AND PROVISIONS AFFECTING SAID LAND HEREIN DESCRIBED, CONTAINED IN THE PATENTS FROM THE UNITED STATES OF AMERICA, RECORDED DECEMBER 7, 1920 IN BOOK 20, PAGE 310, OF PATENTS, WHICH STATED AS FOLLOWS:

SAID LAND IS SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINE, AGRICULTURAL, MANUFACTURING OR OTHER PURPOSES, AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS, AS MAY RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAW AND DECISIONS OF COURTS, A RIGHT OF WAY THEREON FOR DITCHES AND CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES.

(HE9) AN EASEMENT FOR PUBLIC ROAD, INGRESS AND EGRESS AND PUBLIC UTILITY PURPOSES AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT RESERVED BY LAWRENCE E. SPENCER AND CAROLE JEANNE SPENCER, HUSBAND AND WIFE, RECORDED MAY 23, 1968 AS INSTRUMENT NO. 30715 IN BOOK 4163, PAGE 394, OF OFFICIAL RECORDS, WHICH AFFECTS WESTERLY 50 FEET. OF PARCEL ONE

(HE10) AN EASEMENT FOR POWER LINES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF SAGEBRUSH, A CALIFORNIA GENERAL PARTNERSHIP AS SET FORTH IN A DOCUMENT RECORDED JANUARY 11, 1988 AS INSTRUMENT NO.002529 IN BOOK 6083, PAGE 1870, OF OFFICIAL RECORDS, AFFECTS PORTION OF SAID LAND.

THE MATTERS CONTAINED IN AN INSTRUMENT ENTITLED MEMORANDUM OF OPTION AND RIGHT TO CONSTRUCT SECOND CIRCUIT DATED SEPTEMBER 1, 1989, BY AND BETWEEN SAGEBRUSH, A CALIFORNIA GENERAL PARTNERSHIP AND TOYOWEST II, A CALIFORNIA GENERAL PARTNERSHIP UPON THE TERMS THEREIN PROVIDED RECORDED JULY 12, 1991 AS INSTRUMENT NO. 087086 IN BOOK 6544, PAGE 0553, OF OFFICIAL RECORDS. (EASEMENT IS BLANKET IN NATURE)

APN: 346-090-35

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480040-53, DATED APRIL 17, 2023.

HF12 RESERVATIONS AND EXCEPTIONS IN THE PATENT BY THE UNITED STATES OF AMERICA RECORDED DECEMBER 7, 1920, IN BOOK 20 PAGE 310, OF PATENTS. (EASEMENT IS BLANKET IN NATURE)

APN: 346-090-36

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480040-54 DATED APRIL 17, 2023.

HG12 RESERVATIONS AND EXCEPTIONS IN THE PATENT BY THE UNITED STATES OF AMERICA RECORDED DECEMBER 7, 1920, IN BOOK 20, PAGE 310 OF PATENTS. (NOT LOCATABLE FROM RECORD)

(HG13) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND PUBLIC UTILITIES RESERVED BY METROPOLITAN LAND INVESTMENTS, INC., AS SET FORTH IN A DOCUMENT RECORDED, JUNE 29, 1983, IN BOOK 5585 PAGE 2056, AS INSTRUMENT NO. 067709, OF OFFICIAL RECORDS. (TO BE VACATED PER SEPARATE INSTRUMENT)

APN: 346-090-13

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480371, DATED FEBRUARY 3, 2023.

NO EASEMENTS

APN: 346-012-04

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480315, DATED APRIL 12, 20

GO7 AN EASEMENT IN FAVOR OF THE PUBLIC OVER ANY EXISTING ROADS LYING WITHIN SAID LAND. (EASEMENT IS BLANKET IN NATURE)

(GO8) AN EASEMENT FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF SAGEBRUSH, A CALIFORNIA GENERAL PARTNERSHIP AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 18, 1987 AS INSTRUMENT NO. 071746 IN BOOK 6077 PAGE 0261 OF OFFICIAL RECORDS, AFFECTS PORTIONS OF THE HEREIN DESCRIBED LAND, THE EXACT LOCATION OF WHICH CAN BE DETERMINED BY EXAMINATION OF THE ABOVE-MENTIONED INSTRUMENT, WHICH CONTAINS A COMPLETE LEGAL DESCRIPTION OF THE AFFECTED PORTIONS OF SAID LAND.

GO9 TERMS AND PROVISIONS OF A LEASE, EXECUTED BY MANLEY LEROY DOHRMAN & LINDA KAY DOHRMAN, HUSBAND AND WIFE AS JOINT TENANTS, AS LESSOR AND POWER PARTNERS SOUTHWEST, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS LESSEE, A MEMORANDUM OF WHICH IS RECORDED AUGUST 21, 2008 AS INSTRUMENT NO. 0208133912 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. (EASEMENT IS BLANKET IN NATURE)

(GO10) THE MATTERS CONTAINED IN AN INSTRUMENT ENTITLED "MEMORANDUM OF ACCESS EASEMENT AGREEMENT" DATED MARCH 31, 2016, BY AND BETWEEN MANLEY LEROY DOHRMAN AND LINDA KAY DOHRMAN, HUSBAND AND WIFE AS JOINT TENANTS AND EFD RENEWABLE DEVELOPMENT, INC., A DELAWARE CORPORATION AND POWER PARTNERS SOUTHWEST, LLC A DELAWARE LIMITED LIABILITY COMPANY UPON THE TERMS THEREIN PROVIDED RECORDED APRIL 15, 2016 AS INSTRUMENT NO. 0216046898 OF OFFICIAL RECORDS.

APN: 346-081-01

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480223, DATED JUNE 16, 2023.

GP10 RESERVATIONS AND EXCEPTIONS IN THE PATENT BY THE UNITED STATES OF AMERICA RECORDED APRIL 25, 1989 AS INSTRUMENT NO. 049028 IN BOOK 6232, PAGE 0486, OF OFFICIAL RECORDS. (EASEMENT IS BLANKET IN NATURE)

(GP11) AN EASEMENT FOR ROADWAY AND PUBLIC UTILITIES PURPOSES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED APRIL 25, 1989 AS INSTRUMENT NO. 049028 IN BOOK 6232, PAGE 0486, OF OFFICIAL RECORDS, AFFECTS SAID LAND.

(GP12) AN EASEMENT FOR ERECTING, CONSTRUCTING, RECONSTRUCTING, REPLACING, REPAIRING, CHANGING, OPERATING, INSPECTING AND MAINTAINING A CERTAIN POWER LINE FOR THE TRANSMISSION OF ELECTRICITY, ALL NECESSARY TOWERS, POLES, STRUCTURES, FOUNDATIONS AND FOOTINGS, WIRES, CABLES AND BRACES ASSOCIATED THEREWITH AND RIGHTS INCIDENTAL THERETO IN FAVOR OF SAGEBRUSH, A CALIFORNIA GENERAL PARTNERSHIP AS SET FORTH IN A DOCUMENT RECORDED JANUARY 29, AS INSTRUMENT NO. 010335 IN BOOK 6089, PAGE 1063, OF OFFICIAL RECORDS, AFFECTS SAID LAND.
THE MATTERS CONTAINED IN AN INSTRUMENT ENTITLED NOTICE OF RECEIPT OF PAYMENT AND COMPLIANCE WITH TERMS OF EASEMENT DATED JULY 15, 1989 BY AND BETWEEN JOSEPH J. DOLNY AND SAGEBRUSH A CALIFORNIA GENERAL PARTNERSHIP UPON THE TERMS THEREIN PROVIDED RECORDED JULY 26, 1989 AS INSTRUMENT NO. 012081, IN BOOK 6268, PAGE 2325, OF OFFICIAL RECORDS.

GP13 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: JANUARY 10, 1997 IN BOOK 19, PAGE 138, OF RECORD OF SURVEYS IN THE COUNTY RECORDER OF SAID COUNTY.

GP14 LACK OF A RIGHT OF ACCESS TO AND FROM THE LAND.

GP15 MATTERS CONTAINED IN A RECORD OF SURVEY MAP RECORDED FEBRUARY 9, 2011 IN BOOK 26, PAGE 152, OF RECORD OF SURVEY.

APN: 346-081-02

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480465-89, DATED SEPTEMBER 29, 2022.

(GQ9) RESERVATIONS AND OTHER MATTERS CONTAINED IN THE PATENT RECORDED FEBRUARY 29, 1984 AS INSTRUMENT NO. 84-205570 OF OF PATENTS.

APN: 346-081-03

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-67, DATED JULY 26, 2022.

GR9 SAID LAND IS SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS OF MINING, AGRICULTURAL, MANUFACTURING, OR OTHER PURPOSES AND RIGHTS TO DITCHES AND RESERVOIRS AND RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY AUTHORITY OF UNITED STATES, AS RECORDED JUNE 3, 1985 IN BOOK 5765 PAGE 812 OF OFFICIAL RECORDS. (EASEMENT IS BLANKET IN NATURE)

(GR10) RIGHT OF WAY NOT EXCEEDING 33 FEET IN WIDTH, FOR ROADWAY AND PUBLIC UTILITIES PURPOSES, TO BE LOCATED ALONG THE BOUNDARIES OF SAID LAND, RESERVED BY RECORDED JUNE 3, IN BOOK 5765 PAGE 812 OF OFFICIAL RECORDS.

GR14 LACK OF ACCESS AND/OR LACK OF RIGHT OF ACCESS.

APN: 346-081-13

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-93, DATED OCTOBER 21, 2022.

(GS10) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROADS AND PUBLIC UTILITIES, RESERVED BY UNITED STATES OF AMERICA, AS SET FORTH IN A DOCUMENT RECORDED AUGUST 9, 1960 AS INSTRUMENT NO. 46343 IN BOOK 3291, PAGE 378 OF OFFICIAL RECORDS.

GS11 MATTERS CONTAINED IN A SURVEY FILED IN BOOK 26, PAGE 152 OF RECORDS OF SURVEY.

GS13 LACK OF ACCESS AND/OR LACK OF RIGHT OF ACCESS.

APN: 346-081-14

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480437, DATED MAY 23, 2023.

GT9 LACK OF A RIGHT OF ACCESS TO AND FROM THE LAND.

GT10 RESERVATIONS AND EXCEPTIONS IN THE PATENT BY THE UNITED STATES OF AMERICA, RECORDED APRIL 25, 1989, IN BOOK 6232, PAGE 484, AS INSTRUMENT NO. 049027. (EASEMENT IS BLANKET IN NATURE)

(GT11) AN EASEMENT FOR RIGHT OF WAY AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT, RECORDED APRIL 25, 1989, IN BOOK 6232, PAGE 484, AS INSTRUMENT NO. 049027, WHICH AFFECTS SAID LAND.

(GT12) AN EASEMENT FOR UTILITIES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF SAGEBRUSH, A CALIFORNIA GENERAL PARTNERSHIP AS SET FORTH IN A DOCUMENT RECORDED JANUARY 29, 1988 AS INSTRUMENT NO. 010336, IN BOOK 6089, PAGE 1066, OF OFFICIAL RECORDS, AFFECTS SAID LAND. NOTICE OF RECEIPT OF PAYMENT AND COMPLIANCE WITH TERMS OF EASEMENT RECORDED AUGUST 31, 1989 AS INSTRUMENT NO. 038031, IN BOOK 6285, PAGE 1799, OF OFFICIAL RECORDS.

GT13 MATTERS DISCLOSED BY RECORD OF SURVEY MAP, FILED ON FEBRUARY 9, 2011, IN BOOK 26, PAGES 152 TO 201 OF RECORD OF SURVEY. THE PURPOSE OF THE SURVEY, AS RECITED ON THE MAP.

VESTING TENTATIVE PARCEL MAP NO. 12599

ADJOINING PROPERTY EASEMENTS:

APN: 346-012-12

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480438, DATED MAY 24, 2023.

(FG11) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR CONSTRUCTION AND MAINTENANCE OF A PRIVATE TELEPHONE TO CACTUS MINES COMPANY, A CALIFORNIA CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 19, 1948 IN BOOK 1534 PAGE 355 OF OFFICIAL RECORDS.

(FG15) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD PURPOSES ON, OVER AND ACROSS SAID LAND TO PUBLIC IN GENERAL, AS SET FORTH IN A DOCUMENT RECORDED MAY 9, 1975 IN BOOK 4894 PAGE 2150 OF OFFICIAL RECORDS.

(FG16) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR RIGHT OF INGRESS AND EGRESS TO SAGEBRUSH, A CALIFORNIA GENERAL PARTNERSHIP, AS SET FORTH IN A DOCUMENT RECORDED JANUARY 11, 1988 IN BOOK 6083 PAGE 1876 OF OFFICIAL RECORDS.

APN: 346-012-07

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 18000481481, DATED MARCH 2 2022.

(FC5) AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVATE TELEPHONE LINE OR LINES INCLUDING NECESSARY POLES, CROSSARMS, WIRES AND APPURTENANCES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF CACTUS NINES COMPANY, A CALIFORNIA CORPORATION AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 19, 1948, IN BOOK 1534, PAGE 355, OF OFFICIAL RECORDS, AFFECTS SAID LAND.

(FC6) AN EASEMENT FOR PUBLIC ROAD AND UTILITY PURPOSES TO BE USED IN COMMON WITH OTHERS AND RIGHTS INCIDENTAL THERETO IN FAVOR OF HERBERT HUGH SPENCER ET UX. AS SET FORTH IN A DOCUMENT RECORDED APRIL 12, 1961, IN BOOK 3368, PAGE 830, OF OFFICIAL RECORDS, AFFECTS THE NORTH 30 FEET, SOUTH 30 FEET, EAST 30 FEET AND WEST 30 FEET OF SAID LAND.

APN: 346-061-19

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480512, DATED JUNE 1, 2023.

(FN13) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PRIVATE TELEPHONE LINES OR LINES AND INCIDENTAL PURPOSES, TO CACTUS MINES COMPANY, AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 19, 1948, IN BOOK 1534 PAGE 355, OF OFFICIAL RECORDS.

(FN15) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES, TO ROLAND LAND COMPANY, AS SET FORTH IN A DOCUMENT RECORDED JANUARY 06, 1980, IN BOOK 5290, PAGE 1071, OF OFFICIAL RECORDS.

APN: 346-061-13

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480538, DATED JUNE 5, 2023.

(FJ5) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PRIVATE TELEPHONE LINES OR LINES TO CACTUS MINES COMPANY, AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 19, 1948, IN BOOK 1534 PAGE 355, OF OFFICIAL RECORDS.

APN: 346-061-59

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480219, DATED JUNE 2, 2023.

(FV6) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PRIVATE TELEPHONE LINE OR LINES INCLUDING NECESSARY POLES TO CACTUS MINES COMPANY, A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 19, 1948, IN BOOK 1534 PAGE 355, OF OFFICIAL RECORDS.

(FV8) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES TO BE USED IN COMMON WITH OTHERS RESERVED BY ROLAND LAND COMPANY, AS SET FORTH IN A DOCUMENT RECORDED, JULY 10, 1984, AS INSTRUMENT NO. 002536 IN BOOK 5674 PAGE 941, OF OFFICIAL RECORDS.

APN: 346-061-58

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-137, DATED DECEMBER 27, 2022.

(FU11) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PRIVATE TELEPHONE LINE OR LINES INCLUDING NECESSARY POLES TO CACTUS MINES COMPANY, A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 19, 1948 IN BOOK 1534, PAGE 355 OF OFFICIAL RECORDS.

(FU12) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES TO BE USED IN COMMON WITH OTHERS TO ROLAND LAND COMPANY, A CALIFORNIA CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 17, 1979 AS INSTRUMENT NO. 64685 IN BOOK 5252, PAGE 702 OF OFFICIAL RECORDS.

VESTING TENTATIVE PARCEL MAP NO. 12600

IN THE UNINCORPORATED AREA, COUNTY OF KERN STATE OF CALIFORNIA

BEING A MERGER AND RE-SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 10 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA, COUNTY OF KERN, STATE OF CALIFORNIA

EASEMENT TABLE:

THE EASEMENTS SHOWN HEREON HAVE BEEN PLOTTED SOLELY ON INFORMATION CONTAINED IN THE FOLLOWING STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORTS: REPORT NO. 23000480481, DATED JUNE 9, 2023, REPORT NO. 23000480040-76, DATED MAY 31, 2023, REPORT NO. 23000480040-88, DATED FEBRUARY 2, 2024, REPORT NO. 23000480836, DATED SEPTEMBER 1, 2023.

DESCRIPTION OF PROJECT:

THE PURPOSE OF THIS TENTATIVE PARCEL MAP IS THE MERGE FOUR (4) EXISTING PARCELS IN TO ONE (1) PARCEL.
NOTE: THIS PARCEL MAP WILL NOT BE RECORDED IN PHASES.

BASIS OF BEARINGS:

ALL BEARINGS SHOWN HEREON ARE GRID DISTANCES BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83), ZONE 5, EPOCH 2010.00, AND WAS ESTABLISHED BETWEEN NATIONAL GEODETIC SURVEY (NGS) LOCAL CONTROL STATIONS TEHA (SOPAC) AND ELTN (SOPAC) HAVING A BEARING OF SOUTH 04°27'38" EAST.

FLOOD HAZARD NOTE:

THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FLOOD ZONE X AND ZONE A. FLOOD ZONE X IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AND ZONE A IS DEFINED AS "SPECIAL FLOOD HAZARD AREAS WITHOUT BASE FLOOD ELEVATION (BFE)" ON FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM (FLOOD INSURANCE RATE MAP) MAP NO. 06029C3650E, WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

SURVEY NOTE:

I, JEFFREY J. LENHERR, HEREBY STATE THAT THERE ARE NO STRUCTURES WITHIN THIS MAP OR WITHIN 150 FEET OF THE MAPS BOUNDARY.

STATISTICS:

ASSESSOR'S PARCEL NUMBERS:	474-160-01, 02, 07 & 08
ACCESS TO PARCELS:	BACKUS ROAD
EXISTING NUMBER OF PARCELS:	4
PROPOSED NUMBER OF PARCELS:	1
EXISTING WATER SUPPLY:	N/A (RAW LAND)
EXISTING SEWAGE DISPOSAL:	N/A (RAW LAND)
EXISTING POWER:	SOUTHERN CALIFORNIA EDISON
EXISTING GAS:	SOCAL GAS
EXISTING ZONING:	A, A WE
EXISTING GENERAL PLAN DESIGNATION:	8.3 (EXTENSIVE AGRICULTURE-MIN. 20 ACRE PARCEL SIZE)
EXISTING USE:	VACANT LAND
PROPOSED ZONING:	A, A WE
PROPOSED GENERAL PLAN DESIGNATION:	8.3 (EXTENSIVE AGRICULTURE-MIN. 20 ACRE PARCEL SIZE)
PROPOSED USE:	SOLAR ENERGY ELECTRIC GENERATORS (SOLAR FARM)
PROPOSED WATER SUPPLY:	WELL SITE (IF REQUIRED)
PROPOSED SEWAGE DISPOSAL:	SEPTIC (IF REQUIRED)
IMPROVEMENTS REQUIRED:	N/A
PARCEL "A" AREA:	40.47 ACRES
TOTAL PROJECT AREA:	40.47 ACRES

MONUMENT NOTES:

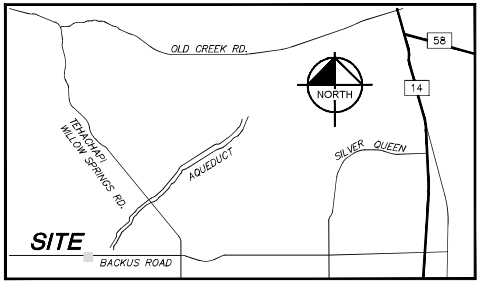
● FOUND MONUMENT AS SHOWN

SEARCHED FOUND NOTHING AT ALL PROPERTY CORNERS UNLESS SHOWN OTHERWISE.

11 FD. 2.5" GLO BRASS DISK

12 FD. 3" GLO BRASS DISK

19 FD. 2" IRON PIPE W/TAG "LS 7813", FLUSH



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

APN: 474-160-01

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480647-4, DATED AUGUST 3, 2023.

THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 10 N., RANGE 14 W, SAN BERNARDINO MERIDIAN, KERN COUNTY, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL FEBRUARY 19, 1856.

APN: 474-160-02

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000[illegible]0040-76, DATED MAY 31, 2023.

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 10 NORTH, RANGE 14 WEST OF THE SAN BERNARDINO MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN BUREAU OF LAND MANAGEMENT.

APN: 474-160-07

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480040-88, DATED FEBRUARY 2, 2024.

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 10 NORTH, RANGE 14 WEST, SAN BERNARDIINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL ON FEBRUARY 19, 1856.

APN: 474-160-08

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480836, DATED SEPTEMBER 1, 2023.

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 10 NORTH, RANGE 14 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL ON FEBRUARY 19, 1856.

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF TERRA-GEN.

FOR EXAMINATION ONLY

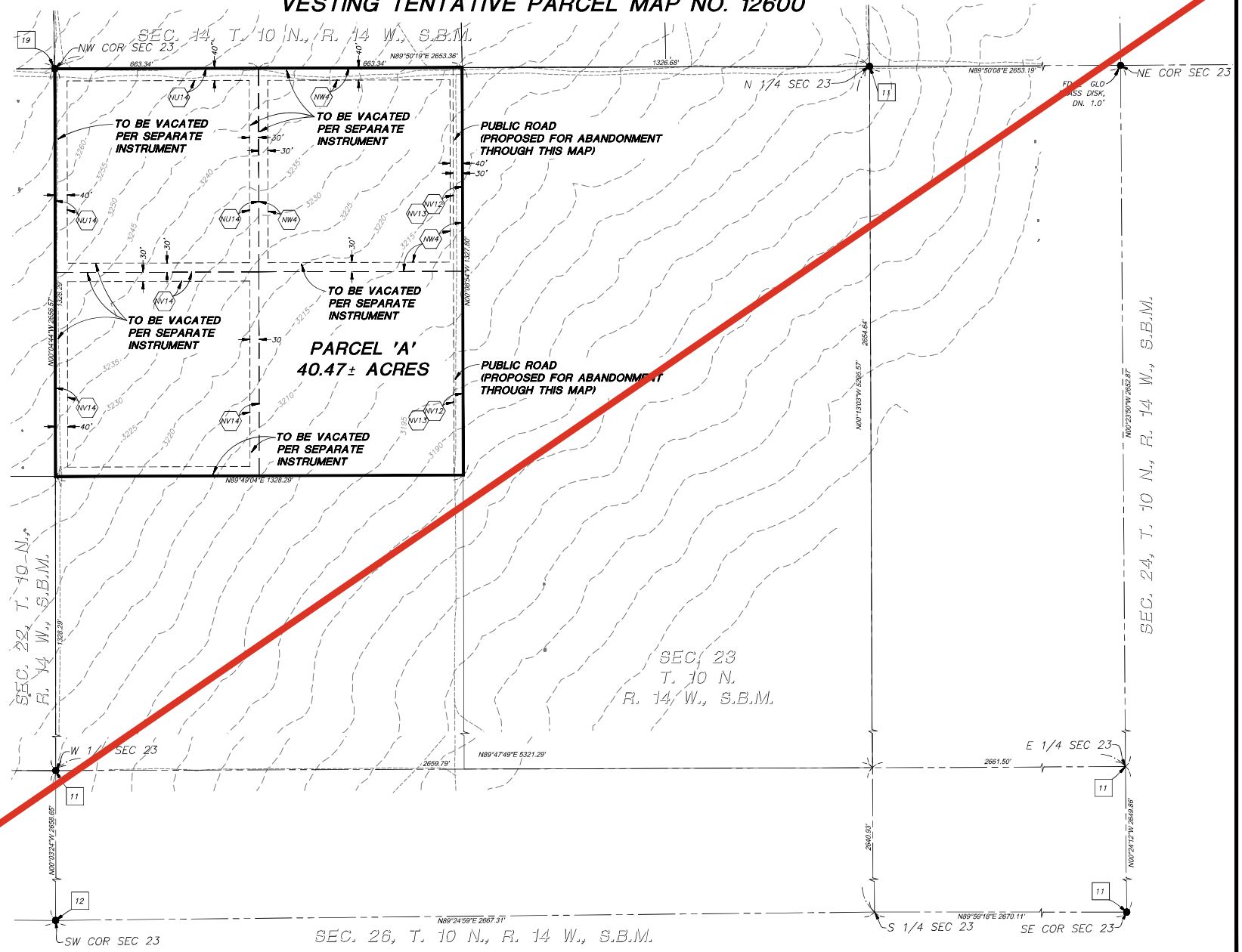
JEFFREY J. LENHERR, L.S. 9305 DATE

PROFESSIONAL LAND SURVEYOR
JEFFREY J. LENHERR
NO. 9305
STATE OF CALIFORNIA

Kimley»Horn
1100 W TOWN & COUNTRY ROAD, SUITE 700, ORANGE, CALIFORNIA 92868
Phone : 657-452-0200
jeff.lenherr@kimley-horn.com

K:\ORA_SURV\2023\BOUNDARY\KERN COUNTY - DISCOVERY ALTA - 194388004\MAPPING\DWG\TPM\AREA E - MAP 8\194388004TPM-E8B-PCL 16.DWG

VESTING TENTATIVE PARCEL MAP NO. 12600



K:\ORA_SURV\2023\BOUNDARY\KERN COUNTY - DISCOVERY ALTA - 194388004\MAPPING\DWG\TPM\AREA E - MAP 8\194388004TPM-E8B-PCL 16.DWG

VESTING TENTATIVE PARCEL MAP NO. 12600

EASEMENTS:

APN: 474-160-01

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480481, DATED JUNE 9, 2023.

NU11 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR POLE LINES AND INCIDENTAL PURPOSES TO GENERAL PIPE LINE COMPANY, AS SET FORTH IN A DOCUMENT RECORDED NOVEMBER 21, 1930 IN BOOK 384, PAGE 245, OF OFFICIAL RECORDS. (NOT LOCATABLE FROM RECORD)

NU12 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR POLE LINES AND INCIDENTAL PURPOSES TO THE CITY OF LOS ANGELES, AS SET FORTH IN A DOCUMENT RECORDED NOVEMBER 21, 1930 IN BOOK 384, PAGE 245, OF OFFICIAL RECORDS. (NOT LOCATABLE FROM RECORD)

NU13 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROADS AND INCIDENTAL PURPOSES TO SOUTHERN PACIFIC LAND COMPANY, A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED NOVEMBER 21, 1930 IN BOOK 384, PAGE 245, OF OFFICIAL RECORDS. (NOT LOCATABLE FROM RECORD)

⟨NU14⟩ EASEMENT AND RIGHTS INCIDENTAL THERETO FOR EASEMENTS FOR ROAD AND PUBLIC UTILITY PURPOSES, RESERVED BY FRANK T. AND DOROTHY J. LINTON, HUSBAND AND WIFE AS JOINT TENANTS, AS SET FORTH IN A DOCUMENT RECORDED JANUARY 5, 1977 IN BOOK 5000 PAGE 305, OF OFFICIAL RECORDS. (TO BE VACATED PER SEPARATE INSTRUMENT)

APN: 474-160-02

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480040-76, DATED MAY 31, 2023.

⟨NV12⟩ EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC ROAD AND UTILITY PURPOSES TO EDITH KING, AS SET FORTH IN A DOCUMENT RECORDED JUNE 21, 1957, IN BOOK 2804 PAGE 543, OF OFFICIAL RECORDS. (DOES NOT AFFECT SUBJECT PROPERTY), (PUBLIC ROAD TO BE VACATED)

⟨NV13⟩ EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC ROAD AND UTILITY PURPOSES TO RUDOLPH JUCHEM AND WILHELMINE JUCHEM, HUSBAND AND WIFE, AS SET FORTH IN A DOCUMENT RECORDED MARCH 10, 1961, IN BOOK 3357 PAGE 929, OF OFFICIAL RECORDS. (DOES NOT AFFECT SUBJECT PROPERTY), (PUBLIC ROAD TO BE VACATED)

⟨NV14⟩ EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD AND PUBLIC UTILITIES, AS SET FORTH IN A DOCUMENT RECORDED APRIL 8, 1977, IN BOOK 5019 PAGE 1344, OF OFFICIAL RECORDS. (TO BE VACATED PER SEPARATE INSTRUMENT)

APN: 474-160-07

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480040-88, DATED FEBRUARY 2, 2024.

OC8 A RIGHT OF WAY OF LAWFUL WIDTH FOR ANY AND ALL EXISTING AND LAWFULLY ESTABLISHED COUNTY ROADS AS EXCEPTED IN THE DEED FROM SOUTHERN PACIFIC LAND COMPANY, RECORDED NOVEMBER 21, 1930, IN BOOK 384 PAGE 245, OFFICIAL RECORDS. THE SPECIFIC LOCATION OF WHICH IS NOT DISCLOSED OF RECORD.

APN: 474-160-08

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480836, DATED SEPTEMBER 1, 2023.

NW3 A RIGHT OF WAY OF LAWFUL WIDTH FOR ANY AND ALL EXISTING AND LAWFULLY ESTABLISHED COUNTY ROADS AS EXCEPTED IN THE DEED FROM SOUTHERN PACIFIC LAND COMPANY, RECORDED NOVEMBER 21, 1930, IN BOOK 384 PAGE 245, OFFICIAL RECORDS.

THE SPECIFIC LOCATION OF WHICH IS NOT DISCLOSED OF RECORD.

⟨NW4⟩ EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD AND PUBLIC UTILITY AND INCIDENTAL PURPOSES, AS SET FORTH IN A DOCUMENT RECORDED FEBRUARY 17, 1977, IN BOOK 5008 PAGE 1736, OF OFFICIAL RECORDS. (TO BE VACATED PER SEPARATE INSTRUMENT)

VESTING TENTATIVE PARCEL MAP NO. 12601

IN THE UNINCORPORATED AREA, COUNTY OF KERN STATE OF CALIFORNIA

BEING A MERGER AND RE-SUBDIVISION OF THE EAST HALF OF SECTION 15, EXCLUDING THEREFROM THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 15, TOWNSHIP 10 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA, COUNTY OF KERN, STATE OF CALIFORNIA

EASEMENT TABLE:

THE EASEMENTS SHOWN HEREON HAVE BEEN PLOTTED SOLELY ON INFORMATION CONTAINED IN THE FOLLOWING STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORTS: REPORT NO. 23000480443, DATED MAY 23, 2023, REPORT NO. 23000480506, DATED JUNE 1, 2023, REPORT NO. 23000480647-3, DATED JUNE 29, 2023, REPORT NO. 23000480533, DATED JUNE 9, 2023, REPORT NO. 23000480677, DATED JUNE 29, 2023, REPORT NO. 23000480448, DATED MAY 25, 2023, REPORT NO. 23000480721, DATED JULY 20, 2023.

DESCRIPTION OF PROJECT:

THE PURPOSE OF THIS TENTATIVE PARCEL MAP IS THE MERGE SEVEN (7) EXISTING PARCELS IN TO ONE (1) PARCEL.
NOTE: THIS PARCEL MAP WILL NOT BE RECORDED IN PHASES.

BASIS OF BEARINGS:

ALL BEARINGS SHOWN HEREON ARE GRID DISTANCES BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83), ZONE 5, EPOCH 2010.00, AND WAS ESTABLISHED BETWEEN NATIONAL GEODETIC SURVEY (NGS) LOCAL CONTROL STATIONS TEHA (SOPAC) AND ELTN (SOPAC) HAVING A BEARING OF SOUTH 04°27'38" EAST.

FLOOD HAZARD NOTE:

THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FLOOD ZONE X AND ZONE A. FLOOD ZONE X IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AND ZONE A IS DEFINED AS "SPECIAL FLOOD HAZARD AREAS WITHOUT BASE FLOOD ELEVATION (BFE)" ON FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM (FLOOD INSURANCE RATE MAP) MAP NO. 06029C3650E, WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

SURVEY NOTE:

I, JEFFREY J. LENHERR, HEREBY STATE THAT THERE ARE NO STRUCTURES WITHIN THIS MAP OR WITHIN 150 FEET OF THE MAPS BOUNDARY.

STATISTICS:

ASSESSOR'S PARCEL NUMBERS:	474-021-04, 05, 06, 18, 19, 20 & 21
ACCESS TO PARCELS:	BACKUS ROAD
EXISTING NUMBER OF PARCELS:	7
PROPOSED NUMBER OF PARCELS:	1
EXISTING WATER SUPPLY:	N/A (RAW LAND)
EXISTING SEWAGE DISPOSAL:	N/A (RAW LAND)
EXISTING POWER:	SOUTHERN CALIFORNIA EDISON
EXISTING GAS:	SOCAL GAS
EXISTING ZONING:	A, A WE
EXISTING GENERAL PLAN DESIGNATION:	8.3 (EXTENSIVE AGRICULTURE-MIN. 20 ACRE PARCEL SIZE)
EXISTING USE:	VACANT LAND
PROPOSED ZONING:	A, A WE
PROPOSED GENERAL PLAN DESIGNATION:	8.3 (EXTENSIVE AGRICULTURE-MIN. 20 ACRE PARCEL SIZE)
PROPOSED USE:	SOLAR ENERGY ELECTRIC GENERATORS (SOLAR FARM)
PROPOSED WATER SUPPLY:	WELL SITE (IF REQUIRED)
PROPOSED SEWAGE DISPOSAL:	SEPTIC (IF REQUIRED)
IMPROVEMENTS REQUIRED:	N/A
PARCEL 'A' AREA:	281.45 ACRES
TOTAL PROJECT AREA:	281.45 ACRES

MONUMENT NOTES:

● FOUND MONUMENT AS SHOWN

SEARCHED FOUND NOTHING AT ALL PROPERTY CORNERS UNLESS SHOWN OTHERWISE.

[11] FD. 2.5" GLO BRASS DISK

[15] FD. REBAR & CAP STAMPED "JES ENGINEERING RCE 33249"

[19] FD. 2" IRON PIPE W/TAG "LS 7813", FLUSH

[20] S.F.N., CALCULATED POSITION BOOK 26, PAGE 152

LEGAL DESCRIPTION:

APN: 474-021-04

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480443, DATED MAY 23, 2023.

PARCEL 4 OF PARCEL MAP NO. 5478, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 25, PAGE 114 OF PARCEL MAPS, KERN COUNTY RECORDS.

APN: 474-021-05

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480506, DATED JUNE 1, 2023.

PARCEL 5 IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, AS PER PARCEL MAP NO. 5478, FILED SEPTEMBER 3, 1980, IN BOOK 25 PAGE 114, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT AN UNDIVIDED ½ INTEREST IN ALL MINERALS, OILS, GASES AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREINABOVE DESCRIBED, WITHOUT, HOWEVER, THE RIGHT TO DRILL, DIG OR MINE THROUGH THE SURFACE THEREOF AS EXCEPTED BY ALFRED KNAUFMAN IN DEED RECORDED OCTOBER 6, 1976, IN BOOK 4982, PAGE 1608, OF OFFICIAL RECORDS.

ALSO EXCEPT AN UNDIVIDED ½ INTEREST IN ALL MINERALS, OILS, GASES AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREINABOVE DESCRIBED, WITHOUT, HOWEVER, THE RIGHT TO DRILL, DIG OR MINE THROUGH THE SURFACE THEREOF, AS EXCEPTED BY SYLVIA F. KNAUFMAN IN DEED RECORDED OCTOBER 6, 1976, IN BOOK 4982, PAGE 1607, OF OFFICIAL RECORDS.

APN: 474-021-06

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480647-3, DATED JUNE 29, 2023.

PARCEL 6 IN THE COUNTY OF KERN, STATE OF CALIFORNIA, AS PER PARCEL MAP NO. 5478, FILED SEPTEMBER 3, 1980 IN BOOK 25 PAGE 114 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT AN UNDIVIDED 1/2 INTEREST IN ALL MINERALS, OILS, GASES AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREINABOVE DESCRIBED, WITHOUT, HOWEVER, THE RIGHT TO DRILL, DIG OR MINE THROUGH THE SURFACE THEREOF AS EXCEPTED BY ALFRED KAUFMAN IN DEED RECORDED OCTOBER 6, 1976 IN BOOK 4982 PAGE 1608 OFFICIAL RECORDS.

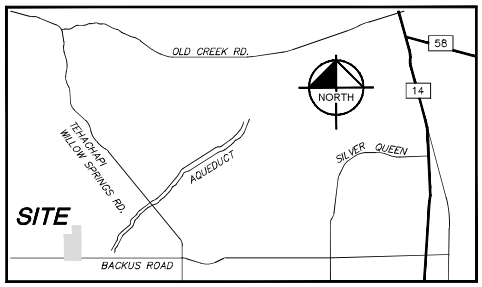
ALSO EXCEPT AN UNDIVIDED 1/2 INTEREST IN ALL MINERALS, OIL, GASES AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREINABOVE DESCRIBED, WITHOUT, HOWEVER, THE RIGHT TO DRILL, DIG OR MINE THROUGH THE SURFACE THEREOF, AS EXCEPTED BY SYLVIA F. KAUFMAN IN DEED RECORDED OCTOBER 6, 1976 IN BOOK 4982 PAGE 1607, OFFICIAL RECORDS.

APN: 474-021-18

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480533, DATED JUNE 9, 2023.

THE NORTH HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 10 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT.

RESERVING AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES TO BE USED IN COMMON WITH OTHERS OVER THE EAST 45 FEET OF SAID LAND.



VICINITY MAP

NOT TO SCALE

LEGAL DESCRIPTION: (CONTINUED)

APN: 474-021-19

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480677, DATED JUNE 29, 2023.

THE SOUTH HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 10 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.

EXCEPTING THEREFROM TWENTY FIVE PERCENT OF ALL OIL, GAS AND MINERALS ON AND UNDER SAID LAND, AS RESERVED IN THE DEED FROM VIOLET C. LAYLANDER, RECORDED APRIL 27, 1956, IN BOOK 2600 PAGE 68, OFFICIAL RECORDS.

APN: 474-021-20

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480448, DATED MAY 25, 2023.

PARCEL 1 IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP NO. 1349 FILED SEPTEMBER 11, 1973 IN BOOK 7, PAGE 17 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF KERN COUNTY.

EXCEPT 25% OF ALL OIL, GAS AND MINERALS ON AND UNDER SAID LAND, AS RESERVED BY VIOLET C. LAYLANDER, AN UNMARRIED WOMAN, IN DEED RECORDED APRIL 27, 1956 IN BOOK 2600, PAGE 68, OF OFFICIAL RECORDS.

APN: 474-021-21

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480721, DATED JULY 20, 2023.

PARCEL 2, AS PER PARCEL MAP NO. 1349, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, FILED IN BOOK 7, PAGE 17 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF KERN COUNTY.

EXCEPTING THEREFROM 25% OF ALL OIL, GAS AND MINERALS ON AND UNDER SAID LAND, AS RESERVED IN THE DEED FROM VIOLET C. LAYLANDER, RECORDED APRIL 27, 1956, IN BOOK 2600, PAGE 68, OFFICIAL RECORDS.

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF TERRA-GEN.

FOR EXAMINATION ONLY

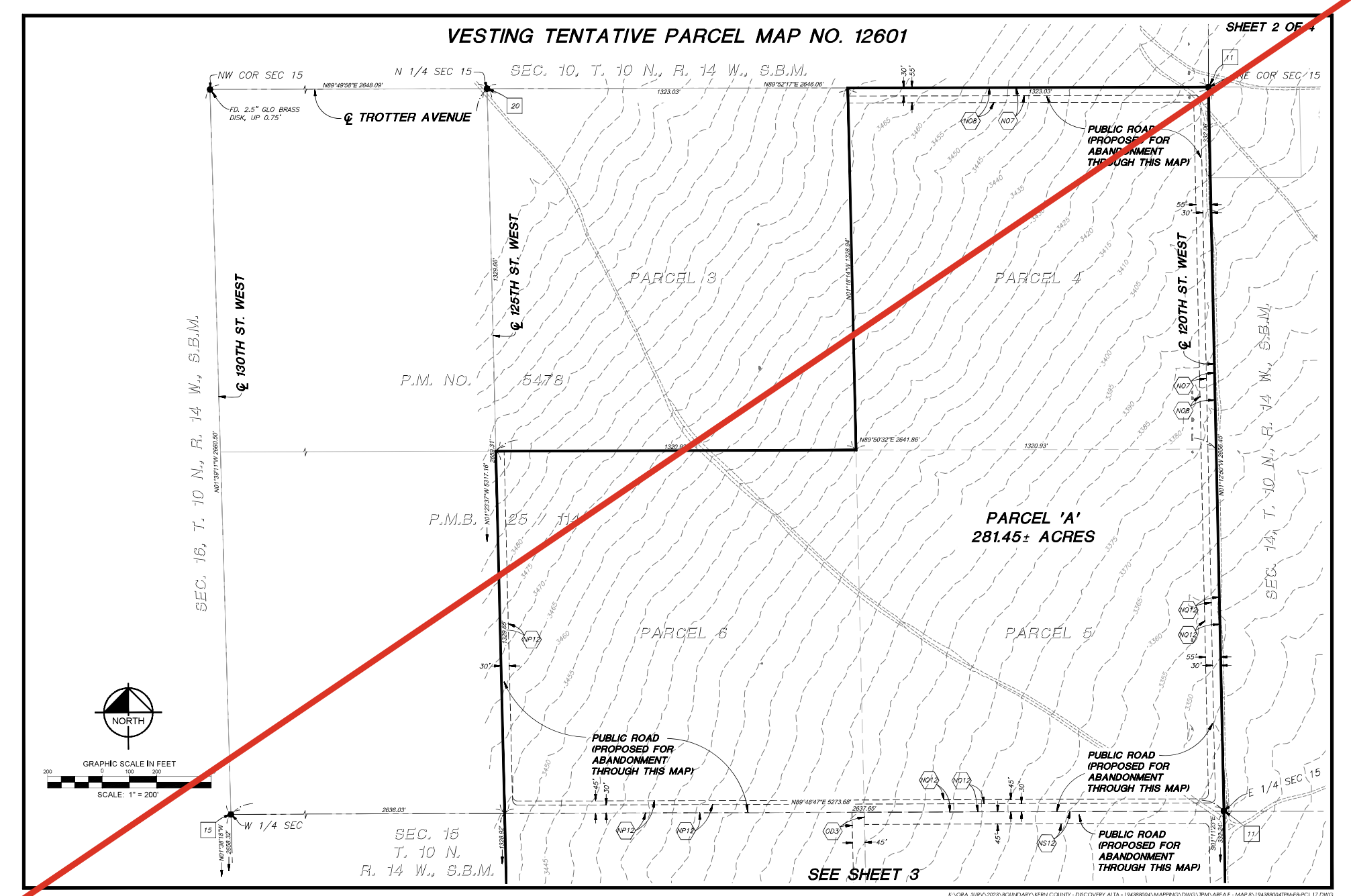
JEFFREY J. LENHERR, L.S. 9305 DATE

PROFESSIONAL LAND SURVEYOR
JEFFREY J. LENHERR
NO. 9305
STATE OF CALIFORNIA

Kimley»Horn
1100 W TOWN & COUNTRY ROAD, SUITE 700, ORANGE, CALIFORNIA 92868
Phone : 657-452-0200
jeff.lenherr@kimley-horn.com

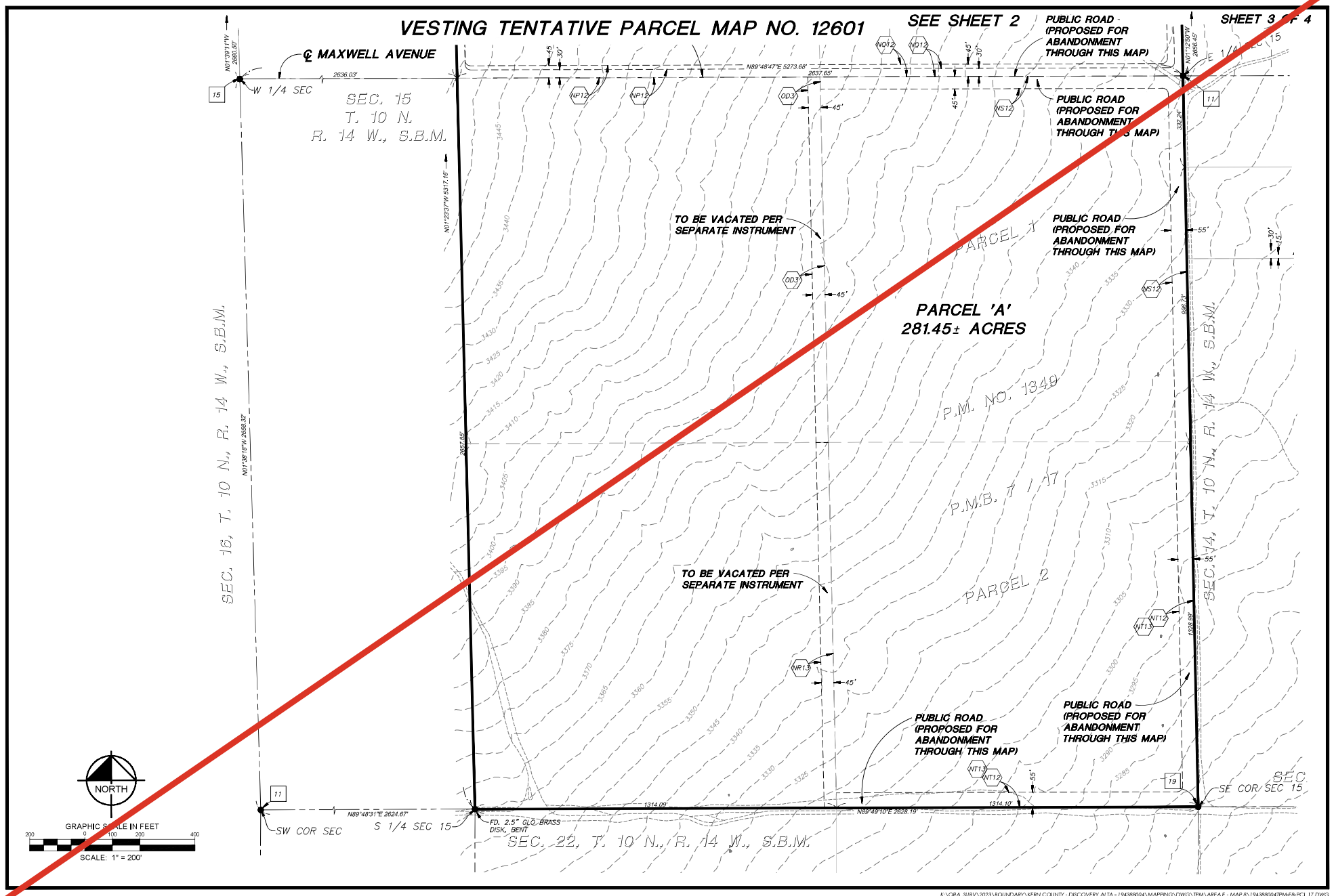
K:\ORA_SURV\2023\BOUNDARY\KERN COUNTY - DISCOVERY ALTA - 194388004\MAPPING\DWG\TPM\AREA E - MAP 8\194388004TPM-E8-PCL 17.DWG

VESTING TENTATIVE PARCEL MAP NO. 12601



VESTING TENTATIVE PARCEL MAP NO. 12601

SEE SHEET 2



VESTING TENTATIVE PARCEL MAP NO. 12601

APN: 474-021-04

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480443, DATED MAY 23, 2023.

NO7 — EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: GENERAL PUBLIC
PURPOSE: INGRESS, EGRESS AND ROAD PURPOSES RECORDING DATE: AUGUST 18, 1980
RECORDING NO.: BOOK 5306, PAGE 1536, OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND.

NO8 — AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF SAID LAND FOR PURPOSE(S): INGRESS, EGRESS AND ROAD PURPOSES
RECORDING DATE: AUGUST 18, 1980
RECORDING NO.: BOOK 5306, PAGE 1536, OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND.

APN: 474-021-05

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480506, DATED JUNE 1, 2023.

NQ12 — EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD PURPOSES TO THE PUBLIC IN GENERAL, AS SET FORTH IN A DOCUMENT RECORDED AUGUST 15, 1980 IN BOOK 5306, PAGE 1536 OF OFFICIAL RECORDS. PORTION OF PUBLIC ROAD TO BE VACATED.

NQ13 — EASEMENTS AND OTHER MATTERS SHOWN AND/OR DEDICATED ON THE PARCEL MAP NO. 5478 FILED IN BOOK 25, PAGE 114, IN THE OFFICIAL COUNTY RECORDS.

APN: 474-021-06

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480647-3, DATED JUNE 29, 2023.

NP12 — EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD PURPOSES TO THE PUBLIC IN GENERAL, AS SET FORTH IN A DOCUMENT RECORDED AUGUST 15, 1980 IN BOOK 5306 PAGE 1536, OF OFFICIAL RECORDS. PORTION OF PUBLIC ROAD TO BE VACATED.

NP13 — MATTERS AS SHOWN ON THE PARCEL MAP NO. 5478 FILED IN BOOK 25, PAGE 114, OF OFFICIAL RECORDS TOGETHER WITH ANY PROVISIONS AND RECITALS CONTAINED THEREIN.

APN: 474-021-18

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480533, DATED JUNE 9, 2023.

OD3 — AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES OVER THE EAST 45 FEET OF THE HEREIN DESCRIBED PROPERTY AS DISCLOSED IN DEED EXECUTED BY MYRON T. STRECKER AND GRACE E. STRECKER, HUSBAND AND WIFE, RECORDED APRIL 14, 1989, IN BOOK 6229, PAGE 521, OFFICIAL RECORDS. TO BE VACATED PER SEPARATE INSTRUMENT.

APN: 474-021-19

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480677, DATED JUNE 29, 2023.

NR10 — AN UNRECORDED EASEMENT FOR UNDISCLOSED PURPOSES IN FAVOR OF KERN RIVER COMPANY BY DEED NO. 2-A, DATED JUNE 22, 1903, AS DISCLOSED IN THE DEED FROM SOUTHERN PACIFIC LAND COMPANY, RECORDED DECEMBER 6, 1924, IN BOOK 44 PAGE 303, OFFICIAL RECORDS. THE SPECIFIC LOCATION OF WHICH IS NOT DISCLOSED OF RECORD.

NR11 — EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ANY AND ALL COUNTY ROADS HERETOFORE LAWFULLY ESTABLISHED AND NOW IN PUBLIC USE TO SOUTHERN PACIFIC LAND COMPANY , AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 6, 1924, IN BOOK 44 PAGE 303, OFFICIAL RECORDS. (NOT LOCATABLE FROM RECORD)

NR13 — EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RESERVED BY LARRY M. GILLIGAN, AS SET FORTH IN A DOCUMENT RECORDED JUNE 06, 1969, IN BOOK 4286 PAGE 495 AND RE-RECORDED MARCH 19, 1970, BOOK 4379 PAGE 703, OFFICIAL RECORDS. TO BE VACATED PER SEPARATE INSTRUMENT.

APN: 474-021-20

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480448, DATED MAY 25, 2023.

NS12 — EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD PURPOSES TO THE ADJACENT PROPERTY OWNERS AND TO THE PUBLIC IN GENERAL, AS SET FORTH IN A DOCUMENT RECORDED AUGUST 28, 1973 IN BOOK 4801, PAGE 2042 OF OFFICIAL RECORDS.

APN: 474-021-21

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480721, DATED JULY 20, 2023.

NT10 — EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ANY AND ALL COUNTY ROADS RESERVED BY SOUTHERN PACIFIC LAND COMPANY, AS SET FORTH IN A DOCUMENT RECORDED, DECEMBER 6, 1924, IN BOOK 44 PAGE 303, OF OFFICIAL RECORDS. (NOT LOCATABLE FROM RECORD)

NT12 — EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD TO ADJACENT PROPERTY OWNERS AND TO THE PUBLIC, AS SET FORTH IN A DOCUMENT RECORDED AUGUST 28, 1973 IN BOOK 4801 PAGE 2042, OF OFFICIAL RECORDS.

NT13 — IRREVOCABLE OFFER TO DEDICATE A PORTION OF THE PROPERTY FOR FUTURE STREET OR HIGHWAY PURPOSES RECORDED AUGUST 28, 1973 IN BOOK 4801 PAGE 2042, OF OFFICIAL RECORDS.

NT14 — MATTERS AS SHOWN ON THE PARCEL MAP NO. 1349 FILED IN BOOK 7, PAGE 17, OF OFFICIAL RECORDS TOGETHER WITH ANY PROVISIONS AND RECITALS CONTAINED THEREIN.

VESTING TENTATIVE PARCEL MAP NO. 12602

IN THE UNINCORPORATED AREA, COUNTY OF KERN STATE OF CALIFORNIA

BEING A MERGER AND RE-SUBDIVISION OF PORTIONS OF SECTION 12, TOWNSHIP 10 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA, COUNTY OF KERN, STATE OF CALIFORNIA

EASEMENT TABLE:

THE EASEMENTS SHOWN HEREON HAVE BEEN PLOTTED SOLELY ON INFORMATION CONTAINED IN THE FOLLOWING STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORTS: REPORT NO. 22000480465-76, DATED SEPTEMBER 29, 2022, REPORT NO. 23000480395, DATED MAY 4, 2023, REPORT NO. 23000480396, DATED MAY 4, 2023, REPORT NO. 23000480034, DATED JANUARY 9, 2023, REPORT NO. 22000480465-120, DATED DECEMBER 16, 2022, REPORT NO. 23000480040-20, DATED FEBRUARY 22, 2023, REPORT NO. 23000480402, DATED MAY 4, 2023, REPORT NO. 22000480465-127, DATED DECEMBER 16, 2022, REPORT NO. 23000480040-11, DATED JANUARY 30, 2023, REPORT NO. 22000480465-105, DATED DECEMBER 1, 2022, REPORT NO. 22000480465-115, DATED DECEMBER 22, 2022, REPORT NO. 23000480392, DATED MAY 4, 2023, REPORT NO. 22000480465-117, DATED DECEMBER 7, 2022, REPORT NO. 22000480465-121, DECEMBER 9, 2022, REPORT NO. 23000480390, DATED MAY 4, 2023, REPORT NO. 23000480403, DATED JUNE 30, 2023, REPORT NO. 23000480404, DATED MAY 5, 2023, REPORT NO. 23000480524, DATED JUNE 12, 2023, REPORT NO. 23000480549, DATED JUNE 8, 2023, REPORT NO. 23000480237, DATED MARCH 21, 2023, REPORT NO. 23000480234, DATED MAY 12, 2023, REPORT NO. 22000480465-128, DATED JANUARY 26, 2023, REPORT NO. 22000480465-78, DATED AUGUST 22, 2022, REPORT NO. 22000480465-114, DATED DECEMBER 22, 2022, REPORT NO. 23000480400, DATED MAY 4, 2023, REPORT NO. 23000480236, DATED MARCH 20, 2023, REPORT NO. 23000480779, DATED AUGUST 11, 2023, REPORT NO. 23000480780, DATED AUGUST 11, 2023, REPORT NO. 22000480465-95, DATED NOVEMBER 28, 2022, REPORT NO. 23000480391, DATED MAY 4, 2023, REPORT NO. 22000480465-103, DATED DECEMBER 23, 2022, REPORT NO. 23000480511, DATED JUNE 16, 2023, REPORT NO. 23000480040-23 DATED FEBRUARY 17, 2023, REPORT NO. 23000480398, DATED MAY 4, 2023, REPORT NO. 23000480399, DATED MAY 4, 2023, REPORT NO. 23000480040-67, DATED APRIL 25, 2023, REPORT NO. 23000480393, DATED MAY 4, 2023, REPORT NO. 23000480394, DATED MAY 4, 2023, REPORT NO. 23000480040-17, DATED FEBRUARY 17, 2023, REPORT NO. 22000480465-98, DATED MARCH 3, 2023, AND REPORT NO. 22000480465-143, DATED DECEMBER 23, 2022.

DESCRIPTION OF PROJECT:

THE PURPOSE OF THIS TENTATIVE PARCEL MAP IS TO MERGE FORTY-SEVEN (47) EXISTING PARCELS IN TO ONE (1) PARCEL.
NOTE: THIS PARCEL MAP WILL NOT BE RECORDED IN PHASES.

BASIS OF BEARINGS:

ALL BEARINGS SHOWN HEREON ARE GRID DISTANCES BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83), ZONE 5, EPOCH 2010.00, AND WAS ESTABLISHED BETWEEN NATIONAL GEODETIC SURVEY (NGS) LOCAL CONTROL STATIONS TEHA (SOPAC) AND ELTN (SOPAC) HAVING A BEARING OF SOUTH 04°27'38" EAST.

FLOOD HAZARD NOTE:

THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FLOOD ZONE X AND ZONE A. FLOOD ZONE X IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AND ZONE A IS DEFINED AS "SPECIAL FLOOD HAZARD AREAS WITHOUT BASE FLOOD ELEVATION (BFE)" ON FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM (FLOOD INSURANCE RATE MAP) MAP NO.'S 06029C3275E AND 06029C3650E, ALL WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

SURVEY NOTE:

I, JEFFREY J. LENHERR, HEREBY STATE THAT THERE ARE NO STRUCTURES WITHIN THIS MAP OR WITHIN 150 FEET OF THE MAPS BOUNDARY.

STATISTICS:

ASSESSOR'S PARCEL NUMBERS:	474-060-03, 05, 09, 11, 12, 13, 14, 15, 16, 17, 19, 20, 21, 22, 24, 25, 26, 27, 30, 31, 32, 33, 34, 35, 36, 38, 39, 40, 41, 42, 43, 44, 45 474-071-01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 18 474-072-03
ACCESS TO PARCELS:	TEHACHAPI WILLOW SPRINGS ROAD
EXISTING NUMBER OF PARCELS:	47
PROPOSED NUMBER OF PARCELS:	1
EXISTING WATER SUPPLY:	N/A (RAW LAND)
EXISTING SEWAGE DISPOSAL:	N/A (RAW LAND)
EXISTING POWER:	SOUTHERN CALIFORNIA EDISON
EXISTING GAS:	SOCAL GAS
EXISTING ZONING:	A, PL RS, A FPS, A WE
EXISTING GENERAL PLAN DESIGNATION:	8.3 (EXTENSIVE AGRICULTURE-MIN. 20 ACRE PARCEL SIZE)
EXISTING USE:	VACANT LAND
PROPOSED ZONING:	A, A FPS
PROPOSED GENERAL PLAN DESIGNATION:	8.3 (EXTENSIVE AGRICULTURE-MIN. 20 ACRE PARCEL SIZE)
PROPOSED USE:	SOLAR ENERGY ELECTRIC GENERATORS (SOLAR FARM)
PROPOSED WATER SUPPLY:	WELL SITE (IF REQUIRED)
PROPOSED SEWAGE DISPOSAL:	SEPTIC (IF REQUIRED)
IMPROVEMENTS REQUIRED:	N/A
PARCEL 'A' AREA:	497.[illegible] ACRES
TOTAL PROJECT AREA:	[illegible].07 ACRES

MONUMENT NOTES:

● FOUND MONUMENT AS SHOWN

SEARCHED FOUND NOTHING AT ALL PROPERTY CORNERS UNLESS SHOWN OTHERWISE.

11 FD. 2.5" GLO BRASS DISK

12 FD. 3" GLO BRASS DISK

13 FD. 3.5" LADWP BRASS DISK

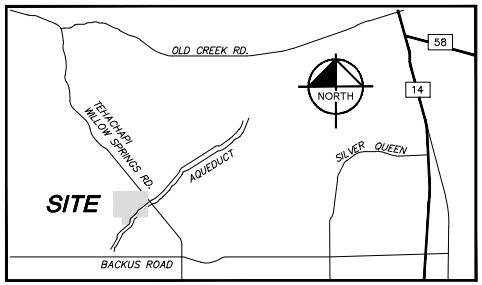
SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF TERRA-GEN.

FOR EXAMINATION ONLY

JEFFREY J. LENHERR, L.S. 9305 DATE

PROFESSIONAL LAND SURVEYOR
JEFFREY J. LENHERR
NO. 9305
STATE OF CALIFORNIA



VICINITY MAP

NOT TO SCALE

LEGAL DESCRIPTON:

APN: 474-072-03

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-76, DATED SEPTEMBER 29, 2022.

LEGAL DESCRIPTION:

THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 10 NORTH, RANGE 14 WEST, S.B.M., COUNTY OF KERN, STATE OF CALIFORNIA, EXCEPT:

THAT PORTION OF THE SOUTHWEST 1/4 AND THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 10 NORTH, RANGE 14 WEST, S.B.M., IN THE COUNTY OF KERN, STATE OF CALIFORNIA ACCORDING TO THE OFFICIAL PLAT THEREOF, INCLUDED WITHIN STRIP OF LAND OF VARYING WIDTH THE NORTHWESTERLY LINE OF WHICH LIES 100 FEET NORTHWESTERLY OF, PARALLEL WITH AND MEASURED AT RIGHT ANGLES FROM THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF SAID SECTION 12 DISTANT THEREON NORTH 89° 45' 36" EAST 2499.0 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION, SAID POINT BEING THE BEGINNING OF A NON TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 500.08 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT OF BEGINNING BEARS SOUTH 44° 33' 23" EAST; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH AN ANGLE OF 12° 10' 18", AN ARC LENGTH OF 368.08 FEET; THENCE NORTH 3° 16' 19" EAST 340.26 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 400.06 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH AN ANGLE 44° 23' 38", AN ARC LENGTH OF 309.97 FEET; THENCE NORTH 47° 39' 57" EAST 992.66 FEET; TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 688.82 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH AN ANGLE OF 19° 58' 34" AN ARC LENGTH OF 240.16 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE SOUTHEASTERLY AND HAVING RADIUS OF 1500.23 FEET, A RADIAL LINE AT SAID POINT OF REVERSE CURVATURE BEARS SOUTH 62° 18' 36" EAST; THENCE NORTHEASTERLY ALONG SAID REVERSE CURVE THROUGH AN ANGLE OF 24° 46' 51", AN ARC LENGTH OF 648.86 FEET; THENCE NORTH 52° 28' 15" EAST 1558.93 FEET TO POINT IN THE EASTERLY LINE OF SAID SECTION 12 DISTANT THEREON SOUTH 0° 27' 34" EAST 2063.96 FEET FROM THE NORTHEAST CORNER OF SAID SECTION

THE SOUTHEASTERLY LINE OF SAID VARIABLE WIDTH STRIP OF LAND LIES 100 FEET SOUTHEASTERLY OF, PARALLEL WITH, AND MEASURED AT RIGHT ANGLES FROM THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF SAID SECTION 12, DISTANT THEREON NORTH 89° 45' 36" EAST 182.14 FEET FROM THE QUARTER CORNER THEREIN; THENCE NORTH 20° 09' 12" EAST 853.96 FEET TO THE BEGINNING OF CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 347.52 FEET THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH AN ANGLE OF 25° 36' 49", AN ARC LENGTH OF 155.36 FEET; THENCE NORTH 45° 46' 00" EAST 540.25 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 808.87 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH AN ANGLE OF 9° 19' 46", AN ARC LENGTH OF 131.71 FEET; THENCE NORTH 36° 26' 21" EAST 418.02 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 487.69 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH AN ANGLE OF 11° 14' 33", AN ARC LENGTH OF 95.69 FEET; THENCE NORTH 47° 40' 54" EAST 1293.63 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1833.58 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH AN ANGLE OF 13° 22' 32" AN ARC LENGTH OF 428.05 FEET, THENCE NORTH 61° 03' 26" EAST 2.61 FEET TO A POINT IN SAID EASTERLY LINE SECTION 12, DISTANT THEREON NORTH 0° 27' 34" WEST 278.84 FEET FROM THE QUARTER CORNER THEREIN.

THE SIDELINES OF SAID STRIP OF LAND SHALL BE PROLONGED OR SHORTENED SO AS TO BEGIN SOUTHWESTERLY IN SAID SOUTHERLY LINE AND TO TERMINATE NORTHEASTERLY IN SAID EASTERLY LINE OF SECTION 12.

ALL CURVES HEREINABOVE DESCRIBED ARE TANGENT TO THE STRAIGHT LINES THEY JOIN, EXCEPT AS OTHERWISE NOTED.

APN: 474-060-22

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480395, DATED MAY 4, 2023.

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 10 NORTH, RANGE 14 WEST, SAN BERNARDINO BASE AND MERIDIAN, COUNTY OF KERN, STATE OF CALIFORNIA ACCORDING TO THE OFFICIAL PLAT THEREOF.

APN: 474-060-17

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-98, DATED MARCH 3, 2023.

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF KERN UNINCORPORATED AND DESCRIBED AS FOLLOWS:

THE NORTH QUARTER OF SECTION 12, TOWNSHIP 10 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA.
EXCEPTING THEREFROM THE WEST HALF OF THE WEST HALF OF SAID NORTHEAST QUARTER.
EXCEPT THAT PORTION OF THE EAST HALF AND THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 10 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, LYING SOUTHEASTERLY OF A LINE THAT LIES 100 FEET NORTHWESTERLY OF, PARALLEL WITH AND MEASURED AT RIGHT ANGLES FROM THE FOLLOWING DESCRIBED LINE AND PROLONGATION:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF SAID SECTION 12, DISTANT THEREON NORTH 89 DEGREES 45 MINUTES 36 SECONDS EAST 1499.04 FEET, FROM THE SOUTHWEST CORNER OF SAID SECTION, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 500.08 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT OF BEGINNING BEARS SOUTH 44 DEGREES 33 MINUTES 23 SECONDS EAST; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH AN ANGLE OF 42 DEGREES 10 MINUTES 18 SECONDS, AN ARC LENGTH OF 368.08 FEET; THENCE NORTH 3 DEGREES 16 MINUTES 19 SECONDS EAST 340.26 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A, RADIUS OF 400.06 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH AN ANGLE 44 DEGREES 23 MINUTES 38 SECONDS, AN ARC LENGTH OF 309.97 FEET; THENCE NORTH 47 DEGREES 39 MINUTES 57 SECONDS EAST 992.66 FEET; TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 688.82 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH AN ANGLE OF 19 DEGREES 58 MINUTES 34 SECONDS, AN ARC LENGTH OF 240.16 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1500.23 FEET, A RADIAL LINE AT SAID POINT OF REVERSE CURVATURE BEARS SOUTH 62 DEGREES 18 MINUTES 36 SECONDS EAST; THENCE NORTHEASTERLY ALONG SAID REVERSE CURVE THROUGH AN ANGLE OF 24 DEGREES 46 MINUTES 51 SECONDS, AN ARC LENGTH OF 648.86 FEET; THENCE NORTH 52 DEGREES 28 MINUTES 15 SECONDS EAST 1558.93 FEET TO A POINT IN THE EASTERLY LINE OF SAID SECTION 12, DISTANT THEREON SOUTH 0 DEGREES 27 MINUTES 34 SECONDS EAST 2063.96 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 12.

ALL CURVES HEREINABOVE DESCRIBED ARE TANGENT TO THE STRAIGHT LINES THEY JOIN, EXCEPT AS OTHERWISE NOTED.

Kimley»Horn
1100 W TOWN & COUNTRY ROAD, SUITE 700, ORANGE, CALIFORNIA 92868
Phone : 657-452-0200
jeff.lenherr@kimley-horn.com

VESTING TENTATIVE PARCEL MAP NO. 12602

LEGAL DESCRIPTON: (CONTINUED)

APN: 474-060-24

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480396, DATED MAY 4, 2023.

THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 10 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

APN: 474-060-25

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480396, DATED MAY 4, 2023.

THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 10 NORTH, RANGE 14 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

APN: 474-060-27

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-120, DATED DECEMBER 16, 2022.
LEGAL DESCRIPTION:

THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 10 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

APN: 474-071-01

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480040-20, DATED FEBRUARY 22, 2023.

THE WEST HALF OF THE WEST HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 10 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT 50% OF ALL SUBSURFACE OIL, GAS AND OTHER HYDROCARBONS AND MINERALS NOW OR AT ANY TIME HEREAFTER SITUATED THEREIN AND THERE UNDER OR PRODUCEABLE THEREFROM PROVIDING HOWEVER NEITHER GRANTORS NOR THEIR HEIRS, SUCCESSORS, OR ASSIGNS SHALL HAVE OR OBTAIN ANY RIGHT OR PRIVILEGE TO MAKE USE OF ANY PORTION OF THE SURFACE OF SAID LAND FOR THE EXPLORATION OR RECOVERY OF ANY OR SUCH REVERSE SUBSTANCES OR TO DRILL, MINE OR IN ANY OTHER MANNER USE ANY PORTION OF SAID PROPERTY LYING LESS THAN 500 FEET BENEATH THE SURFACE THEREOF FOR THE PURPOSE OF EXPLOITING OR RECOVERING ANY OF SUCH SUBSTANCES, AS RESERVED BY JEROME H. PEARLMAN AND FAITH PEARLMAN, AS TRUSTEES FOR THE JEROME H. PEARLMAN AND FAITH PEARLMAN TRUST NO. 2, IN DEED RECORDED JANUARY 14, 1969, IN BOOK 4233 PAGE 760, OFFICIAL RECORDS.

APN: 474-071-02

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480402, DATED MAY 4, 2023.

PARCEL 1. (APN: 474-071-02)

THE EAST HALF OF THE WEST HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 10 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT 50% OF ALL SUBSURFACE OIL, GAS, AND OTHER HYDROCARBONS AND MINERALS NOW OR AT ANYTIME HEREAFTER SITUATED THEREIN AND THEREUNDER OR PRODUCEABLE THEREFROM, PROVIDING, HOWEVER NEITHER GRANTORS NOR THEIR HEIRS, SUCCESSORS, OR ASSIGNS SHALL HAVE OR OBTAIN ANY RIGHT OR PRIVILEGE TO MAKE USE OF ANY PORTION OF THE SURFACE OF SAID LAND FOR THE EXPLORATION OR RECOVERY OF ANY OR SUCH REVERSE SUBSTANCES OR TO DRILL MINE, OR IN ANY OTHER MANNER USE ANY PORTION OF SAID PROPERTY LYING LESS THAN 500 FEET BENEATH THE SURFACE THEREOF FOR THE PURPOSE OF EXPLOITING OR RECOVERING ANY OF SUCH SUBSTANCES, AS RESERVED BY JEROME H. PEARLMAN AND FAITH PEARLMAN, AS TRUSTEES FOR THE JEROME H. PEARLMAN AND FAITH PEARLMAN TRUST NO. 2, IN DEED RECORDED JANUARY 14, 1969 IN BOOK 4391, PAGE 2 OF OFFICIAL RECORDS

PARCEL 2:

AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES FOR USE IN COMMON WITH OTHERS OVER THE SOUTHERLY 15 FEET OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER AND THE NORTHERLY 15 FEET OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 10 NORTH, RANGE 14 WEST, EXCEPT THOSE PORTIONS LYING WITHIN THE LINES OF PARCEL 1 ABOVE

APN: 474-071-12

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-127, DATED DECEMBER 16, 2022.

THE WEST HALF OF THE WEST HALF OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 10 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF KERN, STATE CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT 50% OF ALL SUBSURFACE OIL, GAS, AND OTHER HYDROCARBONS AND MINERALS NOW OR AT ANY TIME HEREAFTER SITUATED THEREIN AND THEREUNDER OR PRODUCEABLE THEREFROM, PROVIDING, HOWEVER, NEITHER GRANTORS NOR THEIR HEIRS, SUCCESSORS, OR ASSIGNS SHALL HAVE OR OBTAIN ANY RIGHT OR PRIVILEGE TO MAKE USE OF ANY PORTION OF THE SURFACE OF SAID LAND FOR THE EXPLOITATION OR RECOVERY OF ANY OR SUCH REVERSE SUBSTANCES OR TO DRILL, MINE, OR IN ANY OTHER MANNER USE ANY PORTION OF SAID PROPERTY LYING LESS THAN 500 FEET BENEATH THE SURFACE THEREOF FOR THE PURPOSE OF EXPLOITING OR RECOVERING ANY OF SUCH SUBSTANCES, AS RESERVED BY JEROME H. PEARLMAN AND FAITH PEARLMAN, AS TRUSTEES FOR THE JEROME H. PEARLMAN AND FAITH PEARLMAN TRUST NO. 2, IN DEED RECORDED JANUARY 14, 1969, IN BOOK 4233 PAGE 760, OFFICIAL RECORDS.

APN: 474-071-09

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480040-11, DATED JANUARY 30, 2023.

THE WEST ONE-HALF OF THE EAST ONE-HALF OF THE SOUTH ONE-HALF OF THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 10 NORTH, RANGE 14 WEST, S.B. M., ACCORDING TO THE PLAT THEREOF.

RESERVING THEREFROM 50% OF ALL SUBSURFACE OIL, GAS AND OTHER HYDROCARBONS AND MINERALS NOW OR AT ANY TIME HEREAFTER SITUATED THEREIN AND THEREUNDER OR PRODUCEABLE THEREFROM PROVIDING, HOWEVER, NEITHER GRANTORS NOR THEIR HEIRS, SUCCESSORS, OR ASSIGNS SHALL HAVE OR OBTAIN AND RIGHT OR PRIVILEGE TO MAKE USE OF ANY PORTIONS OF THE SURFACE OF SAID LAND FOR THE EXPLOITATION OR RECOVERY OF ANY OR SUCH RESERVE SUBSTANCES OR TO DRILL, MINE OR IN ANY OTHER MANNER USE ANY PORTION OF SAID PROPERTY LYING LESS THAN 500 FEET BENEATH THE SURFACE THEREOF FOR THE PURPOSES OF EXPLOITING OR RECOVERING ANY OF SUCH SUBSTANCES, AS RESERVED BY JEROME H. PEARLMAN AND FAITH PEARLMAN, AS TRUSTEES FOR THE JEROME H. PEARLMAN AND FAITH PEARLMAN TRUST NO. 2, IN DEED RECORDED JANUARY 14, 1969, IN BOOK 4233 PAGE 760 KERN COUNTY RECORDS.

LEGAL DESCRIPTON: (CONTINUED)

APN: 474-071-03

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-105, DATED DECEMBER 1, 2022.

PARCEL 1:
THE WEST HALF OF THE EAST HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 10 NORTH, RANGE 14 WEST, S. B. M., ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 1A:
AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES FOR USE IN COMMON WITH OTHERS OVER THE SOUTHERLY 15 FEET OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER AND THE NORTHERLY 15 FEET OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 10 NORTH, RANGE 14 WEST. EXCEPT THOSE PORTIONS LYING WITHIN THE LINES OF PARCEL 1 ABOVE.
EXCEPT 50% OF ALL SUBSURFACE OIL, GAS, AND OTHER HYDROCARBONS AND MINERALS NOW OR AT ANY TIME HEREAFTER SITUATED THEREIN AND THEREUNDER OR PRODUCEABLE THEREFROM, PROVIDING, HOWEVER, NEITHER GRANTORS NOR THEIR HEIRS, SUCCESSORS, OR ASSIGNS SHALL HAVE OR OBTAIN ANY RIGHT OR PRIVILEGE TO MAKE USE OF ANY PORTION OF THE SURFACE OF SAID LAND FOR THE EXPLOITATION OR RECOVERY OF ANY OR SUCH REVERSE SUBSTANCES OR TO DRILL, MINE, OR IN ANY OTHER MANNER USE ANY PORTION OF SAID PROPERTY LYING LESS THAN 500 FEET BENEATH THE SURFACE THEREOF FOR THE PURPOSE OF EXPLOITING OR RECOVERING ANY OF SUCH SUBSTANCES, AS RESERVED BY JEROME H. PEARLMAN AND FAITH PEARLMAN, AS TRUSTEES FOR THE JEROME H. PEARLMAN AND FAITH PEARLMAN TRUST NO. 2, IN DEED RECORDED JANUARY 14, 1969, BOOK 4233, PAGE 760 OF OFFICIAL RECORDS.

APN: 474-071-04

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-115, DATED DECEMBER 22, 2022.

PARCEL 1:
THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 10 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT 50% OF ALL SUBSURFACE OIL, GAS, AND OTHER HYDROCARBONS AND MINERALS NOW OR AT ANY TIME HEREAFTER SITUATED THEREIN AND THEREUNDER OR PRODUCEABLE THEREFROM, PROVIDING, HOWEVER, NEITHER GRANTORS NOR THEIR HEIRS, SUCCESSORS, OR ASSIGNS SHALL HAVE OR OBTAIN ANY RIGHT OR PRIVILEGE TO MAKE USE OF ANY PORTION OF THE SURFACE OF SAID LAND FOR THE EXPLOITATION OR RECOVERY OF ANY OR SUCH REVERSE SUBSTANCES OR TO DRILL, MINE, OR IN ANY OTHER MANNER USE ANY PORTION OF SAID PROPERTY LYING LESS THAN 500 FEET BENEATH THE SURFACE THEREOF FOR THE PURPOSE OF EXPLOITING OR RECOVERING ANY OF SUCH SUBSTANCES, AS RESERVED BY JEROME H. PEARLMAN AND FAITH PEARLMAN, AS TRUSTEES FOR THE JEROME H. PEARLMAN AND FAITH PEARLMAN TRUST NO. 2, IN DEED RECORDED JANUARY 14, 1969, BOOK 4233, PAGE 760 OF OFFICIAL RECORDS.

PARCEL 1A:
AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES FOR USE IN COMMON WITH OTHERS OVER THE SOUTHERLY 15 FEET OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER AND THE NORTHERLY 15 FEET OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 10 NORTH, RANGE 14 WEST, EXCEPT THOSE PORTIONS LYING WITHIN THE LINES OF PARCEL 1 ABOVE.

APN: 474-060-11

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480392, DATED MAY 4, 2023.

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTH-WEST QUARTER OF SECTION 12, TOWNSHIP 10 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APP-ROVED BY THE SURVEYOR GENERAL, FEBRUARY 19, 1856.

APN: 474-060-12

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-117, DATED DECEMBER 7, 2022.

THE NORTHWEST QUARTER OR THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 10 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL ON FEBRUARY 19, 1856.

APN: 474-060-03

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480390, DATED MAY 4, 2023.

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 10 NORTH, RANGE 14 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

APN: 474-071-10

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480403, DATED JUNE 30, 2023.

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 10 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT 50% OF ALL SUBSURFACE OIL, GAS AND OTHER HYDROCARBONS AND MINERALS NOW OR AT ANY TIME HEREAFTER SITUATED THEREIN AND THEREUNDER OR PRODUCIBLE THEREFROM, PROVIDING HOWEVER NEITHER GRANTORS NOR THEIR HEIRS, SUCCESSORS, OR ASSIGNS SHALL HAVE OR OBTAIN ANY RIGHT OR PRIVILEGE TO MAKE USE OF ANY PORTION OF THE SURFACE OF SAID LAND FOR THE EXPLORATION OR RECOVERY OF ANY OR SUCH REVERSE SUBSTANCES OR TO DRILL, MINE OR IN ANY OTHER MANNER USE ANY PORTION OF SAID PROPERTY LYING LESS THAN 500 FEET BENEATH THE SURFACE THEREOF FOR THE PURPOSE OF EXPLOITING OR RECOVERING ANY OF SUCH SUBSTANCES, AS RESERVED BY JEROME H. PEARLMAN AND FAITH PEARLMAN, AS TRUSTEES FOR THE JEROME H. PEARLMAN AND FAITH PEARLMAN TRUST NO. 2, IN DEED RECORDED JANUARY 14, 1969, IN BOOK 4233 PAGE 760, OFFICIAL RECORDS.

APN: 474-071-08

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480524, DATED JUNE 12, 2023.

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 10 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT 50% OF ALL SUBSURFACE OIL, GAS AND OTHER HYDROCARBONS AND MINERALS NOW OR AT ANY TIME HEREAFTER SITUATED THEREIN AND THEREUNDER OR PRODUCIBLE THEREFROM, PROVIDING HOWEVER NEITHER GRANTORS NOR THEIR HEIRS, SUCCESSORS, OR ASSIGNS SHALL HAVE OR OBTAIN ANY RIGHT OR PRIVILEGE TO MAKE USE OF ANY PORTION OF THE SURFACE OF SAID LAND FOR THE EXPLORATION OR RECOVERY OF ANY OR SUCH REVERSE SUBSTANCES OR TO DRILL, MINE OR IN ANY OTHER MANNER USE ANY PORTION OF SAID PROPERTY LYING LESS THAN 500 FEET BENEATH THE SURFACE THEREOF FOR THE PURPOSE OF EXPLOITING OR RECOVERING ANY OF SUCH SUBSTANCES, AS RESERVED BY JEROME H. PEARLMAN AND FAITH PEARMAN, AS TRUSTEES FOR THE JEROME H. PEARLMAN AND FAITH PEARLMAN TRUST NO. 2, IN DEED RECORDED JANUARY 14, 1969, IN BOOK 4233 PAGE 760, OFFICIAL RECORDS.

LEGAL DESCRIPTON: (CONTINUED)

APN: 474-071-11

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480404, DATED MAY 5, 2023.

PARCEL 1

THE EAST HALF OF THE WEST HALF OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 10 NORTH, RANGE 14 WEST, S.B.M., ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THE NORTHEAST ONE-QUARTER THEREOF. PARCEL 1A
AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES FOR USE IN COMMON WITH OTHERS OVER THE SOUTHERLY 15 FEET OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER AND THE NORTHERLY 15 FEET OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 10 NORTH, RANGE 14 WEST.

EXCEPT THOSE PORTIONS LYING WITHIN THE LINES OF PARCEL 1 ABOVE.

EXCEPT 50% OF ALL SUBSURFACE OIL, GAS AND OTHER HYDROCARBONS AND MINERALS NOW OR AT ANY TIME HEREAFTER SITUATED THEREIN AND THEREUNDER OR PRODUCEABLE THEREFROM, PROVIDING, HOWEVER, NEITHER GRANTORS NOR THEIR HEIRS, SUCCESSORS, OR ASSIGNS SHALL HAVE OR OBTAIN ANY RIGHT OR PRIVILEGE TO MAKE USE OF ANY PORTION OF THE SURFACE OF SAID LAND FOR THE EXPLOITATION OR RECOVERY OF ANY OR SUCH REVERSE SUBSTANCES OR TO DRILL, MINE, OR IN ANY OTHER MANNER USE ANY PORTION OF SAID PROPERTY LYING LESS THAN 500 FEET BENEATH THE SURFACE THEREOF FOR THE PURPOSE OF EXPLOITING OR RECOVERING ANY OF SUCH SUBSTANCES, AS RESERVED BY JEROME H. PEARLMAN & FAITH PEARLMAN, AS TRUSTEES FOR THE JEROME H. PEARLMAN AND FAITH PEARLMAN TRUST NO. 2, IN DEED RECORDED JANUARY 14, 1969, IN BOOK 4233, PAGE 760 OF OFFICIAL RECORDS.

APN: 474-071-07

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480549, DATED JUNE 8, 2023.

THE SOUTHWEST OF THE SOUTHEAST OF THE NORTHEAST OF THE SOUTHWEST SECTION 12, TOWNSHIP 10 NORTH, RANGE 14 WEST, S. B.H, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT 50% OF ALL SUBSURFACE OIL, GAS OTHER HYDROCARBONS AND MINERALS NOW OR AT ANY TIME HEREAFTER SITUATED THEREIN AND THEREUNDER OR PRODUCEABLE THEREFROM, PROVIDING, HOWEVER, NEITHER GRANTORS NOR THEIR HEIRS, SUCCESSORS OR ASSIGNS SHALL HAVE OR OBTAIN ANY RIGHT OR PRIVILEGE TO MAKE USE OF ANY PORTION OF THE SURFACE OF SAID LAND FOR THE EXPLOITATION OR RECOVERY OF ANY OR SUCH REVERSE SUBSTANCES OR TO DRILL, MINE, OR IN ANY OTHER MANNER, USE ANY PORTION OF SAID PROPERTY LYING LESS THAN 500 FEET BENEATH THE SURFACE THEREOF FOR THE PURPOSE OF EXPLOITING OR RECOVERING ANY OF SUCH SUBSTANCES, AS RESERVED BY JEROME H. PEARLMAN AND FAITH PEARLMAN, AS TRUSTEES FOR THE JEROME H. PEARLMAN AND FAITH PEARLMAN TRUST NO. 2, IN DEED RECORDED JANUARY 14, 1969, IN BOOK 4233 PAGE 760, OFFICIAL RECORDS.

APN: 474-071-06

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480237, DATED MARCH 21, 2023.

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 10 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT FILED IN SAID COUNTY.

EXCEPT 50% OF ALL SUBSURFACE OIL, GAS OTHER HYDROCARBONS AND MINERALS NOW OR AT ANY TIME HEREAFTER SITUATED THEREIN AND THEREUNDER OR PRODUCABLE THEREFROM, PROVIDING, HOWEVER, NEITHER GRANTORS NOR THEIR HEIRS, SUCCESSORS OR ASSIGNS SHALL HAVE OR OBTAIN ANY RIGHT OR PRIVILEGE TO MAKE USE OF ANY PORTION OF THE SURFACE OF SAID LAND FOR THE EXPLOITATION OR RECOVERY OF ANY OR SUCH REVERSE SUBSTANCES OR TO DRILL, MINE, OR IN ANY OTHER MANNER, USE ANY PORTION OF SAID PROPERTY LYING LESS THAN 500 FEET BENEATH THE SURFACE THEREOF FOR THE PURPOSE OF EXPLOITING OR RECOVERING ANY OF SUCH SUBSTANCES, AS RESERVED BY JEROME H. PEARLMAN AND FAITH PEARLMAN, AS TRUSTEES FOR THE JEROME H. PEARLMAN AND FAITH PEARLMAN TRUST NO. 2, IN DEED RECORDED JANUARY 14, 1969, IN BOOK 4233 PAGE 760, OFFICIAL RECORDS.

APN: 474-060-30

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480234, DATED MAY 12, 2023.

THE NE 1/4 OF THE SE OF THE SE 1/4 OF THE NW 1/4 SECTION 12, T10N, R14W, SBBM.

APN: 474-060-31, 32 AND 33

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-128, DATED JANUARY 26, 2023.

PARCEL NO. 1: (APN: 474-060-31-00-3)

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 10 NORTH, RANGE 14 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND APPROVED BY THE SURVEYOR GENERAL ON FEBRUARY 19, 1856.

PARCEL NO. 2: (APN: 474-060-32-006)

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 10 NORTH, RANGE 14 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND APPROVED BY THE SURVEYOR GENERAL ON FEBRUARY 19, 1856.

PARCEL NO. 3: (APN: 474-060-33-00-9)

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 10 NORTH, RANGE 14 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND APPROVED BY THE SURVEYOR GENERAL ON FEBRUARY 19, 1856.

APN: 474-060-42

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-78, DATED AUGUST 22, 2022.

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 10 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEYOR OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT AND APPROVED ON FEBRUARY 19, 1856.

APN: 474-060-43

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-114, DATED DECEMBER 22, 2022.

THE N 1/2 OF THE NW 1/4 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 12, TOWNSHIP 10 NORTH, RANGE 14 WEST S.B.B.&M., IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

VESTING TENTATIVE PARCEL MAP NO. 12602

LEGAL DESCRIPTON: (CONTINUED)

APN: 474-060-44

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480400, DATED MAY 4, 2023.

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 10 NORTH, RANGE 14 WEST S.B.B.M. ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE WITH THE BUREAU OF LAND MANAGEMENT AND APPROVED ON FEBRUARY 19, PURSUANT TO CERTIFICATE OF COMPLIANCE RECORDED NOVEMBER 5, 1984 IN BOOK 5707, PAGE 2462, OFFICIAL RECORDS.

APN: 474-060-45

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480236, DATED MARCH 20, 2023.

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 10 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THERE OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT AND APPROVED ON FEBRUARY 19, 1856.

APN: 474-060-13

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480779, DATED AUGUST 11, 2023.

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 10 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OR KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT.

EXCEPTING THEREFROM THE SOUTHEAST QUARTER.

APN: 474-060-14

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480780, DATED AUGUST 11, 2023.

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 10 NORTH, RANGE 14 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THE SOUTHEAST QUARTER.

APN: 474-060-38, 39, 40 & 41

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-95, DATED NOVEMBER 28, 2022.

THE SOUTH HALF OF THE NORTH HALF OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 10 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

APN: 474-060-05

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480391, DATED MAY 4, 2023.

THE SOUTH 165 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 10 NORTH, RANGE 14 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL ON FEBRUARY 19, 1856.

APN: 474-060-15

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-103, DATED DECEMBER 23, 2022.

THE EASTERLY TWO-THIRDS OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 10 NORTH, RANGE 14 WEST, SBBM. EXCEPT THEREFROM THE SOUTHERLY 165 FEET.

APN: 474-060-16

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480511, DATED JUNE 16, 2023.

THE WEST ONE-THIRD OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 10 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT AND APPROVED ON FEBRUARY 19, 1856.

EXCEPT THE SOUTH 165 FEET THEREOF.

APN: 474-060-20

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480040-23 DATED FEBRUARY 17, 2023.

THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 10 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

APN: 474-060-34

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480398, DATED MAY 4, 2023.

THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 10 NORTH, RANGE 14 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

APN: 474-060-35

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480399, DATED MAY 4, 2023.

NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 12, TOWNSHIP 10 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.

EXCEPTING THEREFROM CERTAIN SUBSURFACE MINERAL RIGHTS, BUT WITHOUT RIGHT OF SURFACE ENTRY, AS EXCEPTED IN THE DEED FROM P. BOGART DBA GARIN COMPANY, RECORDED AUGUST 22, 1980, IN BOOK 5308 PAGE 1271, OFFICIAL RECORDS.

APN: 474-060-36

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480040-67, DATED APRIL 25, 2023.

SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 12, TOWNSHIP 10 NORTH, RANGE 14 WEST, SAN BERNARDINO BASE AND MERIDIAN, COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT.

APN: 474-060-19

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480393, DATED MAY 4, 2023.

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 10 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND OF FILE IN THE BUREAU OF LAND MANAGEMENT AND APPROVED OF FEBRUARY 19, 1856.

LEGAL DESCRIPTON: (CONTINUED)

APN: 474-060-21

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480394, DATED MAY 4, 2023.

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 10 NORTH, RANGE 14 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT AND APPROVED ON FEBRUARY 19, 1856.

APN: 474-060-26

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480034, DATED JANUARY 9, 2023.

THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 10 NORTH, RANGE 14 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.

APN: 474-060-09

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-121, DECEMBER 9, 2022.

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 10 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND APPROVED BY THE SURVEYOR GENERAL ON FEBRUARY 19, 1856

APN: 474-071-18

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480040-17, DATED FEBRUARY 17, 2023.

THE EAST HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 10 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA, COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING WITHIN THE BOUNDARIES OF THE PROPERTY DESCRIBED IN THE EMINENT DOMAIN LIS PENDENS ACTION IN FAVOR OF THE CITY OF LOS ANGELES, CASE NO. 97076 BY THE SUPERIOR COURT OF THE COUNTY OF KERN, STATE OF CALIFORNIA, RECORDED SEPTEMBER 19, 1969 IN BOOK 3981 PAGE 827 OF OFFICIAL RECORDS.

ALSO EXCEPT 50% OF ALL SUBSURFACE OIL, GAS, AND OTHER HYDROCARBONS AND MINERALS NOW OR AT ANY TIME HEREAFTER SITUATED THEREIN AND THEREUNDER OR PRODUCEABLE THEREFROM, PROVIDING, HOWEVER, NEITHER GRANTORS NOR THEIR HEIRS, SUCCESSORS, OR ASSIGNS SHALL HAVE OR OBTAIN ANY RIGHT OR PRIVILEGE TO MAKE USE OF ANY PORTION OF THE SURFACE OF SAID LAND FOR THE EXPLOITATION OR RECOVERY OF ANY OR SUCH RESERVE SUBSTANCES OR TO DRILL, MINE, OR IN ANY OTHER MANNER USE ANY PORTION OF SAID PROPERTY LYING LESS THAN 500 FEET BENEATH THE SURFACE THEREOF FOR THE PURPOSE OF EXPLOITING OR RECOVERING ANY OF SUCH SUBSTANCES, AS RESERVED BY JEROME H. PEARLMAN AND FAITH PEARLMAN, AS TRUSTEES FOR THE JEROME H. PEARLMAN AND FAITH PEARLMAN TRUST NO. 2, BY DEED DATED SEPTEMBER 25, 1968 AND RECORDED JANUARY 14, 1969 IN BOOK 4233 PAGE 741 OF OFFICIAL RECORDS.

APN: 474-071-05

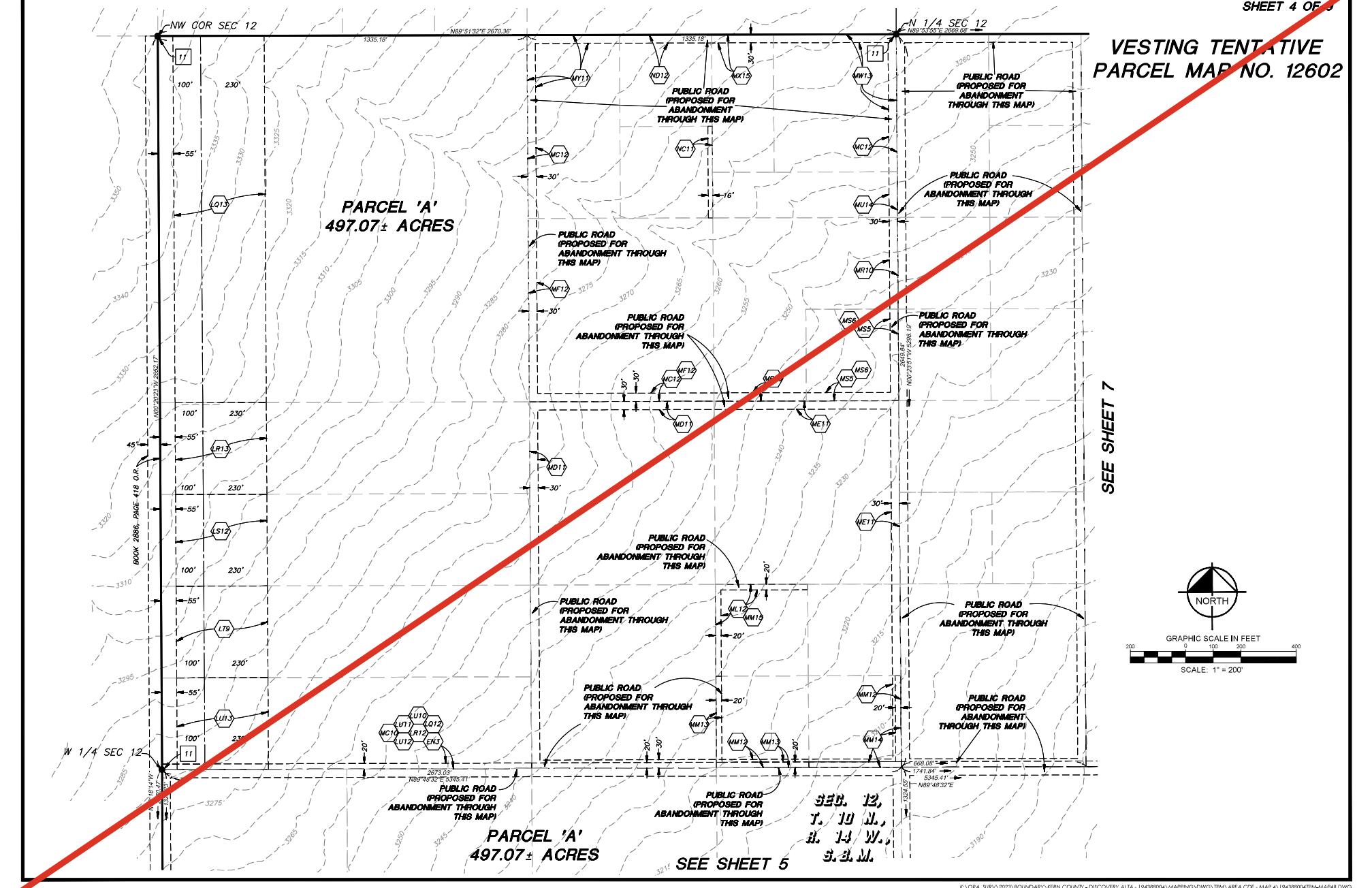
STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-143, DATED DECEMBER 23, 2022.

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF KERN UNINCORPORATED AND DESCRIBED AS FOLLOWS:

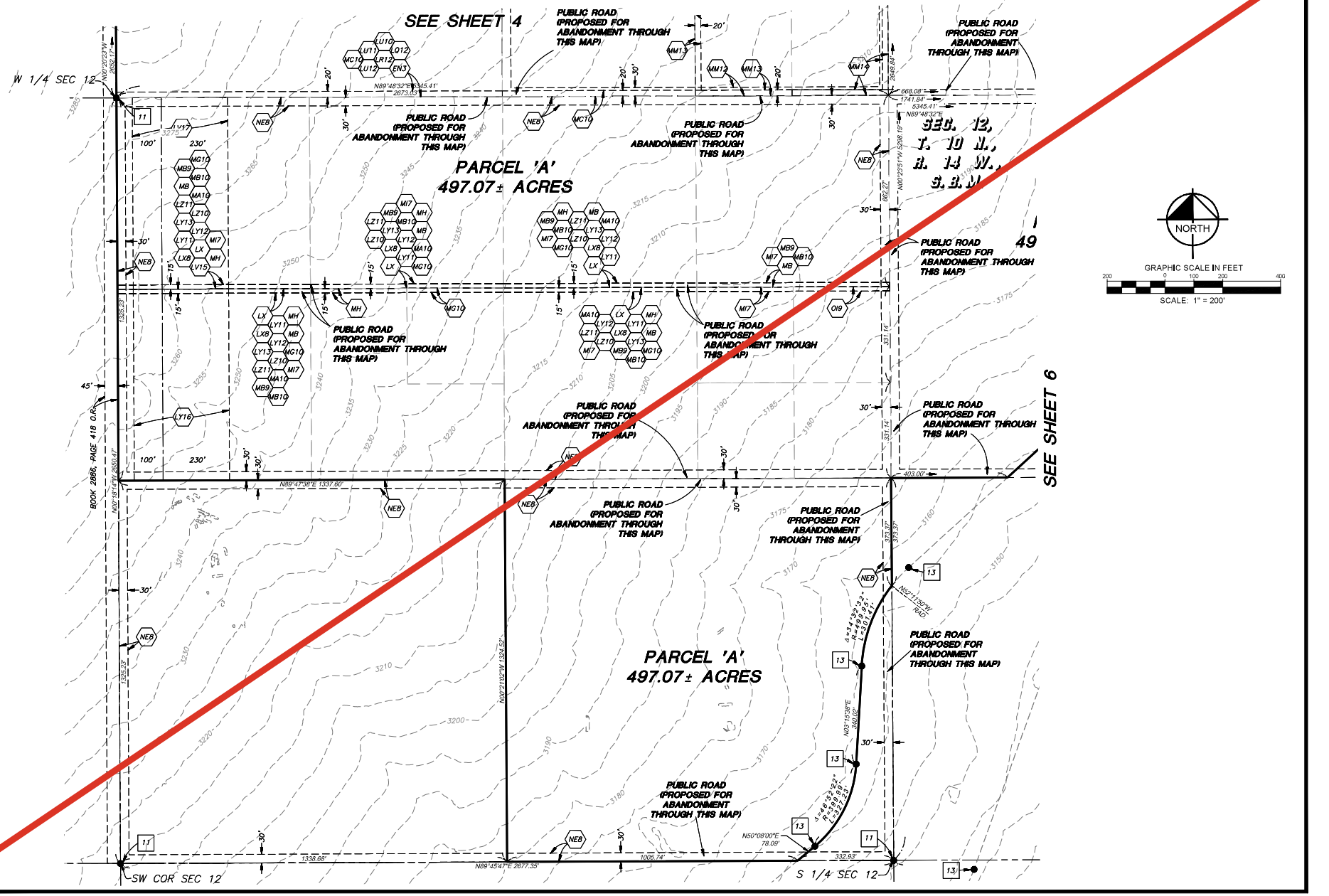
THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 10 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT 50% OF ALL SUBSURFACE OIL, GAS AND OTHER HYDROCARBONS AND MINERALS NOW OR AT ANY TIME HEREAFTER SITUATED THEREIN AND THEREUNDER OR PRODUCEABLE THEREFROM, PROVIDING, HOWEVER, NEITHER GRANTORS NOR THEIR HEIRS, SUCCESSORS, OR ASSIGNS SHALL HAVE OR OBTAIN ANY RIGHT OR PRIVILEGE TO MAKE USE OF ANY PORTION OF THE SURFACE OF SAID LAND FOR THE EXPLOITATION OR RECOVERY OF ANY OR SUCH REVERSE SUBSTANCES OR TO DRILL, MINE, OR IN ANY OTHER MANNER USE ANY PORTION OF SAID PROPERTY LYING LESS THAN 500 FEET BENEATH THE SURFACE THEREOF FOR THE PURPOSE OF EXPLOITING OR RECOVERING ANY OF SUCH SUBSTANCES, AS RESERVED BY JEROME H. PEARLMAN AND FAITH PEARLMAN, AS TRUSTEES FOR THE JEROME H. PEARLMAN AND FAITH PEARLMAN TRUST NO. 2, IN DEED RECORDED JANUARY 14, 1969 IN BOOK 4233 PAGE 760, OFFICIAL RECORDS.

VESTING TENTATIVE PARCEL MAP NO. 12602

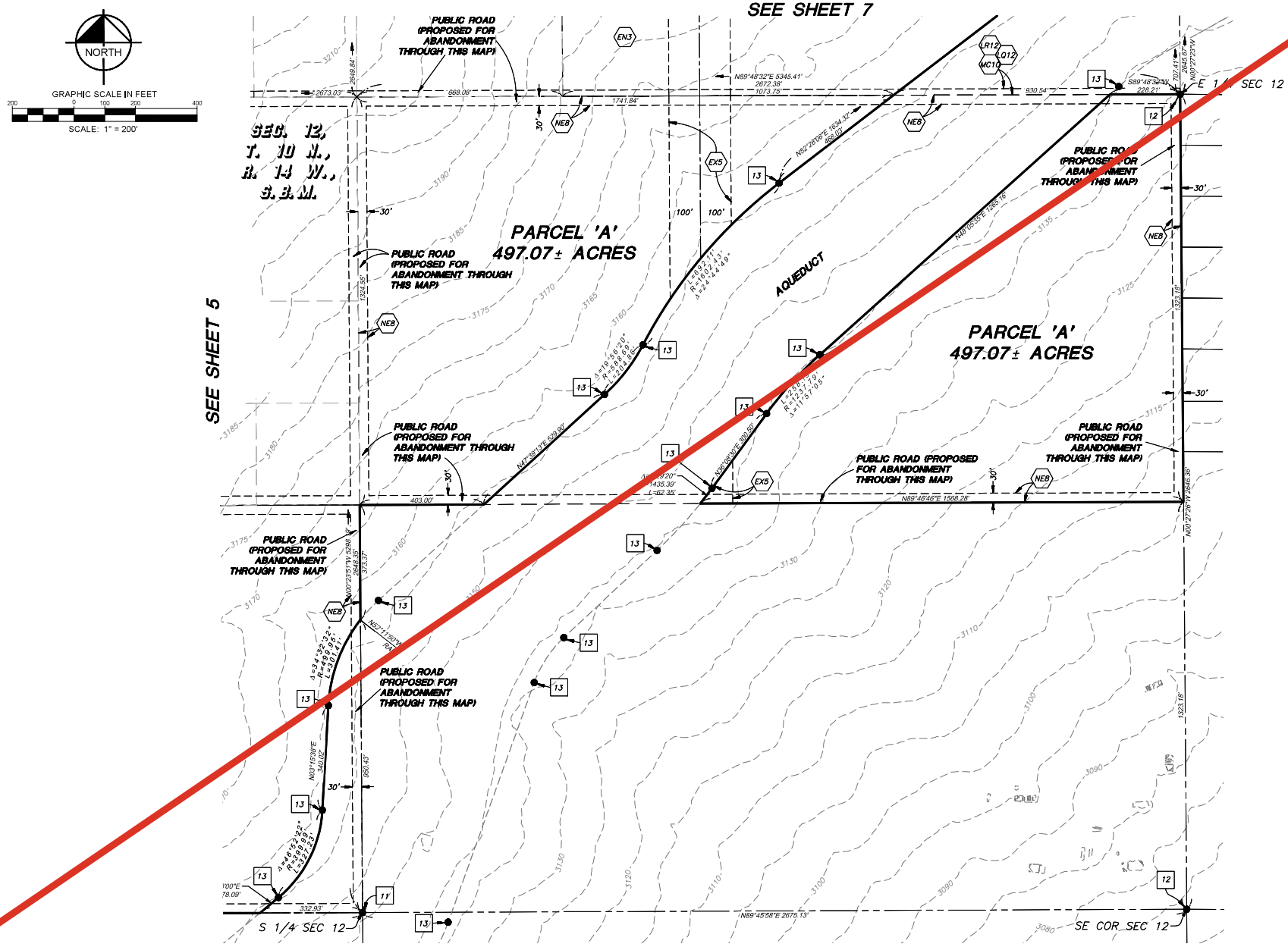


VESTING TENTATIVE PARCEL MAP NO. 12602

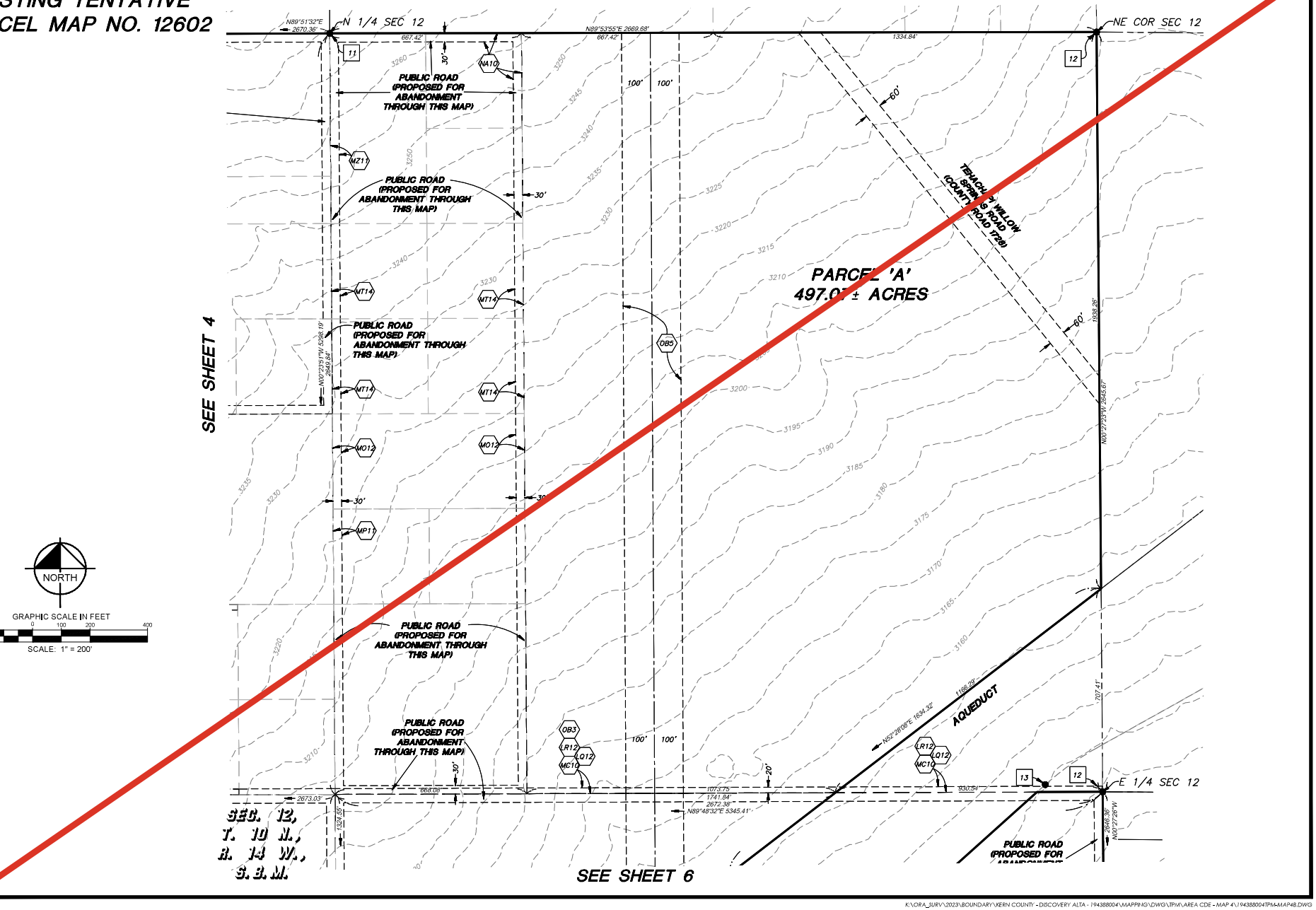


VESTING TENTATIVE PARCEL MAP NO. 12602

SEE SHEET 7



VESTING TENTATIVE PARCEL MAP NO. 12602



VESTING TENTATIVE PARCEL MAP NO. 12602

EASEMENTS:

APN: 474-072-03

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-76, DATED SEPTEMBER 29, 2022.

EX4 RESERVATIONS AND OTHER MATTERS CONTAINED IN THE PATENT RECORDED JANUARY 10, 1895 IN BOOK 10, PAGE 4, OF PATENTS. (EASEMENT IS BLANKET IN NATURE)

(EX5) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC UTILITIES TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED JUNE 23, 2010 AS INSTRUMENT NO. 0210082439, OF OFFICIAL RECORDS.

APN: 474-060-22

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480395, DATED MAY 4, 2023.

(LO12) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PERPETUAL ROAD-WAY, RESERVED BY LEE K. STROBEL AND ALBERTA M. STROBEL, AS SET FORTH IN A DOCUMENT RECORDED JULY 30, 1918 IN BOOK 336, PAGE 200 OF DEEDS RECORDS. (DOES NOT AFFECT SUBJECT PARCEL)

(LO13) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION TO CONSTRUCT, OPERATE, USE, MAINTAIN, INSPECT, REPAIR, RENEW, REPLACE, RECONSTRUCT, ENLARGE, ALTER, ADD TO, 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, WITH NECESSARY AND CONVENIENT FOUNDATIONS, CONDUITS, PULLBOXES, GUY WIRES AND ANCHORS, INSULATORS AND CROSSARMS PLACED ON SAID STRUCTURES, AND OTHER FIXTURES, APPLIANCES AND APPURTENANCES CONNECTED THEREWITH, NECESSARY OR CONVENIENT FOR THE CONSTRUCTION, OPERATION, REGULATION, CONTROL, GROUNDING AND MAINTENANCE OF ELECTRIC LINES AND COMMUNICATION CIRCUITS, FOR THE PURPOSE OF TRANSMITTING, DISTRIBUTING, REGULATING AND CONTROLLING ELECTRIC ENERGY TO BE USED FOR LIGHT, HEAT, POWER, COMMUNICATION, AND OTHER PURPOSES, TOGETHER WITH THE EASEMENT AND RIGHT OF WAY FOR ROADS, INGRESS, EGRESS AND OTHER CONVENIENT PURPOSES NEEDED OR DESIRED AT ANY TIME AND FROM TIME TO TIME BY GRANTEE, AND THE RIGHT TO CLEAR AND TO KEEP CLEAR SAID EASEMENTS AND RIGHTS OF WAY AND THE REAL PROPERTY AFFECTED THEREBY, FREE FROM EXPLOSIVES, BUILDINGS, STRUCTURES, EQUIPMENT, TREES, VINES, BRUSH, COMBUSTIBLE MATERIALS AND ANY AND ALL OTHER OBSTRUCTIONS OF ANY KIND, INCLUDING, BUT NOT IN ANY WAY IN LIMITATION OF THE GENERALITY OF THE FOREGOING, SWIMMING POOLS AND APPURTENANCES, FENCES (OTHER THAN FARM, GRAZING OR PASTURE FENCES), AND THE PARKING OF AUTOMOBILES, TRUCKS OR OTHER MECHANICAL EQUIPMENT, FOR PROTECTION FROM FIRE AND OTHER HAZARDS AND FROM INTERFERENCE WITH INGRESS AND EGRESS AND WITH THE UNOBSTRUCTED USE OF SAID EASEMENTS AND RIGHTS OF WAY AND EVERY PART THEREOF; AND FOR ANY AND ALL PURPOSES HEREIN MENTIONED; IN, UNDER, ON, OVER, ALONG AND ACROSS A STRIP OF LAND THREE HUNDRED AND THIRTY (330) FEET WIDE, AS SET FORTH IN A DOCUMENT RECORDED MARCH 11, 2010 AS INSTRUMENT NO. 0210032230 OF OFFICIAL RECORDS.

APN: 474-060-24 OWNER(S): DONALD J. ARMSTRONG JR., AS TRUSTEE OF THE DONALD J. ARMSTRONG JR. LIVING TRUST

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480396, DATED MAY 4, 2023.

(LR12) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PERPETUAL ROAD-WAY, RESERVED BY LEE K. STROBEL AND ALBERTA M. STROBEL, AS SET FORTH IN A DOCUMENT RECORDED JULY 30, 1918 IN BOOK 336, PAGE 200, OF DEEDS. (DOES NOT AFFECT SUBJECT PROPERTY)

(LR13) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR CONSTRUCT, OPERATE, USE, MAINTAIN, INSPECT, REPAIR, RENEW, REPLACE, RECONSTRUCT, ENLARGE, ALTER, ADD TO, 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, WITH NECESSARY AND CONVENIENT FOUNDATIONS, CONDUITS, PULLBOXES, GUY WIRES AND ANCHORS, INSULATORS AND CROSSARMS PLACED ON SAID STRUCTURES, AND OTHER FIXTURES, APPLIANCES AND APPURTENANCES CONNECTED THEREWITH, NECESSARY OR CONVENIENT FOR THE CONSTRUCTION, OPERATION, REGULATION, CONTROL, GROUNDING AND MAINTENANCE OF ELECTRIC LINES AND COMMUNICATION CIRCUITS, FOR THE PURPOSE OF TRANSMITTING, DISTRIBUTING, REGULATING AND CONTROLLING ELECTRIC ENERGY TO BE USED FOR LIGHT, HEAT, POWER, COMMUNICATION, AND OTHER PURPOSES, TOGETHER WITH THE EASEMENT AND RIGHT OF WAY FOR ROADS, INGRESS, EGRESS AND OTHER CONVENIENT PURPOSES NEEDED OR DESIRED AT ANY TIME AND FROM TIME TO TIME BY GRANTEE, AND THE RIGHT TO CLEAR AND TO KEEP CLEAR SAID EASEMENTS AND RIGHTS OF WAY AND THE REAL PROPERTY AFFECTED THEREBY, FREE FROM EXPLOSIVES, BUILDINGS, STRUCTURES, EQUIPMENT, TREES, VINES, BRUSH, COMBUSTIBLE MATERIALS AND ANY AND ALL OTHER OBSTRUCTIONS OF ANY KIND, INCLUDING, BUT NOT IN ANY WAY IN LIMITATION OF THE GENERALITY OF THE FOREGOING, SWIMMING POOLS AND APPURTENANCES, FENCES (OTHER THAN FARM, GRAZING OR PASTURE FENCES), AND THE PARKING OF AUTOMOBILES, TRUCKS OR OTHER MECHANICAL EQUIPMENT, FOR PROTECTION FROM FIRE AND OTHER HAZARDS AND FROM INTERFERENCE WITH INGRESS AND EGRESS AND WITH THE UNOBSTRUCTED USE OF SAID EASEMENTS AND RIGHTS OF WAY AND EVERY PART THEREOF, TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED MARCH 18, 2010, AS INSTRUMENT NO. 0210035549, OF OFFICIAL RECORDS.

APN: 474-060-25

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480396, DATED MAY 4, 2023.

(LS12) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR TRANSMISSION LINES, TO SOUTHERN CALIFORNIA EDISON COMPANY, AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 8, 2010, AS INSTRUMENT NO. 0210169435, OF OFFICIAL RECORDS.

APN: 474-060-26

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480034, DATED JANUARY 9, 2023.

(LT9) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR TRANSMISSION LINES AND ROADS TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS SET FORTH IN A DOCUMENT RECORDED MARCH 03, 2010 AS INSTRUMENT NO. 0210027894 OF OFFICIAL RECORDS.

APN: 474-060-27

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-120, DATED DECEMBER 16, 2022.

(LU10) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROADWAY TO ROLLAND H. HESS AND LULA I. HESS, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, AS SET FORTH IN A DOCUMENT RECORDED JULY 30, 1918, IN BOOK 336 PAGE 200, DEEDS.

(LU11) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROADWAY TO LULA I. HOLBROOK AND LESLIE M. HOLBROOK, A SINGLE MAN, HER SOLE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, AS SET FORTH IN A DOCUMENT RECORDED AUGUST 3, 1944, IN BOOK 1195 PAGE 354, OF OFFICIAL RECORDS.

(LU12) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROADWAY TO MYRTLE NEUMAN, AS SET FORTH IN A DOCUMENT RECORDED AUGUST 3, 1944, IN BOOK 1195, PAGE 354, OF OFFICIAL RECORDS.

(LU13) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC UTILITIES TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED MARCH 11, 2010, AS INSTRUMENT NO. 0210032248, OF OFFICIAL RECORDS.

APN: 474-071-12

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-127, DATED DECEMBER 16, 2022.

(LY11) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES TO WILLIAM ROSENTHAL AND SELMA ROSENTHAL, AS SET FORTH IN A DOCUMENT RECORDED APRIL 8, 1970, IN BOOK 4392 PAGE 475, OF OFFICIAL RECORDS.

(LY12) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES TO WILLIAM ROSENTHAL AND SELMA ROSENTHAL, HIS WIFE, AS SET FORTH IN A DOCUMENT RECORDED APRIL 23, 1970, IN BOOK 4390 PAGE 994, OF OFFICIAL RECORDS.

(LY13) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES TO TITLE INSURANCE AND TRUST COMPANY, A CALIFORNIA CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED APRIL 23, 1970, IN BOOK 4390 PAGE 995, OF OFFICIAL RECORDS.

(LY16) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC UTILITIES TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED MARCH 11, 2010, AS INSTRUMENT NO. 0210032238, OF OFFICIAL RECORDS.

APN: 474-071-01

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480040-20, DATED FEBRUARY 22, 2023.

LV11 RESERVATIONS AND EXCEPTIONS IN THE PATENT BY UNITED STATES OF AMERICA RECORDED MAY 10, 1948, BOOK 1515, PAGE 361, OFFICIAL RECORDS. (EASEMENT IS BLANKET IN NATURE)

LV12 A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN THE PATENT FROM THE UNITED STATES OF AMERICA, RECORDED MAY 10, 1948, IN BOOK 1515 PAGE 361, OFFICIAL RECORDS. (NOT LOCATABLE FROM RECORD)

LV13 RIGHTS FOR TELEPHONE TRANSMISSION LINE AS THE CITY OF LOS ANGELES MAY HAVE UNDER THE ACT OF MARCH 4, 1911, AS SET FORTH IN THE PATENT FROM THE UNITED STATES OF AMERICA, RECORDED MAY 10, 1948, BOOK 1515 PAGE 361, OFFICIAL RECORDS. (NOT LOCATABLE FROM RECORD)

(LV15) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND PUBLIC UTILITIES RESERVED BY WILLIAM ROSENTHAL, ET UX, AS SET FORTH IN A DEED RECORDED, APRIL 28, 1970, IN BOOK 4392 PAGE 475, OF OFFICIAL RECORDS.

(LV17) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC UTILITIES TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED FEBRUARY 19, 2010, AS INSTRUMENT NO. 0210021543, OF OFFICIAL RECORDS.

APN: 474-071-02

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480402, DATED MAY 4, 2023.

(LX8) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS AND EGRESS AND PUBLIC UTILITY PURPOSES, RESERVED BY WILLIAM ROSENTHAL AND SELMA ROSENTHAL, HIS WIFE, AS SET FORTH IN A DOCUMENT RECORDED APRIL 23, 1970 IN BOOK 4391 PAGE 2 OF OFFICIAL RECORDS.

APN: 474-071-09

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480040-11, DATED JANUARY 30, 2023.

(LZ10) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND PUBLIC UTILITY TO ALLISON B. SQUIRES & MARGARET F. SQUIRES, HUSBAND AND WIFE, AS JOINT TENANTS , AS SET FORTH IN A DOCUMENT RECORDED MARCH 23, 1989 AS INSTRUMENT NO. 031518 IN BOOK 6220 PAGE 0797 OF OFFICIAL RECORDS.

(LZ11) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS AND EGRESS AND PUBLIC UTILITY TO PETERSON TRUST NOVEMBER 1, 1985, AS SET FORTH IN A DOCUMENT RECORDED JUNE 17, 1995 AS INSTRUMENT NO. 0195099205 OF OFFICIAL RECORDS.

APN: 474-071-03

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-105, DATED DECEMBER 1, 2022.

(MA10) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES, AS SET FORTH FILE IN A DOCUMENT RECORDED APRIL 23, 1970, IN BOOK 4390, PAGE 997, OF OFFICIAL RECORDS.

APN: 474-071-04

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-115, DATED DECEMBER 22, 2022.

(MB9) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES TO WILLIAM ROSENTHAL AND SELMA ROSENTHAL, HIS WIFE, AS SET FORTH IN A DOCUMENT RECORDED APRIL 23, 1970, IN BOOK 4390, PAGE 991, OF OFFICIAL RECORDS.

(MB10) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES TO WILLIAM ROSENTHAL AND SELMA ROSENTHAL, AS SET FORTH IN A DOCUMENT RECORDED APRIL 30, 1970, IN BOOK 4390, PAGE 228, OF OFFICIAL RECORDS.

APN: 474-060-11

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480392, DATED MAY 4, 2023.

(MC10) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD WAY AND INCIDENTAL PURPOSES TO ROLLAND H. HESS AND LULA I. HESS, HUSBAND AND WIFE AS JOINT TENANTS , AS SET FORTH IN A DOCUMENT RECORDED JULY 30, 1918 IN BOOK 336 PAGE 200, OF DEEDS.

MC11 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC HIGHWAY OVER AND ACROSS SAID PROPERTY AS SET FORTH IN A DOCUMENT RECORDED JUNE 18, 1924 IN BOOK 26 PAGE 179, OF OFFICIAL RECORDS. (NOT LOCATABLE FROM RECORD), PUBLIC ROAD TO BE VACATED.

(MC12) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD AND UTILITY PURPOSES FOR USE IN COMMON WITH OTHER, OVER THE WEST 30 FEET AND THE SOUTH 30 FEET OF SAID LAND, RESERVED BY M.J. FINN AND PAULINE W. FINN, HUSBAND AND WIFE, AS SET FORTH IN A DOCUMENT RECORDED FEBRUARY 13, 1958 IN BOOK 2908 PAGE 354, OF OFFICIAL RECORDS. (DOES NOT AFFECT SUBJECT PARCEL)

APN: 474-060-12

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-117, DATED DECEMBER 7, 2022.

MD9 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC HIGHWAY OVER AND ACROSS SAID PROPERTY, AS SET FORTH IN A DOCUMENT RECORDED JUNE 18, 1924 IN BOOK 26 PAGE 179, OF OFFICIAL RECORDS. (EASEMENT IS BLANKET IN NATURE), PUBLIC ROAD TO BE VACATED.

(MD11) EASEMENTS FOR ROAD AND UTILITY PURPOSES FOR USE IN COMMON WITH OTHERS, OVER THE WEST 30 FEET, THE NORTH 30 FEET, AS RESERVED BY M. J. FINN AND PAULINE W. FINN, HUSBAND AND WIFE, RECORDED FEBRUARY 13, 1958 IN BOOK 2908 PAGE 355, OF OFFICIAL RECORDS.

MD13 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS AND EGRESS TO AND FROM THE PROPERTY INCLUDING ROAD ACCESS AND THE RIGHT TO INSTALL, MAINTAIN AND REPAIR ROADS AND ROADWAYS ON THE PROPERTY TO ENXCO DEVELOPMENT CORPORATION, A DELAWARE CORPORATION AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 7, 2009 AS INSTRUMENT NO. 0209147646, OF OFFICIAL RECORDS. (EASEMENT IS BLANKET IN NATURE)

APN: 474-060-09

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-121, DECEMBER 9, 2022.

ME9 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC HIGHWAY, AS SET FORTH IN A DOCUMENT RECORDED JUNE 18, 1924 IN BOOK 26 PAGE 179 OF OFFICIAL RECORDS. (EASEMENT IS BLANKET IN NATURE), PUBLIC ROAD TO BE VACATED.

(ME11) EASEMENTS FOR ROAD AND UTILITY PURPOSES FOR USE IN COMMON WITH OTHERS, OVER THE NORTH 30 FEET AND THE EAST 30 FEET OF SAID LAND AS RESERVED BY M.J. FINN AND PAULINE W. FINN, HUSBAND AND WIFE, RECORDED FEBRUARY 13, 1958.

ME13 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS AND EGRESS TO AND FROM THE PROPERTY INCLUDING ROAD ACCESS AND THE RIGHT TO INSTALL, MAINTAIN AND REPAIR ROADS AND ROADWAY ON THE PROPERTY TO ENXCO DEVELOPMENT CORPORATION, A DELAWARE CORPORATION AS SET FORTH IN A DOCUMENT RECORDED MARCH 1, 2012 AS INSTRUMENT NO. 0212027588 OF OFFICIAL RECORDS. (EASEMENT IS BLANKET IN NATURE)

APN: 474-060-03

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480390, DATED MAY 4, 2023.

MF11 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC HIGHWAY OVER AND ACROSS, AS SET FORTH IN A DOCUMENT RECORDED JUNE 18, 1924 IN BOOK 26 PAGE 179 OF OFFICIAL RECORDS. (EASEMENT IS BLANKET IN NATURE), PUBLIC ROAD TO BE VACATED.

(MF12) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR OVER SAID LAND FOR ROAD AND UTILITY PURPOSES TO BE USE IN COMMON WITH OTHERS AND INCIDENTAL PURPOSES, RESERVED BY M.J. FINN AND PAULINE W. FINN, HUSBAND AND WIFE, AS SET FORTH IN A DOCUMENT RECORDED FEBRUARY 13, 1958, IN BOOK 2908 PAGE 354 OF OFFICIAL RECORDS.

APN: 474-071-10

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480403, DATED JUNE 30, 2023.

MG8 RESERVATIONS AND OTHER MATTERS CONTAINED IN THE PATENT RECORDED MAY 10, 1948 IN BOOK 1515, PAGE 361 OF OFFICIAL RECORDS. (NOT LOCATABLE FROM RECORD)

MG9 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR THE USE AND DEVELOPMENT OF THE MINERAL INTERESTS, RESERVED BY JEROME H. PEARLMAN, TRUSTEE, AS SET FORTH IN A DOCUMENT RECORDED JANUARY 14, 1969 IN BOOK 4233, PAGE 760 OF OFFICIAL RECORDS. (BLANKET IN NATURE)

(MG10) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES TO WILLIAM ROSENTHAL, ET UX, AS SET FORTH IN A DOCUMENT RECORDED MAY 26, 1970 IN BOOK 4400 PAGE 900 OF OFFICIAL RECORDS.

APN: 474-071-11

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480404, DATED MAY 5, 2023.

NO EASEMENTS

APN: 474-071-08

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480524, DATED JUNE 12, 2023.

MI3 RESERVATIONS CONTAINED IN THE PATENT FROM UNITED STATES OF AMERICA TO JOSEPH C. ORTH RECORDED MAY 10, 1948, BOOK 1515 PAGE 361, OFFICIAL RECORDS

WHICH AMONG OTHER THING 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. (NOT LOCATABLE FROM RECORD)

MI4 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR DITCHES OR CANALS TO UNITED STATES OF AMERICA AS SET FORTH IN A DOCUMENT RECORDED MAY 10, 1948 IN BOOK 1515 PAGE 361, OF OFFICIAL RECORDS. (NOT LOCATABLE FROM RECORD)

MI5 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR TELEPHONE TRANSMISSION LINE TO UNITED STATES OF AMERICA, AS SET FORTH IN A DOCUMENT RECORDED MAY 10, 1948 IN BOOK 1515 PAGE 361, OF OFFICIAL RECORDS. (NOT LOCATABLE FROM RECORD)

(MI7) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES TO WILLIAM ROSENTHAL, ET UX, AS SET FORTH IN A DOCUMENT RECORDED APRIL 23, 1970 IN BOOK 4390 PAGE 991, OF OFFICIAL RECORDS. (PUBLIC ROAD TO BE VACATED)

APN: 474-071-07

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480549, DATED JUNE 8, 2023.

NO EASEMENTS

APN: 474-071-06

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480237, DATED MARCH 21, 2023.

MK10 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS AND EGRESS AS DISCLOSED BY MEMORANDUM OF TRUST TO ENXCO DEVELOPMENT CORPORATION, A DELAWARE CORPORATION , AS SET FORTH IN A DOCUMENT RECORDED JULY 21, 2011 AS INSTRUMENT NO. 0211092230 OF OFFICIAL RECORDS. (EASEMENT IS BLANKET IN NATURE)

APN: 474-060-30

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480234, DATED MAY 12, 2023.

ML9 A RIGHT OF WAY FOR DITCHES AND CANALS AS RESERVED BY THE UNITED STATES OF AMERICA IN THE PATENT RECORDED APRIL 16, 1918 IN BOOK 19, PAGE 330 OF PATENTS. (NOT LOCATABLE FROM RECORD)

ML10 AN EASEMENT FOR TRANSMISSION LINE AS THE CITY OF LOS ANGELES MAY HAVE UNDER THE ACT OF MARCH 4, 1911 AND INCIDENTAL PURPOSES, AS DISCLOSED IN PATENT RECORDED APRIL 16, 1918 IN BOOK 19, PAGE (S) 330 OF PATENTS. (NOT LOCATABLE FROM RECORD)

ML11 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR A PUBLIC HIGHWAY TO JULIA HARRIS, A SINGLE WOMAN, AS SET FORTH IN A DOCUMENT RECORDED JUNE 18, 1924 IN BOOK 26 PAGE 179 OF OFFICIAL RECORDS. (NOT LOCATABLE FROM RECORD), PUBLIC ROAD TO BE VACATED.

(ML12) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD AND UTILITIES AND INCIDENTAL PURPOSES TO STEPHAN P. GLUCK A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, AS SET FORTH IN A DOCUMENT RECORDED FEBRUARY 23, 1972 IN BOOK 4636, PAGE 767 OF OFFICIAL RECORDS. (DOES NOT AFFECT SUBJECT PARCEL)

VESTING TENTATIVE PARCEL MAP NO. 12602

EASEMENTS:

APN: 474-060-42

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-78, DATED AUGUST 22, 2022.

MN9 AN EASEMENT FOR PUBLIC HIGHWAY PURPOSES OVER THAT PORTION OF SAID LAND LYING WITHIN THE COUNTY ROAD 60 FEET IN WIDTH, AS DECLARED BY ORDER OF THE BOARD OF SUPERVISORS MADE ON JUNE 14, 1894 IN MINUTE BOOK 6, PAGE 398. (DOCUMENT NOT PROVIDED BY TITLE COMPANY), PUBLIC ROAD TO BE VACATED.

APN: 474-060-31, 32 AND 33

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-128, DATED JANUARY 26, 2023.

MM9 A RIGHT OF WAY FOR DITCHES AND CANALS AS RESERVED BY THE UNITED STATES OF AMERICA IN THE PATENT RECORDED APRIL 16, 1918 IN BOOK 19, PAGE 330 OF PATENTS.

THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

MM10 AN EASEMENT FOR TRANSMISSION LINE AS THE CITY OF LOS ANGELES MAY HAVE UNDER THE ACT OF MARCH 4, 1911 AND INCIDENTAL PURPOSES, AS DISCLOSED IN PATENT RECORDED APRIL 16, 1918 AS BOOK 19, PAGE 330 OF PATENTS.

THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

MM11 AN EASEMENT OVER SAID LAND FOR A PUBLIC HIGHWAY AS SET FORTH IN THE DEED FROM MARCUS HOHMANN, IN DEED RECORDED JUNE 18, 1924, IN BOOK 26 PAGE 179, OFFICIAL RECORDS.

THE SPECIFIC LOCATION OF WHICH IS NOT DEFINED OF RECORD

NO REPRESENTATION IS MADE AS TO THE CURRENT OWNERSHIP OF SAID EASEMENT. PUBLIC ROAD TO BE VACATED.

(MM12) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD AND UTILITY AND INCIDENTAL PURPOSES TO M.J. FINN, ET UX AS SET FORTH IN A DOCUMENT RECORDED FEBRUARY 13, 1958 IN BOOK 2908 PAGE 355, OF OFFICIAL RECORDS.

MATTERS CONTAINED THEREIN AFFECT: PARCEL 2 AND 3.

(MM13) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD AND UTILITIES AND INCIDENTAL PURPOSES, TO SARA A. STEINBERGER, AS SET FORTH IN A DOCUMENT RECORDED FEBRUARY 23, 1972 IN BOOK 4636 PAGE 765, OF OFFICIAL RECORDS.

MATTERS CONTAINED THEREIN AFFECT: PARCEL 2.

(MM14) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD AND UTILITIES AND INCIDENTAL PURPOSES, TO SARA A. STEINBERGER, AS SET FORTH IN A DOCUMENT RECORDED FEBRUARY 23, 1972 IN BOOK 4636, PAGE 766 OF OFFICIAL RECORDS.

MATTERS CONTAINED THEREIN AFFECT: PARCEL 3.

(MM15) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD AND UTILITIES AND INCIDENTAL PURPOSES, TO SARA A. STEINBERGER, AS SET FORTH IN A DOCUMENT RECORDED FEBRUARY 23, 1972 IN BOOK 4636, PAGE 767 OF OFFICIAL RECORDS.

MATTERS CONTAINED THEREIN AFFECT: PARCEL 1

APN: 474-060-43

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-114, DATED DECEMBER 22, 2022.

MO9 AN EASEMENT FOR PUBLIC HIGHWAY PURPOSES OVER THAT PORTION OF SAID LAND LYING WITHIN THE COUNTY ROAD 60 FEET IN WIDTH, AS DECLARED BY ORDER OF THE BOARD OF SUPERVISORS MADE ON JUNE 14, 1894 IN MINUTE BOOK 6, PAGE 398. (NOT LOCATABLE FROM RECORD), PUBLIC ROAD TO BE VACATED.

MO11 RESERVATIONS AND OTHER MATTERS CONTAINED IN THE PATENT RECORDED APRIL 16, 1918 IN BOOK 19, PAGE 330 OF OFFICIAL RECORDS. (EASEMENT IS BLANKET IN NATURE)

(MO12) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS, PUBLIC ROADS AND PUBLIC UTILITIES TO JOSEPH D. VILARD AND ANNA R. VILARD, HUSBAND AND WIFE, AS SET FORTH IN A DOCUMENT RECORDED NOVEMBER 24, 1970 IN BOOK 4460, PAGE 609 OF OFFICIAL RECORDS.

APN: 474-060-44

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480400, DATED MAY 4, 2023.

(MP17) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS, PUBLIC ROADS AND PUBLIC UTILITIES, RESERVED BY KEITH THOMPSON, ET UX, AS SET FORTH IN A DOCUMENT RECORDED NOVEMBER 24, 1970, AS INSTRUMENT NO. 72356 IN BOOK 4460 PAGE 609, OF OFFICIAL RECORDS.

APN: 474-060-45

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480236, DATED MARCH 20, 2023.

MO10 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC HIGHWAY PURPOSES OVER THAT PORTION OF SAID LAND LYING WITHIN THE COUNTY ROAD 60 FEET IN WIDTH, AS SET FORTH IN A DOCUMENT RECORDED JUNE 14, 1894, IN MINUTE BOOK 6, PAGE 398. PUBLIC ROAD TO BE VACATED.
>>> A COPY OF THE REFERENCED DOCUMENT WAS NOT PROVIDED TO THE SURVEYOR FOR HIS REVIEW <<<

MO12 COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN A DOCUMENT RECORDED NOVEMBER 05, 1984 AS INSTRUMENT NO. 47710, BOOK 5707, PAGE 2473 OF OFFICIAL RECORDS. (EASEMENT IS BLANKET IN NATURE)

APN: 474-060-13

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480779, DATED AUGUST 11, 2023.

MR8 RESERVATIONS AND OTHER MATTERS CONTAINED IN THE PATENT RECORDED APRIL 16, 1918 IN BOOK 19, PAGE 330 OF PATENTS.

MR9 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC HIGHWAY OVER AND ACROSS AS SET FORTH IN A DOCUMENT RECORDED JUNE 18, 1924 IN BOOK 26, PAGE 179 OF OFFICIAL RECORDS. (NOT LOCATABLE FROM RECORD), PUBLIC ROAD TO BE VACATED.

(MR10) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD AND UTILITY PURPOSES FOR USE IN COMMON WITH OTHERS, RESERVED BY M. J. FINN AND PAULINE W. FINN, HUSBAND AND WIFE, AS SET FORTH IN A DOCUMENT RECORDED FEBRUARY 13, 1958 AS INSTRUMENT NO. 8441 OF OFFICIAL RECORDS.

APN: 474-060-14

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480780, DATED AUGUST 11, 2023.

(MS5) ANY EASEMENT FOR PUBLIC HIGHWAY OVER AND ACROSS SAID PROPERTY AS RECITED IN DEEDS OF RECORD, AMONG THEM BEING A DEED RECORDED FEBRUARY 13, 1958, IN BOOK 2908 PAGE 354, OF OFFICIAL RECORDS. PUBLIC ROAD TO BE VACATED.

(MS6) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD AND UTILITY PURPOSES TO BE USE IN COMMON WITH OTHERS RESERVED BY M. J. FINN AND PAULINE W. FINN, HUSBAND AND WIFE, AS SET FORTH IN A DOCUMENT RECORDED, FEBRUARY 13, 1958, IN BOOK 2908 PAGE 354, OF OFFICIAL RECORDS.

APN: 474-060-38, 39, 40 & 41

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-95, DATED NOVEMBER 28, 2022.

MT11 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 AND AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF COURTS, AS SET FORTH IN THE PATENT FROM THE UNITED STATES OF AMERICA RECORDED APRIL 16, 1918, IN BOOK 19 OF PATENTS PAGE 330. (EASEMENT IS BLANKET IN NATURE)

MT12 A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN THE PATENT FROM THE UNITED STATES OF AMERICA, RECORDED APRIL 16, 1918, IN BOOK 19 OF PATENTS PAGE 330. (NOT LOCATABLE FROM RECORD)
THE SPECIFIC LOCATION OF WHICH IS NOT DEFINED OF RECORD.

MT13 RIGHT OF WAY FOR TRANSMISSION LINE AS THE CITY OF LOS ANGELES MAY HAVE UNDER THE ACT OF MARCH 4, 1911, AS SET FORTH IN THE PATENT FROM THE UNITED STATES OF AMERICA RECORDED APRIL 16, 1918, IN BOOK 19 OF PATENTS PAGE 330.
THE SPECIFIC LOCATION OF WHICH IS NOT DEFINED OF RECORD.

(MT14) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS, PUBLIC ROADS AND PUBLIC UTILITIES TO KEITH C. THOMPSON AND ALICE M. THOMPSON, HUSBAND AND WIFE, AS SET FORTH IN A DOCUMENT RECORDED NOVEMBER 24, 1970 IN BOOK 4460 PAGE 609, OF OFFICIAL RECORDS; AFFECTING THE EAST AND WEST 30 FEET.

APN: 474-060-05

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480391, DATED MAY 4, 2023.

MU12 THE PROVISIONS AND RESERVATIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA RECORDED APRIL 16,1918, IN BOOK 19, PAGE(S) 330 OF PATENTS IN THE OFFICE OF THE COUNTY RECORDER KERN COUNTY, CALIFORNIA SAID PROVISIONS AND RESERVATIONS ARE AS FOLLOW: "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 COURTS; AND THERE IS RESERVED FROM THE LANDS HEREBY GRANTED A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES. (NOT LOCATABLE FROM RECORD)

MU13 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR TRANSMISSION LINE, AS SET FORTH IN A DOCUMENT RECORDED APRIL 16, 1918 IN BOOK19, PAGE(S) 330 OF PATENTS. (NOT LOCATABLE FROM RECORD)

(MU14) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD AND UTILITY TO M.J. FINN, ET UX, AS SET FORTH IN A DOCUMENT RECORDED FEBRUARY 13, 1958 IN BOOK 2908 PAGE 354 OF OFFICIAL RECORDS.

APN: 474-060-15

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-103, DATED DECEMBER 23, 2022.

MW10 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC HIGHWAY PURPOSES TO AS SET FORTH IN A DOCUMENT RECORDED JUNE 14, 1894 IN BOOK 6, PAGE 398. PUBLIC ROAD TO BE VACATED.
>>> A COPY OF THE RECORD DOCUMENT WAS NOT PROVIDED TO THE SURVEYOR FOR HIS REVIEW <<<

MW12 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED, RESERVED BY THE UNITED STATES OF AMERICA, AS SET FORTH IN A DOCUMENT RECORDED APRIL 16, 1918 IN BOOK 19 PAGE 330, OF PATENTS. (NOT LOCATABLE FROM RECORD)

(MW13) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD AND UTILITY PURPOSES AS SET FORTH IN A DOCUMENT RECORDED FEBRUARY 13, 1958 IN BOOK 2908 PAGE 354, OF OFFICIAL RECORDS.

APN: 474-060-16

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480511, DATED JUNE 16, 2023.

MX12 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC HIGHWAY PURPOSES OVER THAT PORTION OF SAID LAND LYING WITHIN THE COUNTY ROAD, 60 FEET IN WIDTH, AS SET FORTH IN A DOCUMENT RECORDED JUNE 14, 1894, IN MINUTE 6, PAGE 398. (NO DOCUMENT PROVIDED BY TITLE COMPANY), PUBLIC ROAD TO BE VACATED.

MX13 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR MINING, AGRICULTURAL, MANUFACTURING, OR OTHER PURPOSES AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS, RESERVED BY THE UNITED STATES OF AMERICA, AS SET FORTH IN A DOCUMENT RECORDED APRIL 16, 1918, IN BOOK 19, PAGE 330, OF PATENTS. (NOT LOCATABLE FROM RECORD)

(MX15) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD AND UTILITY PURPOSES TO USE WITH OTHERS TO M.J. FINN, ET UX, AS SET FORTH IN A DOCUMENT RECORDED FEBRUARY 13, 1958, IN BOOK 2908, PAGE 354, OF OFFICIAL RECORDS.

APN: 474-060-20

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480040-23 DATED FEBRUARY 17, 2023.

MY10 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC HIGHWAY OVER AND ACROSS, AS SET FORTH IN A DOCUMENT RECORDED JUNE 18, 1924, IN BOOK 26 PAGE 179 OF OFFICIAL RECORDS. (NOT LOCATABLE FROM RECORD), PUBLIC ROAD TO BE VACATED.

(MY11) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD AND UTILITY PURPOSES TO BE USE IN COMMON WITH OTHERS AND INCIDENTAL PURPOSES TO M.J. FINN AND PAULINE W. FINN, HUSBAND AND WIFE, AS SET FORTH IN A DOCUMENT RECORDED FEBRUARY 13, 1958, IN BOOK 2908 PAGE 354 OF OFFICIAL RECORDS.

APN: 474-060-34

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480398, DATED MAY 4, 2023.

(MZ11) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR FOR INGRESS, EGRESS, PUBLIC ROADS AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES TO KEITH C. THOMPSON AND ALICE M. THOMPSON, HUSBAND AND WIFE, AS SET FORTH IN A DOCUMENT RECORDED NOVEMBER 24, 1970, IN BOOK 4460 PAGE 609 OF OFFICIAL RECORDS.

APN: 474-060-35

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480399, DATED MAY 4, 2023.

NA9 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AND INCIDENTAL PURPOSES TO UNITED STATES OF AMERICA AS SET FORTH IN A DOCUMENT RECORDED APRIL 16, 1918 IN BOOK 19 OF PATENTS PAGE 330 OF OFFICIAL RECORDS. (NOT LOCATABLE FROM RECORD)

(NA10) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS, PUBLIC ROADS AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES TO KEITH C. THOMPSON, ET UX, AS SET FORTH IN A DOCUMENT RECORDED NOVEMBER 24, 1970 IN BOOK 4460 PAGE 609, OF OFFICIAL RECORDS.

NA11 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR THE USE AND DEVELOPMENT OF THE MINERAL INTEREST, RESERVED BY P. BOGART DBA GARIN COMPANY, AS SET FORTH IN A DOCUMENT RECORDED AUGUST 22, 1980 IN BOOK 5308 PAGE 1271, OF OFFICIAL RECORDS. (EASEMENT IS BLANKET IN NATURE)

APN: 474-060-36

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480040-67, DATED APRIL 25, 2023.

NO EASEMENTS

APN: 474-060-19

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480393, DATED MAY 4, 2023.

(NC11) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD AND UTILITY PURPOSES FOR THE USE IN COMMON WITH OTHERS AND INCIDENTAL PURPOSES, AS SET FORTH IN A DOCUMENT RECORDED MAY 03, 1985 IN BOOK 5757, PAGE 555, OF OFFICIAL RECORDS.

APN: 474-060-21

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480394, DATED MAY 4, 2023.

(ND12) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR USE IN COMMON WITH OTHERS OVER THE WEST 30 FEET AND THE NORTH 30 FEET OF SAID LAND, RESERVED BY M.J. FINN AND PAULINE W. FINN, HUSBAND AND WIFE, AS SET FORTH IN A DOCUMENT RECORDED FEBRUARY 13, 1958, IN BOOK 2908 PAGE 354 OF OFFICIAL RECORDS.

APN: 474-060-17

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-98, DATED MARCH 3, 2023.

(OB3) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR A PERPETUAL ROADWAY TO ROLLAND H. HESS AND LULA I. HESS, HUSBAND AND WIFE NO REPRESENTATION IS MADE TO THE PRESENT OWNERSHIP OF SAID EASEMENT, AS SET FORTH IN A DOCUMENT RECORDED JULY 30, 1918 IN BOOK 336, PAGE 200 OF DEEDS.

OB4 EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC ROAD PURPOSES, AS SET FORTH IN A DOCUMENT RECORDED MARCH 1957 IN BOOK 114, PAGE 429 OF OFFICIAL RECORDS. (DOES NOT AFFECT SUBJECT PROPERTY. WRONG DOCUMENT MAY HAVE BEEN PROVIDED BY TITLE COMPANY AS NO ROADWAY EASEMENT IS MENTIONED AND PROPERTY REFERENCED IN DOCUMENT IS IN THE WRONG SECTION.)

(OB5) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR FINAL ORDER OF CONDEMNATION, AS SET FORTH IN A DOCUMENT RECORDED MARCH 18, 2011 AS INSTRUMENT NO. 000211035581 OF OFFICIAL RECORDS.

APN: 474-071-18

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480040-17, DATED FEBRUARY 17, 2023.

(NE8) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD AND UTILITY PURPOSES AS DISCLOSED BY DEED OF TRUST, AS SET FORTH IN A DOCUMENT RECORDED NOVEMBER 5, 1965, IN BOOK 3890 PAGE 163, OF OFFICIAL RECORDS. (PUBLIC ROAD TO BE VACATED)

APN: 474-071-05

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 22000480465-143, DATED DECEMBER 23, 2022.

(OI9) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES, RESERVED BY WILLIAM ROSENTHAL AND SELMA ROSENTHAL, AS SET FORTH IN A DOCUMENT RECORDED APRIL 23, 1970 IN BOOK 4390, PAGE 991 OF OFFICIAL RECORDS.

VESTING TENTATIVE PARCEL MAP NO. 12603

IN THE UNINCORPORATED AREA, COUNTY OF KERN STATE OF CALIFORNIA

BEING A MERGER AND RE-SUBDIVISION OF SECTION 2, EXCLUDING THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, ALL BEING IN TOWNSHIP 10 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA, COUNTY OF KERN, STATE OF CALIFORNIA

EASEMENT TABLE:

THE EASEMENTS SHOWN HEREON HAVE BEEN PLOTTED SOLELY ON INFORMATION CONTAINED IN THE FOLLOWING STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORTS: REPORT NO. 23000480505, DATED MAY 25, 2023, REPORT NO. 23000480480, DATED MAY 25, 2023, REPORT NO. 23000480456, DATED MAY 24, 2023, REPORT NO. 23000480451, DATED MAY 24, 2023.

DESCRIPTION OF PROJECT:

THE PURPOSE OF THIS TENTATIVE PARCEL MAP IS TO MERGE FIVE (5) EXISTING PARCELS IN TO ONE (1) PARCEL.
NOTE: THIS PARCEL MAP WILL NOT BE RECORDED IN PHASES.
NOTE: ALL STRUCTURES WITHIN THE BOUNDARY OR WITHIN 150 FEET OF THIS MAP ARE SHOWN HEREON.

BASIS OF BEARINGS:

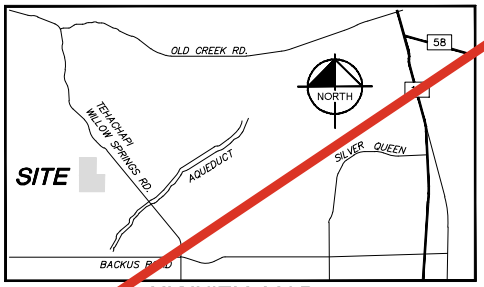
ALL BEARINGS SHOWN HEREON ARE GRID DISTANCES BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83), ZONE 5, EPOCH 2010.00, AND WAS ESTABLISHED BETWEEN NATIONAL GEODETIC SURVEY (NGS) LOCAL CONTROL STATIONS TEHA (SOPAC) AND ELTN (SOPAC) HAVING A BEARING OF SOUTH 04°27'38" EAST.

FLOOD HAZARD NOTE:

THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FLOOD ZONE X AND ZONE A. FLOOD ZONE X IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AND ZONE A IS DEFINED AS "SPECIAL FLOOD HAZARD AREAS WITHOUT BASE FLOOD ELEVATION (BFE)" ON FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM (FLOOD INSURANCE RATE MAP) MAP NO.'S 06029C3275E AND 06029C3650E, ALL WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

STATISTICS:

ASSESSOR'S PARCEL NUMBERS:	474-010-29, 30, 31 474-083-06, 07
ACCESS TO PARCELS:	ROBERT RANCH ROAD
EXISTING NUMBER OF PARCELS:	5
PROPOSED NUMBER OF PARCELS:	1
EXISTING WATER SUPPLY:	N/A (RAW LAND)
EXISTING SEWAGE DISPOSAL:	N/A (RAW LAND)
EXISTING POWER:	SOUTHERN CALIFORNIA EDISON
EXISTING GAS:	SOCAL GAS
EXISTING ZONING:	A
EXISTING GENERAL PLAN DESIGNATION:	8.3 (EXTENSIVE AGRICULTURE-MIN. 20 ACRE PARCEL SIZE)
EXISTING USE:	VACANT LAND
PROPOSED ZONING:	A
PROPOSED GENERAL PLAN DESIGNATION:	8.3 (EXTENSIVE AGRICULTURE-MIN. 20 ACRE PARCEL SIZE)
PROPOSED USE:	SOLAR ENERGY ELECTRIC GENERATORS (SOLAR FARM)
PROPOSED WATER SUPPLY:	WELL SITE (IF REQUIRED)
PROPOSED SEWAGE SUPPLY:	SEPTIC (IF REQUIRED)
IMPROVEMENTS REQUIRED:	N/A
PARCEL "A" AREA:	407.90 ACRES
TOTAL PROJECT AREA:	407.90 ACRES



VICINITY MAP
NOT TO SCALE

MONUMENT NOTES:

● FOUND MONUMENT AS SHOWN

SEARCHED FOUND NOTHING AT ALL PROPERTY CORNERS UNLESS SHOWN OTHERWISE.

2 NW COR. SEC. 2, SW COR. SEC. 36, CALCULATED POSITION PER BOOK 26 OF SURVEYS, PAGE 153

11 FD. 2.5" GLO BRASS DISK

12 FD. 3" GLO BRASS DISK

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF TERRA-GEN.

FOR EXAMINATION ONLY

JEFFREY J. LENHERR, L.S. 9305 DATE

PROFESSIONAL LAND SURVEYOR
JEFFREY J. LENHERR
NO. 9305
STATE OF CALIFORNIA

LEGAL DESCRIPTON:

APN: 474-010-29 & 30

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480505, DATED MAY 25, 2023.

PARCEL ONE:
474-010-29-00

THE NORTHERLY 107.88 ACRES OF THE WEST HALF OF SECTION 2, TOWNSHIP 10 NORTH, RANGE 14 WEST, MOUNT SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS PER CERTIFICATE OF COMPLIANCE #963, RECORDED DECEMBER 24, 1985 IN BOOK 5828, PAGE 732, OF OFFICIAL RECORDS.

PARCEL TWO:
474-010-30-00

THE WEST HALF OF SECTION 2, TOWNSHIP 10 NORTH, RANGE 14 WEST, MOUNT SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS PER CERTIFICATE OF COMPLIANCE #963, RECORDED DECEMBER 24, 1985 IN BOOK 5828, PAGE 732, OF OFFICIAL RECORDS.

EXCEPTING THEREFROM THE NORTHERLY 107.88 ACRES OF SAID WEST HALF, AS PER CERTIFICATE OF COMPLIANCE #963, RECORDED DECEMBER 24, 1985 IN BOOK 5828, PAGE 732, OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THE SOUTHERLY 107.88 ACRES OF SAID WEST HALF, AS PER CERTIFICATE OF COMPLIANCE #963, RECORDED DECEMBER 24, 1985 IN BOOK 5828, PAGE 732, OF OFFICIAL RECORDS.

APN: 474-010-31

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480480, DATED MAY 25, 2023.

THE SOUTHERLY 107.88 ACRES OF THE WEST HALF OF SECTION 2, TOWNSHIP 10 NORTH, RANGE 14 WEST, MOUNT SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS PER CERTIFICATE OF COMPLIANCE #963, RECORDED DECEMBER 24, 1985 IN BOOK 5828 PAGE 732, OF OFFICIAL RECORDS.

APN: 474-083-06

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480456, DATED MAY 24, 2023.

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 10 NORTH, RANGE 14 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE UNINCORPORATED AREA, COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL FEBRUARY 19, 1956, AND BY CERTIFICATE COMPLIANCE RECORDED NOVEMBER 6, 1985 IN BOOK 5934, PAGE 1882, OF OFFICIAL RECORDS.

RESERVING THEREFROM A 100% OF ALL OIL AND MINERAL RIGHTS BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF THE GROUND WITH NO RIGHT OF SURFACE ENTRY AS RESERVED BY GARY E. SMITH AND GAE A. MORAN.

APN: 474-083-07

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480541, DATED JUNE 2, 2023.

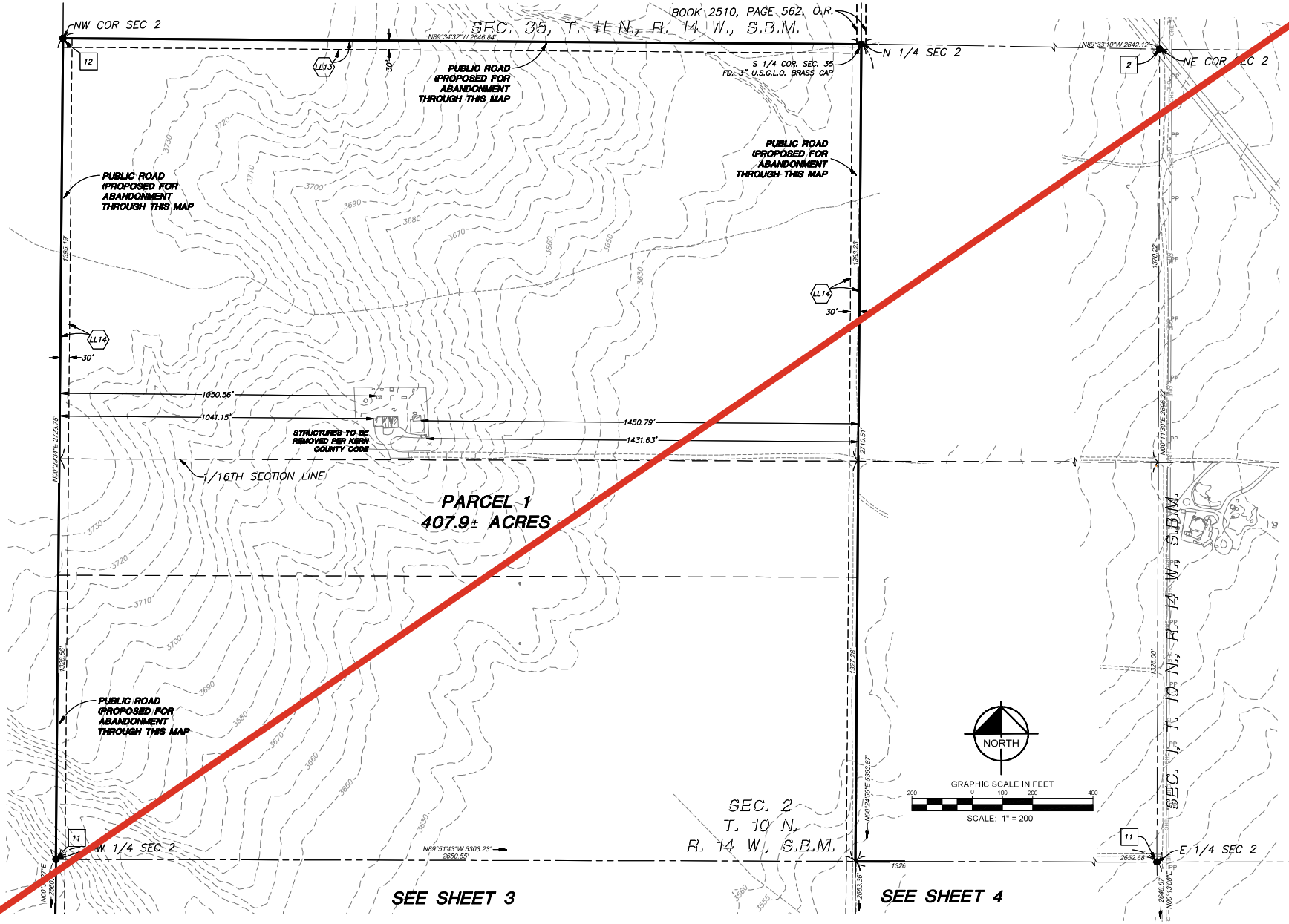
THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 10 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA, COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THEREFROM 50% OF ALL OIL AND MINERAL RIGHTS BELOW DEPTH OF 500 FEET FROM THE SURFACE OF THE GROUND, WITH NO RIGHT OF SURFACE ENTRY AS RESERVED BY GAE A. HEISER MORAN AND GARY EDWARD SMITH, AS JOINT TENANTS.

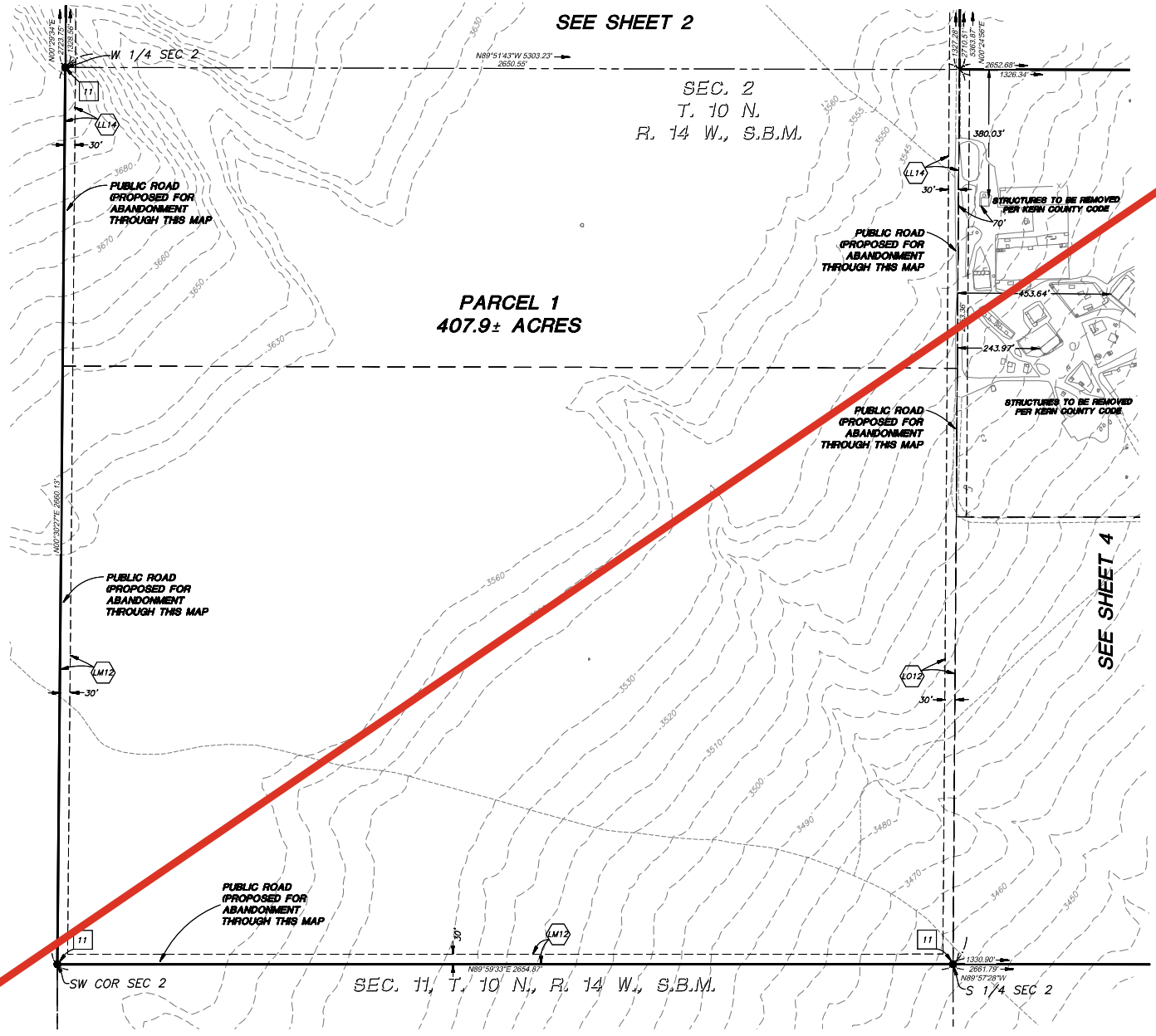
ALSO RESERVING 50% OF ALL OIL AND MINERAL RIGHTS BELOW DEPTH OF 500 FEET FROM THE SURFACE OF THE GROUND, WITH NO RIGHT OF SURFACE ENTRY AS RESERVED BY WAYNE L. COX, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY.

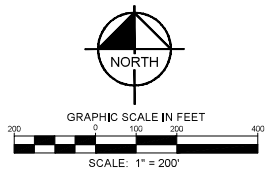
Kimley»Horn
1100 W TOWN & COUNTRY ROAD, SUITE 700, ORANGE, CALIFORNIA 92868
Phone : 657-452-0200
jeff.lenherr@kimley-horn.com

VESTING TENTATIVE PARCEL MAP NO. 12603

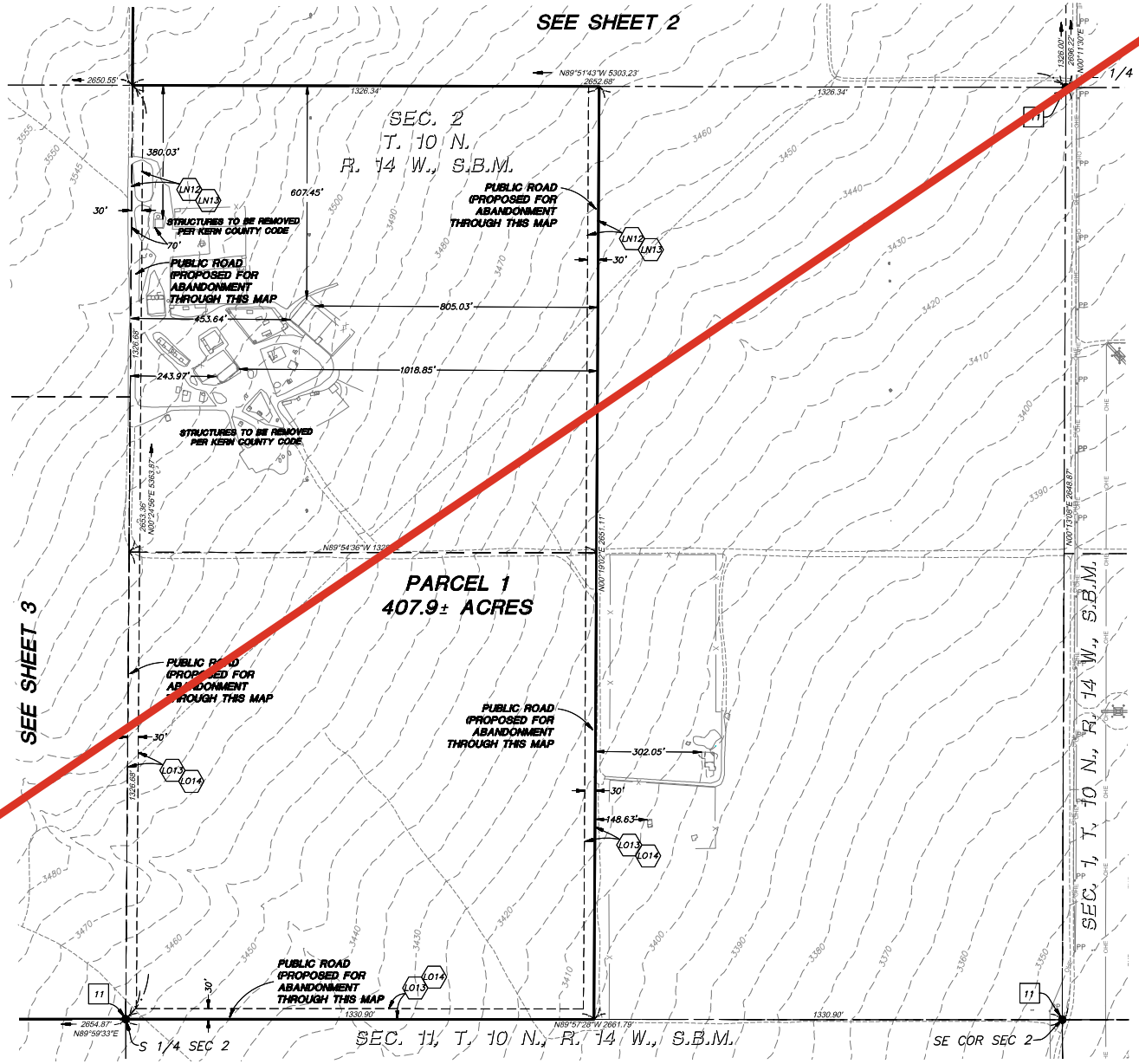


VESTING TENTATIVE PARCEL MAP NO. 12603





VESTING TENTATIVE PARCEL MAP NO. 12603



NORTH

GRAPHIC SCALE IN FEET

200 0 100 200 400

SCALE: 1" = 200'

VESTING TENTATIVE PARCEL MAP NO. 12603

EASEMENTS:

APN: 474-010-29 & 30

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480505, DATED MAY 25, 2023.

LL12 RESERVATIONS CONTAINED IN THE PATENT FROM: THE UNITED STATES OF AMERICA TO: HUGO WILHELM HERRMANN RECORDING DATE: APRIL 1, 1921
RECORDING NO.: BOOK 20, PAGE 360, 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 OF A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES. (NOT LOCATABLE FROM RECORD)

(LL13) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: UNITED CONTINENTAL DEVELOPMENT CORP., A CALIFORNIA CORPORATION PURPOSE: INGRESS, EGRESS AND PUBLIC UTILITIES
RECORDING DATE: MARCH 5, 1969
RECORDING NO.: BOOK 4252, PAGE 530, OF OFFICIAL RECORDS AFFECTS: THE NORTHERLY 30 FEET

(LL14) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE PUBLIC IN GENERAL PURPOSE: INGRESS, EGRESS AND ROAD
RECORDING DATE: DECEMBER 31, 1985
RECORDING NO.: BOOK 5830, PAGE 412, OF OFFICIAL RECORDS AFFECTS: AS SET FORTH THEREIN
(PORTION OF PUBLIC ROAD TO BE VACATED)

APN: 474-010-31

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480480, DATED MAY 25, 2023.

(LM12) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE PUBLIC IN GENERAL PURPOSE: INGRESS, EGRESS AND ROAD
RECORDING DATE: DECEMBER 31, 1985
RECORDING NO.: BOOK 5830, PAGE 412, OF OFFICIAL RECORDS
AFFECTS: THE WESTERLY 30 FEET AND THE SOUTHERLY 30 FEET AND THE EASTERLY 30 FEET OF LOTS 1 AND 2 OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 2.
(PORTION OF PUBLIC ROAD TO BE VACATED)

APN: 474-083-06

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480456, DATED MAY 24, 2023.

LN11 RESERVATIONS CONTAINED IN THE PATENT
FROM: THE UNITED STATES OF AMERICA TO: JOHN F. ROWAN
RECORDED: JUNE 9, 1922, BOOK 21, PAGE 166, 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. (EASEMENT IS NOT LOCATABLE FROM RECORD)

(LN12) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INGRESS, EGRESS AND ROAD PURPOSES TO PUBLIC IN GENERAL, AS SET FORTH IN A DOCUMENT RECORDED NOVEMBER 26, 1986 AS INSTRUMENT NO. 068651 IN BOOK 5942, PAGE 1719, OF OFFICIAL RECORDS. (PORTION OF PUBLIC ROAD TO BE VACATED)

(LN13) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR OVERHEAD AND UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, AND PACIFIC BELL, A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED NOVEMBER 26, 1986 AS INSTRUMENT NO. 068652 IN BOOK 5942, PAGE 1721, OF OFFICIAL RECORDS.

APN: 474-083-07

STEWART TITLE GUARANTY COMPANY PRELIMINARY TITLE REPORT NO. 23000480456, DATED MAY 24, 2023.

(LO12) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR RIGHTS OF WAY, AS SET FORTH IN A DOCUMENT RECORDED JUNE 9, 1922 IN BOOK 21, PAGE 166, OF PATENTS. (NOT LOCATABLE FROM RECORD)

(LO13) IRREVOCABLE OFFER TO DEDICATE A PORTION OF THE LAND FOR FUTURE STREET OR HIGHWAY PURPOSES, RECORDED NOVEMBER 26, 1986 IN BOOK 5942, PAGE 1722, OF OFFICIAL RECORDS.

(LO14) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED NOVEMBER 26, 1986 IN BOOK 5942, PAGE 1724, OF OFFICIAL RECORDS.

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VESTING TENTATIVE PARCEL MAP NO. 12587

NW COR SEC 31
N89°57'48"E 2789.98'
26

NORTH

GRAPHIC SCALE IN FEET
200 0 100 200 400
SCALE: 1" = 200'

N 1/4 SEC 31
S 1/4 COR. SEC. 30
N 1/4 COR. SEC. 31
FD. BRASS CAP STAMPED
"JES ENGINEERING R.C.E. 33249"

N89°57'51"E 2608.59'
1304.30'
1304.30'

5
NE COR SEC 31

OF3
110'
100'
100'

PROPOSED 30' WIDE PUBLIC
ACCESS EASEMENT PER THIS MAP

ELECTRICAL TOWER

OF8
OF9
100'
100'

OF7
OF6

30'

1333.99'

N00°04'48"W 2651.94'

1330.10'

2660.20'
S.F.N.

N89°57'05"W 1308.22'

S.F.N.

S.F.N.

665.05'

N00°11'24"W 5320.67'

665.05'

N89°54'34"W 1310.19'

S.F.N.

S.F.N.

N00°21'31"W 1666.02'

30'

BD14
BD13
BD5
BE12
BD6
BE10
BE11

100'
100'

PUBLIC ROAD (PROPOSED FOR
ABANDONMENT THROUGH THIS
MAP)

30'

PUBLIC ROAD (PROPOSED FOR
ABANDONMENT THROUGH THIS
MAP)

PUBLIC ROAD (PROPOSED FOR
ABANDONMENT THROUGH THIS
MAP)

PARCEL 1
220.38± ACRES

90TH ST. WEST

PROPOSED 30' WIDE PUBLIC
ACCESS EASEMENT PER THIS MAP

30'
110'

3
CNTR. SEC. 31
S.F.N.
W 1/4 SEC 31

2795.09'
N00°04'54"W
2652.50'

656.08'
656.08'
2624.31'
N89°52'04"W 5419.40'

1312.15'

6
E 1/4 SEC 31

74.1'

N00°31'36"W 2667.99'

2660.47'
1330.24'

1333.99'
2667.99'

SEC. 31
T. 11 N.
R. 13 W., S.B.M.

SEE SHEET 3

VESTING TENTATIVE PARCEL MAP NO. 12587

SEE SHEET 2

N00°04'49"W 2651.94'

2795.09'

W 1/4 SEC 31

3

2660.20'
663.05'

ELECTRICAL TOWER

BD5

30'

BE10
BE11
BD6

30'

N89°52'04"W 5419.40'
2624.31'

100'
100'

OF12
OF9

PUBLIC ROAD (PROPOSED FOR ABANDONMENT THROUGH THIS MAP)

SEC. 31
T. 11 N.
R. 13 W., S.B.M.

PARCEL 1
220.38± ACRES

N00°04'53"W 2652.50'

1330.24'

N00°11'24"W 5320.67'
2660.47'

S.F.N.

N89°47'15"W 2632.28'

S.F.N.

N00°31'52"W 2667.98'

1333.99'

E 1/4 SEC 31

6

74.1'

110'

SUBSTATION

70.25'

31.2'

OF11
OF10

PROPOSED 30' WIDE PUBLIC ACCESS EASEMENT PER THIS MAP

110'

30'

1333.99'

4

N89°42'18"W 2800.18'

SW COR SEC 31

30

S 1/4 SEC 31

N89°42'28"W 2640.25'

7

SE COR SEC 31

NORTH

GRAPHIC SCALE IN FEET

200 0 100 200 400

SCALE: 1" = 200'

VESTING TENTATIVE PARCEL MAP NO. 12589

SEC. 26, T. 11 N., R. 14 W., S.B.M.

NW COR SEC 35

SW COR. SEC. 26
NW COR. SEC. 35
FD. 2.5" BRASS CAP
STAMPED "S27 S26
S34 S35 RE 6549"
IN ROCK MOUND

N89°33'56"W 2637.75'

S 1/4 COR. SEC. 26
N 1/4 COR. SEC. 35
FD. 2.5" BRASS CAP
STAMPED "S26 S35 KCS"

N89°34'46"W 2638.46'

NE COR SEC 35

N00°05'16"E 2619.85'

NORTH

GRAPHIC SCALE IN FEET
200 0 100 200 400

SCALE: 1" = 200'

PUBLIC ROAD
(PROPOSED FOR ABANDONMENT
THROUGH THIS MAP)

PUBLIC ROAD
(PROPOSED FOR ABANDONMENT
THROUGH THIS MAP)

PUBLIC ROAD
(PROPOSED FOR ABANDONMENT
THROUGH THIS MAP)

PROPOSED 30' WIDE PUBLIC ACCESS
EASEMENT PER THIS MAP

PARCEL A
159.83± ACRES

PUBLIC ROAD
(PROPOSED FOR ABANDONMENT
THROUGH THIS MAP)

PARCEL 7

P.M. NO. 3816
P.M.B. 17 / 168

PARCEL 2

PUBLIC ROAD
(PROPOSED FOR ABANDONMENT
THROUGH THIS MAP)

PROPOSED 30' WIDE PUBLIC ACCESS
EASEMENT PER THIS MAP

PARCEL 4

PARCEL 3

PUBLIC ROAD
(PROPOSED FOR ABANDONMENT
THROUGH THIS MAP)

PUBLIC ROAD
(PROPOSED FOR ABANDONMENT
THROUGH THIS MAP)

SEC. 35, T. 11 N., R. 14 W., S.B.M.

W 1/4 COR. SEC. 35
FD. 2.5" BRASS CAP STAMPED
"34 35 KCS"

W 1/4 SEC 35

CNTR. SEC. 35
S.F.N.

N43°52'19"W
21.94'

2639.78'

2625.60'
2640.82'
N89°18'38"W 5280.60'

E 1/4 COR. SEC. 35
W 1/4 COR. SEC. 36
FD. BRASS CAP STAMPED
"S35 S36 KCS", FLUSH

E 1/4 SEC 35

N.A.P.

N.A.P.

N00°11'59"E
2667.20'

N89°34'32"W 2646.84'

SW COR SEC 35

N00°02'44"E
5286.63'
2655.02'

S 1/4 COR. SEC. 35
FD. 3" U.S.G.L.O. BRASS CAP

N89°33'10"W 2642.12'

N00°00'55"E
2643.88'

SE COR SEC 35

N00°02'17"W 2641.01'

VESTING TENTATIVE PARCEL MAP NO. 12590

NW COR SEC 36

SEC. 25, T. 11 N., R. 14 W., S.B.M.

N89°43'24"W 2637.78'

N 1/4 SEC 36

N89°43'27"W 2637.85'

NE COR SEC 36

SE COR. SEC. 25, 3" GLO DISK

SE COR. SEC. 25, 3" GLO DISK

21

25

NORTH

GRAPHIC SCALE IN FEET

200 0 100 200 400

SCALE: 1" = 200'

N00°00'21"W 2642.01'

661.99'

1323.98'

661.99'

2647.96'

N00°02'25"W 5296.15'

N89°40'50"W 659.66'

N00°14'49"W 2651.94"

SEC. 36 T. 11 N. R. 14 W., S.B.M.

SEC. 31, T. 11 N., R. 13 W., S.B.M.

AN4

330.99'

TO BE VACATED PER SEPARATE INSTRUMENT

15'

661.99'

N00°01'52"W 661.74'

PUBLIC ROAD (PROPOSED FOR ABANDONMENT THROUGH THIS MAP)

PUBLIC ROAD (PROPOSED FOR ABANDONMENT THROUGH THIS MAP)

AO11

AO9 AP4 AM9 AO10 AB5 AK10

AP4 AO9 AM9 AB4 AK9 AO10

AP5

AO11

AP5

15'

15'

15'

330.99'

330.87'

N00°01'52"W 661.74'

TO BE VACATED PER SEPARATE INSTRUMENT

PARCEL 'A' 20.05 ACRES

AB5 AK10

AB6

TO BE VACATED PER SEPARATE INSTRUMENT

100'

230'

AK11

AB5 AK10

INSTRUMENT NO. 0210031697 RECORDED MARCH 10, 2010

W 1/4 SEC 36

27

659.88'

659.88'

659.88'

659.88'

2639.52'

N89°38'16"W 5279.25'

CNTR. SEC. 36, S.F.N.

2648.19'

3

E 1/4 SEC 36

2639.73'

N00°01'55"E 2643.88'

SW COR SEC 36

2

28

S 1/4 SEC 36

N89°32'40"W 2642.12'

N89°32'41"W 2641.66'

2632.91'

N00°04'00"W

4

SE COR SEC 36

VESTING TENTATIVE PARCEL MAP NO. 12591

NW COR SEC 26

N88°25'35"W 2626.93'

N88°25'41"W 2626.82'

NE COR SEC 26

W 1/4 SEC 26

N00°13'45"E 2696.31'

W 1/4 COR. SEC. 26
FD. 2" BRASS CAP STAMPED
"JES ENGINEERING R.C.E. 33249"

2632.14'

CNTR. SEC. 26
S.F.N.

2670.03'

N89°00'05"W 5264.65'
2632.51'

E 1/4 SEC 26

N00°01'40"W 2643.82'

SEC. 26, T. 11 N.
R. 14 W., S.B.M.

PUBLIC ROAD
(PROPOSED FOR ABANDONMENT
THROUGH THIS MAP)

TO BE VACATED PER SEPARATE INSTRUMENT

TO BE VACATED PER SEPARATE INSTRUMENT

PUBLIC ROAD
(PROPOSED FOR ABANDONMENT
THROUGH THIS MAP)

TO BE VACATED PER SEPARATE INSTRUMENT

TO BE VACATED PER SEPARATE INSTRUMENT

TO BE VACATED PER SEPARATE INSTRUMENT

TO BE VACATED PER SEPARATE INSTRUMENT

TO BE VACATED PER SEPARATE INSTRUMENT

TO BE VACATED PER SEPARATE INSTRUMENT

PROPOSED 30' WIDE PUBLIC ACCESS EASEMENT PER THIS MAP

PROPOSED 30' WIDE PUBLIC ACCESS EASEMENT PER THIS MAP

PUBLIC ROAD
(PROPOSED FOR ABANDONMENT
THROUGH THIS MAP)

PARCEL A
160.75± ACRES

N00°13'55"E 2696.22'

N00°06'25"E 5340.37'
2670.33'

N00°01'40"W 2643.82'

NORTH

GRAPHIC SCALE IN FEET
200 0 100 200 400

SCALE: 1" = 200'

S 1/4 COR. SEC. 26
FD. 2.5" BRASS CAP
STAMPED "S26 S35 KCS"

N89°33'56"W 2637.75'

N89°34'46"W 2638.46'

SW COR SEC 26

SW COR. SEC. 26
NW COR. SEC. 35
FD. 2.5" BRASS CAP
STAMPED "S27 S26 S34
S35 RE 6549"
IN ROCK MOUND

SE COR SEC 26

VESTING TENTATIVE PARCEL MAP NO. 12592

NW COR SEC 2
660.33'
825.42'
N89°42'18"W 2641.33'
SEC. 35, T. 11 N., R. 13 W., S.B.M.
1155.58'
N89°44'51"W 2640.83'
NE COR SEC 2
N 1/4 SEC 2
N 1/4 SEC 2
11
30'
PUBLIC ROAD (PROPOSED FOR ABANDONMENT THROUGH THIS MAP)
PROPOSED 30' WIDE PUBLIC ACCESS EASEMENT PER THIS MAP
TO BE VACATED PER SEPARATE INSTRUMENT
N01°08'50"W 657.73'
N01°00'32"W 325.21'
N89°50'43"W 164.99'
N00°59'37"W 324.80'
PARCEL 'A'
134.05 ACRES
N89°59'09"W 659.56'
N89°59'09"W 639.31'
350.00'
N00°54'01"W 170.41'
TO BE VACATED PER SEPARATE INSTRUMENT
N01°08'50"W 2636.85'
1315.46'
N01°05'10"W 654.48'
15'
175'
75'
TO BE VACATED PER SEPARATE INSTRUMENT
PARCEL 'A'
134.05 ACRES
1265.51'
N01°00'35"W 2591.10'
SEC. 1, T. 10 N., R. 13 W., S.B.M.
N89°43'57"E 658.81'
PUBLIC ROAD (PROPOSED FOR ABANDONMENT THROUGH THIS MAP)
PUBLIC ROAD (PROPOSED FOR ABANDONMENT THROUGH THIS MAP)
2612.88'
N28°41'22"E 1854.08'
350.00'
N00°54'01"W 1292.89'
N28°41'22"E 1476.89'
1325.59'
N00°54'01"W 5250.23'
SEC. 3, T. 10 N., R. 13 W., S.B.M.
PROPOSED 30' WIDE PUBLIC ACCESS EASEMENT PER THIS MAP
321.39'
PARCEL 'A'
134.05 ACRES
PARCEL 'A'
134.05 ACRES
N28°41'22"E 101.13'
N01°01'27"W 88.54'
235.46'
1314.79'
729.31'
N89°46'43"E 5275.01'
350.02'
2645.43'
2637.34'
W 1/4 SEC 2
N89°46'43"E 1264.66'
1314.79'
1313.20'
2626.40'
N00°32'03"W
E 1/4 SEC 2
2648.40'
N00°30'13"E
SEE SHEET 4
SEC. 2 T. 10 N. R. 13 W., S.B.M.

NORTH

GRAPHIC SCALE IN FEET
200 0 100 200 400
SCALE: 1" = 200'

VESTING TENTATIVE PARCEL MAP NO. 12592

SEE SHEET 3

W 1/4 SEC 2

N01°09'50"W 2638.85' 1321.39'

N89°46'43"E 1264.66' 1314.79'

N28°41'22"E 101.13'

N01°01'27"W 68.54'

235.46'

1314.79' 729.31' N89°46'43"E 5275.01'

350.02'

2612.88'

2645.43'

N01°00'35"W 1325.59' 2591.10'

E 1/4 SEC 2

SEC. 2 T. 10 N. R. 13 W., S.B.M.

N00°54'01"W 5250.23'

PARCEL 'A'
134.05 ACRES

N28°41'22"E 1501.37'

175'

75'

LB14

LB12

LB11

N00°43'03"W 1315.93'

1313.20'

55'

531.66' N89°53'45"E 1319.02'

2637.34'

N00°30'13"E 2648.40'

SEC. 3, T. 10 N., R. 13 W., S.B.M.

N00°32'03"W 2626.40'

1313.20'

SEC. 1, T. 10 N., R. 13 W., S.B.M.

SW COR SEC 2

S 1/4 SEC 2

SE COR SEC 2

N89°59'16"W 2646.52'

2580.68' N89°57'16"W

SEC. 11, T. 10 N., R. 13 W., S.B.M.

NORTH

GRAPHIC SCALE IN FEET

200 0 100 200 400

SCALE: 1" = 200'

VESTING TENTATIVE PARCEL MAP NO. 12593

SEC. 34, T. 11 N., R. 13 W., S.B.M.

N89°41'18"W 2640.82'

N89°44'14"W 2641.03'

12 NW COR SEC 3

N 1/4 SEC 3

17

11 NE COR SEC 3

2629.91' N00°41'27"W

2632.17'

N01°29'50"W 2638.85'

N89°38'33"W 5302.97'

2654.63'

11 W 1/4 SEC 3

2648.33'

11 E 1/4 SEC 3

SEC. 3 T. 10 N. R. 13 W., S.B.M.

SEC. 4, T. 10 N., R. 13 W., S.B.M.

SEC. 2, T. 10 N., R. 13 W., S.B.M.

N00°44'31"W 2641.29'

℄ 70TH ST. WEST

N00°51'13"W 5264.64'

2632.47'

1645.29'

N00°49'26"W 986.60'

30'

N89°40'26"W 1988.21'

KE11 KE12 KJ12 KK12 KK10 KK11

P.M. NO. 2467

PARCEL 1 PARCEL 2 PARCEL 3 PARCEL 4

P.M.B. 11 / 79

PUBLIC ROAD (PROPOSED FOR ABANDONMENT THROUGH THIS MAP)

656.60'

55'

N89°42'19"W 661.81'

KE11 KE12 KJ12 KK12

30'

KH10

30'

KL6

N89°43'16"W 661.35'

KF7

TO BE VACATED PER SEPARATE INSTRUMENT

TO BE VACATED PER SEPARATE INSTRUMENT

N00°36'51"W 656.98'

N00°32'03"W 2636.40'

1313.20'

30'

KM6

587.18'

PARCEL A 74.86± ACRES

N89°44'12"W 660.89'

N00°41'39"W 657.36'

TO BE VACATED PER SEPARATE INSTRUMENT

12 SW COR SEC 3

2653.31' N89°50'07"W

S 1/4 SEC 3

15

1319.94'

N89°46'06"W 2639.87'

1319.94'

11 SE COR SEC 3

SEC. 10, T. 10 N., R. 13 W., S.B.M.

3010 3005 3000 2995 2990 2985 2980 2975 2970 2965 2960 2955

ONE 3HO

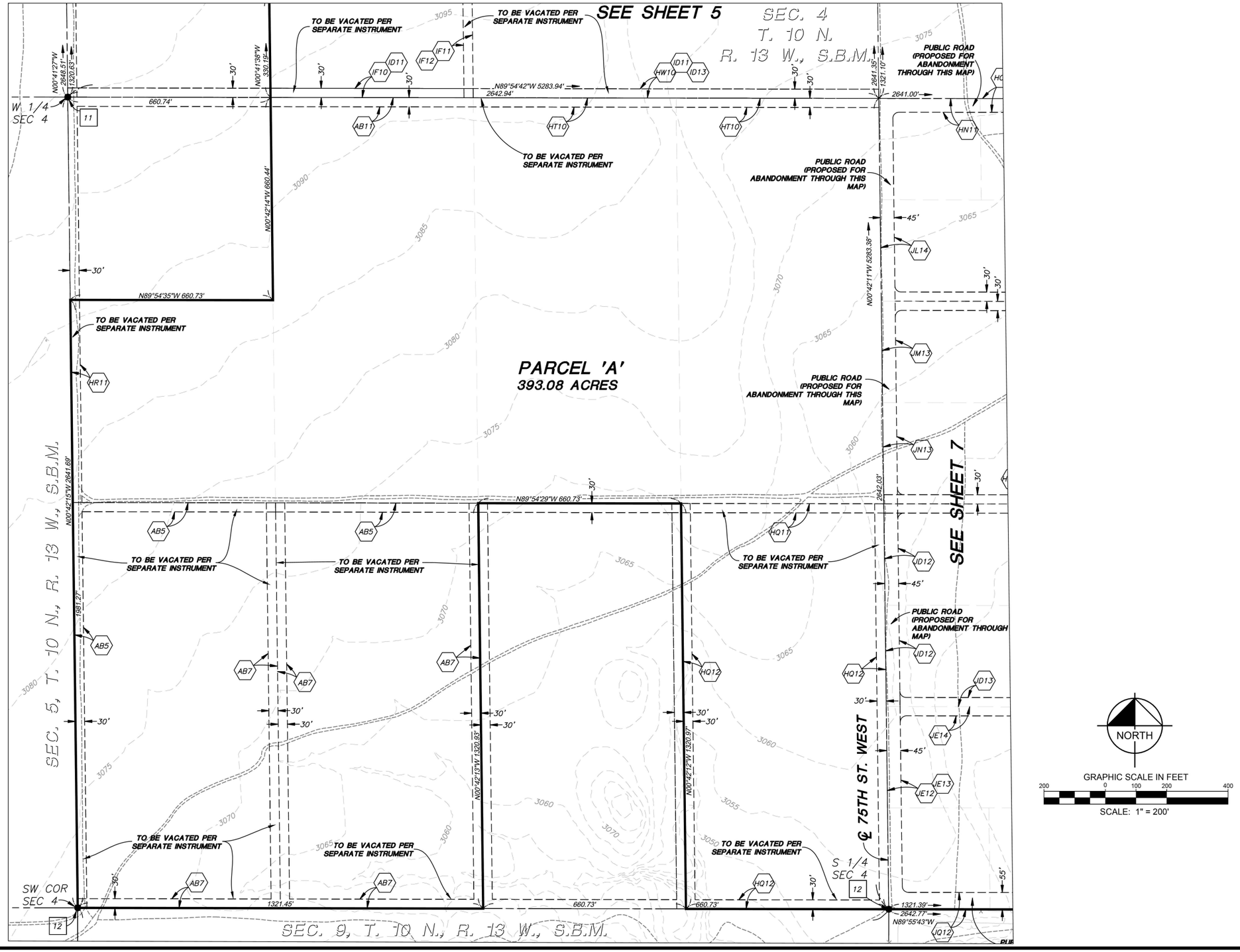
NORTH

GRAPHIC SCALE IN FEET

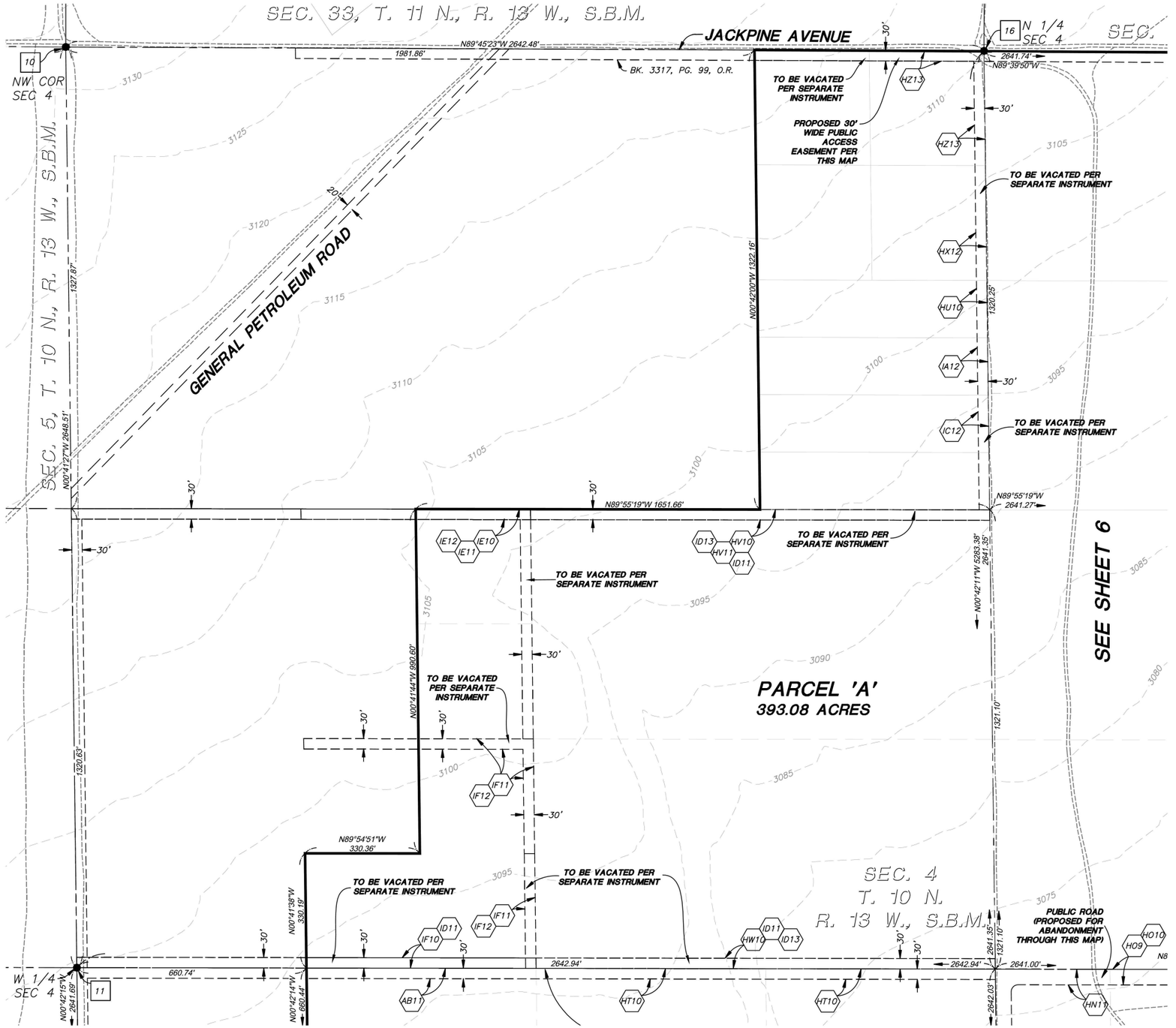
200 0 100 200 400

SCALE: 1" = 200'

VESTING TENTATIVE PARCEL MAP NO. 12594



VESTING TENTATIVE PARCEL MAP NO. 12594



SEE SHEET 6

SEE SHEET 4

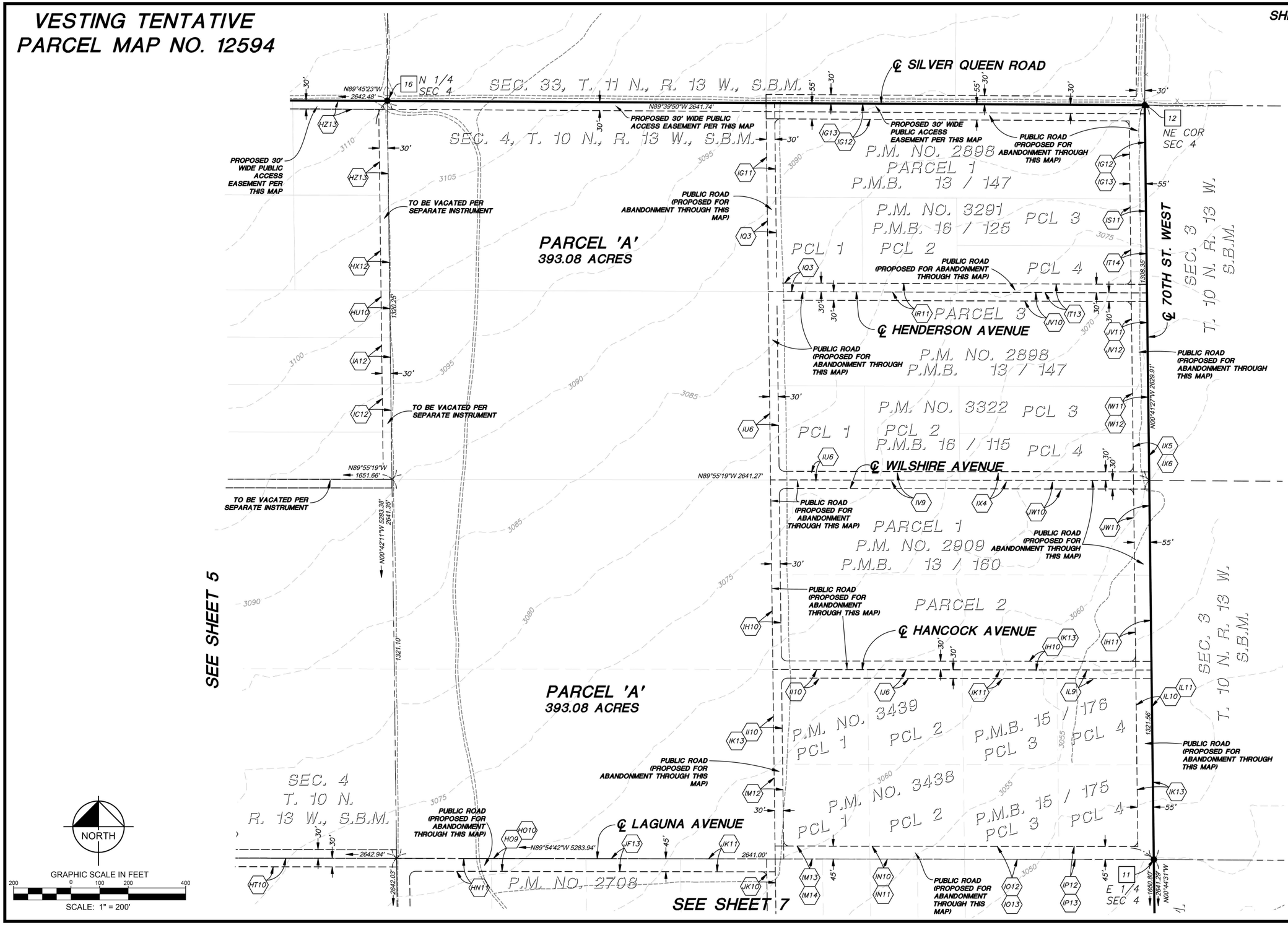
NORTH

GRAPHIC SCALE IN FEET

200 0 100 200 400

SCALE: 1" = 200'

VESTING TENTATIVE PARCEL MAP NO. 12594



VESTING TENTATIVE PARCEL MAP NO. 12594

SEE SHEET 6

SEE SHEET 4

T. 10 N., R. 13 W., S.B.M.

SEC. 3, T. 10 N., R. 13 W., S.B.M.

SEC. 9, T. 10 N., R. 13 W., S.B.M.

P.M. NO. 3438
PCL 1 PCL 2 PCL 3 PCL 4
P.M.B. 15 / 175

P.M. NO. 2708
PCL 1 PCL 2 PCL 3 PCL 4
P.M.B. 16 / 66

PARCEL 1
P.M. NO. 2972

PARCEL 2
P.M.B. 16 / 67

PARCEL 3
P.M. NO. 2726
P.M.B. 13 / 152

P.M. NO. 3553
P.M.B. 16 / 169
PCL 1 PCL 2 PCL 3 PCL 4

PARCEL 'A'
393.08 ACRES

PARCEL 1
P.M. NO. 3001
N89°55'20"W 1321.05'

PARCEL 2
PARCEL 3
P.M.B. 16 / 101
PARCEL 4

℄ LAGUNA AVENUE
℄ ROSA AVENUE
℄ NORMAN AVENUE
℄ LYLE AVE.
℄ REED AVENUE
℄ 75TH ST. WEST
℄ 72TH ST. WEST
℄ 70TH ST. WEST

PUBLIC ROAD (PROPOSED FOR ABANDONMENT THROUGH THIS MAP)

TO BE VACATED PER SEPARATE INSTRUMENT

BOOK 4864, PAGE 304, O.R.
BOOK 4865, PAGE 1301, O.R.
BOOK 4955, PAGE 660, O.R.

E 1/4 SEC 4
S 1/4 SEC 4
SE COR SEC 4

N89°54'42"W 5283.94'
N00°42'11"W 5283.38'
N00°41'27"W 2629.91'
N00°44'31"W 2641.28'
N89°54'15"W 2642.90'
N89°43'21"W 990.68'

2642.94' 2641.00' 1321.10' 1321.56' 660.73' 1321.39' 1650.80' 990.48'

NORTH

GRAPHIC SCALE IN FEET
200 0 100 200 400

SCALE: 1" = 200'

VESTING TENTATIVE PARCEL MAP NO. 12595

SEC. 31, T. 11 N., R. 13 W., S.B.M.

SEE SHEET 5

SEE SHEET 6

NW COR SEC. 6

N89°42'18"W 2800.18'

1482.06'

N89°42'18"W 1318.12'

N89°42'28"W 2640.25'

N 1/4 COR. SEC. 6
FD. 3" GLO BRASS CAP
STAMPED "S6 S31", UP 0.7'

N00°01'30"W 332.25'

N89°39'26"W 369.96'

N00°07'16"W 331.94'

N89°38'01"W 739.37'

N00°13'02"W 165.62'

N89°36'34"W 369.41'

496.55'

827.58'

1324.82'

2656.63'
N00°01'57"W 5298.72'

N00°23'47"W 2648.96'

N00°23'49"W 2642.64'

2782.77'
N89°32'37"W 5438.83'

BOOK 6407, PAGE 0754, O.R.

℄ HENDERSON AVENUE

℄ WILSHIRE AVENUE

℄ 100TH ST. W.

℄ 97TH STREET WEST

P.M. NO. 3138
PCL 1
PCL 2
PCL 3
PCL 4
P.M.B. 15 / 125

PARCEL 1
P.M. NO. 9568
P.M.B. 421 / 168-169
PARCEL 2

PARCEL 'A'
522.28± ACRES

PUBLIC ROAD (PROPOSED FOR ABANDONMENT THROUGH THIS MAP)

W 1/4 SEC 6

SEC. 6, T. 10 N., R. 13 W., S.B.M.

NORTH

GRAPHIC SCALE IN FEET
200 0 100 200 400

SCALE: 1" = 200'

VESTING TENTATIVE PARCEL MAP NO. 12595

SEE SHEET 4

SEC. 31, T. 11 N., R. 13 W., S.B.M.

℄ SILVER QUEEN ROAD

S89°42'18"E 1318.12'

N89°42'28"W 2640.25'

N 1/4 COR. SEC. 6
FD. 3" GLO BRASS CAP
STAMPED "S6 S31", UP 0.7'

NE COR SEC 6

PUBLIC ROAD (PROPOSED FOR ABANDONMENT THROUGH THIS MAP)

PCL. 2 PCL. 1
P.M. NO. 2707
P.M.B. 13 / 91
PCL. 3 PCL. 4

℄ ANGEL STREET

℄ PROSPECT STREET

℄ HENDERSON AVENUE

PARCEL 'A'
522.28± ACRES

BOOK 6104, PAGE 856, O.R.

1342.41'

1110'

N00°01'57"W 5298.72'
2656.63'

N00°22'17"W 2664.37'
1655.63'

313.22'

679.83'

1008.74'

AQUEDUCT

SEC. 6, T. 10 N., R. 13 W., S.B.M.

SEC. 5, T. 10 N., R. 13 W., S.B.M.

TO BE VACATED PER SEPARATE INSTRUMENT

2005.81'
2656.07"
S89°32'37"E 5438.83'

N41°04'38"E
70.69'

1040.24'
N40°04'38"E

650.26'

E 1/4 SEC 6

SEE SHEET 7

VESTING TENTATIVE PARCEL MAP NO. 12595

SEE SHEET 4

SEE SHEET 7

N89°32'37"W 5438.83'

2782.77'

N00°24'37"W 2648.96'

N00°23'45"W 2642.94'

N00°01'57"W 5298.72'

2642.09'

N89°31'45"W 1331.99'

1320.54'

1447.13'

2519.34'

N89°33'26"W 2765.94'

1318.81'

246.60'

12

11

13

50'

20'

DW13

DW14

DW11 5' WIDE

CA12

CB5

TO BE VACATED PER SEPARATE INSTRUMENT

PARCEL 'A'
522.28± ACRES

SW COR SEC 6

S 1/4 SEC 6

3260
3255
3250
3245
3240
3235
3230
3225
3220
3215
3210
3205
3200
3195
3190
3185
3180
3175
3170
3165
3160
3180

NORTH

GRAPHIC SCALE IN FEET

200 0 100 200 400

SCALE: 1" = 200'

SEC. 1, T. 10 N., R. 14 W., S.B.M.

SEC. 6, T. 10 N., R. 13 W., S.B.M.

SEC. 7, T. 10 N., R. 13 W., S.B.M.

VESTING TENTATIVE PARCEL MAP NO. 12595

SEE SHEET 5

SEE SHEET 6

PARCEL 'A'
522.28± ACRES

PUBLIC ROAD (PROPOSED FOR ABANDONMENT THROUGH THIS MAP)

AQUEDUCT

S89°32'37"E 5438.83'
2656.07'
2005.81'

650.26'

E 1/4 SEC 6

N40°04'38"E 1048.24'
857.72'

N35°46'15"E 1578.30'
1499.42'

N89°31'45"W 1331.99'

N89°31'45"W 884.53'

N00°01'57"W 5288.72'
2642.09'

N00°12'14"W 513.94'

N00°22'32"W 2643.64'

1321.55'
1320.54'
1321.82'
1223.87'
190.52'
97.95'

30'

1335.95'
N89°30'52"W 2671.91'
1335.95'

3180
3175
3170
3165
3160
3155

BM11 AB6 BP8 BQ11 BR10 EJ13

13 15 11 12

S 1/4 SEC 6

SE COR SEC 6

SEC. 6, T. 10 N., R. 13 W., S.B.M.

SEC. 5, T. 10 N., R. 13 W., S.B.M.

SEC. 7, T. 10 N., R. 13 W., S.B.M.

NORTH

GRAPHIC SCALE IN FEET
200 0 100 200 400

SCALE: 1" = 200'

VESTING TENTATIVE PARCEL MAP NO. 12597

SEE SHEET 4

PARCEL 'A'
266.74+/- ACRES

PARCEL 1 | PARCEL 2 | PARCEL 3 | PARCEL 4

P.M. NO. 2828

P.M.B. 13 / 198

SEC. 7, T. 10 N., R. 13 W., S.B.M.

SEC. 12, T. 10 N., R. 14 W., S.B.M.

SEC. 8, T. 10 N., R. 13 W., S.B.M.

SEC. 18, T. 10 N., R. 14 W., S.B.M.

W 1/4 SEC 7 — E 1/4 SEC — S 1/4 SEC 7 — SW COR SEC 7 — SE COR SEC

N00°27'23"W 2645.67' — 2768.96'

N00°31'19"W 5289.75' — 2644.42' — 1322.21'

N89°35'03"W 5427.58' — 2658.63'

N89°35'03"W 664.66'

N00°14'08"W 2642.10' — 660.95'

N00°27'26"W 2646.36'

N00°31'19"W 5289.75' — 2645.33'

N00°06'59"W 2640.11'

N89°36'23"W 2771.93'

N89°41'31"W 2639.85'

PUBLIC ROAD (PROPOSED FOR ABANDONMENT THROUGH THIS MAP)

PROPOSED 30' WIDE PUBLIC ACCESS EASEMENT PER THIS MAP

CONC. SLAB

NORTH

GRAPHIC SCALE IN FEET
200 0 100 200 400

SCALE: 1" = 200'

VESTING TENTATIVE PARCEL MAP NO. 12597

SEC. 6, T. 10 N., R. 14 W., S.B.M.

NW COR SEC 7
N89°33'26"W 2765.94'
N 1/4 SEC 7
N89°30'52"W 2671.91'
NE COR SEC 7
12
11
12

SEC. 12, T. 10 N., R. 14 W., S.B.M.

SEC. 7, T. 10 N., R. 13 W., S.B.M.

N00°27'23"W 2645.67'
N00°31'19"W 5289.75'
N00°14'06"W 2641.00'
1320.50'
2644.42'
1322.21'
2645.33'
660.25'
660.29'
2768.96'
W 1/4 SEC 7
E 1/4 SEC 7
2640.11'
N00°06'59"W

3150 3140 3130 3120 3110 3100 3090 3075 3060

PUBLIC ROAD (PROPOSED FOR ABANDONMENT THROUGH THIS MAP)

PUBLIC ROAD (PROPOSED FOR ABANDONMENT THROUGH THIS MAP)

PUBLIC ROAD (PROPOSED FOR ABANDONMENT THROUGH THIS MAP)

PUBLIC ROAD (PROPOSED FOR ABANDONMENT THROUGH THIS MAP)

PUBLIC ROAD (PROPOSED FOR ABANDONMENT THROUGH THIS MAP)

PUBLIC ROAD (PROPOSED FOR ABANDONMENT THROUGH THIS MAP)

PUBLIC ROAD (PROPOSED FOR ABANDONMENT THROUGH THIS MAP)

PUBLIC ROAD (PROPOSED FOR ABANDONMENT THROUGH THIS MAP)

N89°32'57"W 2665.27'
N89°34'00"W 667.26'
N89°35'03"W 664.66'
N89°35'03"W 5427.58'
2658.63'

PARCEL 1
PARCEL 2
P.M. NO. 994
P.M.B. 6 / 23
PARCEL 3
PARCEL 4

PARCEL 'A'
266.74+/- ACRES

EZ4 FS13 GK13 FL12 FS12 FM12 FN15 FN13 FV8 FV6 FU11 FU12 AB5 AB6 FM11 FT14 FT15 FL12 FM12 FQ10 FR11 FS12 FT17 FT16 FS12 FR11 FS12 FQ10 FM12 FR11 FC6

15' 30' 50' 20' 10' 12' 45'

NORTH

GRAPHIC SCALE IN FEET
200 0 100 200 400
SCALE: 1" = 200'

SEE SHEET 3

VESTING TENTATIVE PARCEL MAP NO. 12598

SEC. 6, T. 10 N., R. 14 W., S.B.M.

SEC. 12, T. 10 N., R. 14 W., S.B.M.

SEC. 7, T. 10 N., R. 13 W., S.B.M.

SEC. 1, T. 10 N., R. 13 W., S.B.M.

SEC. 13, T. 10 N., R. 14 W., S.B.M.

NE COR SEC 12

N89°33'26"W 2765.94'

N 1/4 SEC 7

N89°30'52"W 2671.91'

NE COR SEC 7

N00°27'23"W 2645.67'

N89°48'32"E 228.21'

E 1/4 SEC 12

N89°35'03"W 5427.58'
2768.96'

2644.42'

N00°14'06"W 2641.09'

2658.63'

E 1/4 SEC 7

PUBLIC ROAD (PROPOSED FOR ABANDONMENT THROUGH THIS MAP)

PARCEL 'A'
48.49± ACRES

N89°35'13"W 1323.81'

330.67'

NORTH

GRAPHIC SCALE IN FEET

200 0 100 200 400

SCALE: 1" = 200'

N00°27'26"W 2646.36'

1160.25'

N00°25'32"W 826.70'

5' OFFSET
2' ESMT

N89°41'45"W 1445.03'

2314.66'
2645.33'
N00°31'19"W 5289.75'

N00°06'59"W 2640.11'

1423.19'

1444.24'

N89°36'23"W 2771.93'

1327.69'

N89°41'31"W 2639.85'

SE COR SEC 12

S 1/4 SEC 7

SE COR SEC 7

VESTING TENTATIVE PARCEL MAP NO. 12599

SEE SHEET 4

SEC. 7, T. 10 N., R. 14 W., S.B.M.

SEC. 8, T. 10 N., R. 13 W., S.B.M.

W 1/4 SEC 8

S 1/4 SEC 8

E 1/4 SEC 8

N89°52'40"W 5301.38'
2652.07'

N89°52'40"W 662.33'

2641.00'
N00°14'06"W

2640.50'

2649.31'

110'

30'

G09

G08

PARCEL 'A'
326.77± ACRES

3050

3040

3030

3020

3010

1320.91'

PUBLIC ROAD (PROPOSED FOR ABANDONMENT THROUGH THIS MAP)

994.62'

33'

N89°51'33"W 2652.33'
1657.70'

2641.82'
N00°07'39"W 5282.32'

N00°07'32"W 2635.47'

N00°10'59"W 2640.11'

N00°07'14"W 660.19'

N89°51'00"W 331.56'

N00°07'09"W 660.13'

GP12

GP11

GQ9

GR10

GT12

GT11

GS10

11

'OSED 30' WIDE
IC ACCESS
MENT PER THIS MAP

663.15'

1989.44'
N89°50'27"W 2652.59'

PROPOSED 30' WIDE PUBLIC ACCESS EASEMENT PER THIS MAP

SW COR SEC 8

S 1/4 SEC 8

N89°59'06"E 2643.84'

SE COR SEC 8

NORTH

GRAPHIC SCALE IN FEET

200 0 100 200 400

SCALE: 1" = 200'

SEC. 17, T. 10 N., R. 14 W., S.B.M.

VESTING TENTATIVE PARCEL MAP NO. 12599

SEC. 5, T. 10 N., R. 13 W., S.B.M.

SEC. 6, T. 10 N., R. 13 W., S.B.M.

SEC. 7, T. 10 N., R. 13 W., S.B.M.

SEC. 8, T. 10 N., R. 13 W., S.B.M.

NW COR SEC 8

N 1/4 SEC 8

W 1/4 SEC 8

S 1/4 SEC 8

N89°52'04"W 2657.03'

N89°54'19"W 1328.37'

N00°14'08"W 2641.00'

N00°14'08"W 2640.11'

N00°07'39"W 5282.32'

2640.50'

N00°07'39"W 1320.91'

2652.07'

N89°52'40"W 5301.38'

N89°52'40"W 662.33'

PARCEL 'A'
326.77± ACRES

PUBLIC ROAD (PROPOSED FOR ABANDONMENT THROUGH THIS MAP)

PUBLIC ROAD (PROPOSED FOR ABANDONMENT THROUGH THIS MAP)

PUBLIC ROAD (PROPOSED FOR ABANDONMENT THROUGH THIS MAP)

PUBLIC ROAD (PROPOSED FOR ABANDONMENT THROUGH THIS MAP)

6077/255, O.R.

AB13

AB11

HC5

HC7

HB12

HB14

HA9

HA10

HE9

HE10

GZ11

GZ10

GY5

G09

1110'

50'

30'

32'

10'

20'

3100

3090

3080

3070

3060

3050

OHE

SEE SHEET 5

SEE SHEET 3

NORTH

GRAPHIC SCALE IN FEET

200 0 100 200 400

SCALE: 1" = 200'

VESTING TENTATIVE PARCEL MAP NO. 12599

SEE SHEET 4

SEC. 5, T. 10 N., R. 14 W., S.B.M.

N 1/4 SEC 8
N89°52'04"W 2657.03'

NE COR SEC 8

1328.37'

N89°54'19"W 2656.75'

1328.37'

12

AB12

AB11

10
10
20

3080

32'

1320.25'

PARCEL 'A'
326.77± ACRES

N00°10'24"W 1320.57'

HD12

HH12

N00°07'39"W 5282.32'
2640.50'

3070

TO BE VACATED PER
SEPARATE INSTRUMENT

N89°53'30"W 1326.51'

663.26'

663.26'

GV11

32'

SEC. 8,
T. 10 N.,
R. 13 W.,
S.B.M.

32'

32'

HD12

HG13

N00°05'14"W 1320.41'

32'

3060

TO BE VACATED PER
SEPARATE INSTRUMENT

1320.25'

TO BE VACATED PER
SEPARATE INSTRUMENT

GW12

HD12

32'

GW14

32'

32'

S 1/4 SEC 8

3050

662.33'

1986.98'

E 1/4 SEC 8

1320.91'
N00°07'39"W

2649.31'
N89°52'40"W 5301.38'

N00°02'02"E 2641.77'

2638.45'
N00°02'02"E

SEC. 9, T. 10 N., R. 13 W., S.B.M.

NORTH

GRAPHIC SCALE IN FEET

200 0 100 200 400

SCALE: 1" = 200'

VESTING TENTATIVE PARCEL MAP NO. 12600

SEC. 14, T. 10 N., R. 14 W., S.B.M.

19

NW COR SEC 23

663.34'

40'

30'

663.34'

30'

40'

N89°50'19"E 2653.36'

1326.68'

N 1/4 SEC 23

11

N89°50'08"E 2653.19'

FD. 2" GLO BRASS DISK, DN. 1.0'

NE COR SEC 23

NU14

NW4

PROPOSED 30' WIDE PUBLIC ACCESS EASEMENT PER THIS MAP

TO BE VACATED PER SEPARATE INSTRUMENT

PUBLIC ROAD (PROPOSED FOR ABANDONMENT THROUGH THIS MAP)

PROPOSED 30' WIDE PUBLIC ACCESS EASEMENT PER THIS MAP

NV12

NV13

NV14

N00°10'54"W 1327.80'

1328.29'

N00°04'44"W 2656.57"

PARCEL 'A'

40.47± ACRES

30

2654.64'

N00°13'03"W 5295.57'

N00°23'50"W 2652.87'

SEC. 24, T. 10 N., R. 14 W., S.B.M.

N89°49'04"E 1328.29'

SEC. 22, T. 10 N., R. 14 W., S.B.M.

SEC. 23
T. 10 N.
R. 14 W., S.B.M.

W 1/4 SEC 23

2659.79'

N89°47'49"E 5321.29'

E 1/4 SEC 23

2661.50'

N00°03'24"W 2658.65'

2640.93'

N00°24'12"W 2649.86'

12

N89°24'59"E 2667.31'

N89°59'18"E 2670.11'

SW COR SEC 23

SEC. 26, T. 10 N., R. 14 W., S.B.M.

S 1/4 SEC 23

SE COR SEC 23

NORTH

GRAPHIC SCALE IN FEET

200 0 100 200 400

SCALE: 1" = 200'

VESTING TENTATIVE PARCEL MAP NO. 12601

NW COR SEC 15
FD. 2.5" GLO BRASS DISK, UP 0.75'
N89°49'58"E 2648.09'
℄ TROTTER AVENUE
N 1/4 SEC 15
SEC. 10, T. 10 N., R. 14 W., S.B.M.
N89°52'17"E 2646.06'
1323.03'
20
11
NE COR SEC 15
30'
55'
1323.03'
NO8
NO7
PUBLIC ROAD (PROPOSED FOR ABANDONMENT THROUGH THIS MAP)
337.06'
55'
30'
℄ 130TH ST. WEST
℄ 125TH ST. WEST
℄ 120TH ST. WEST
1329.66'
PARCEL 3
PARCEL 4
N01°18'14"W 1328.94'
P.M. NO. 5478
N89°50'32"E 2641.86'
1320.93'
1320.93'
2659.31'
N01°23'37"W 5317.16'
N01°12'50"W 2656.46'
SEC. 16, T. 10 N., R. 14 W., S.B.M.
N01°39'11"W 2660.50'
SEC. 14, T. 10 N., R. 14 W., S.B.M.
P.M.B. 25 / 114
PARCEL 'A'
281.45± ACRES
PARCEL 6
PARCEL 5
NP12
NQ12
1329.65'
30'
NORTH
GRAPHIC SCALE IN FEET
200 0 100 200 400
SCALE: 1" = 200'
PUBLIC ROAD (PROPOSED FOR ABANDONMENT THROUGH THIS MAP)
45'
30'
N89°48'47"E 5273.68'
2637.65'
OD3
45'
NS12
PUBLIC ROAD (PROPOSED FOR ABANDONMENT THROUGH THIS MAP)
E 1/4 SEC 15
15
W 1/4 SEC
2636.03'
N01°38'18"W 2658.32'
1328.92'
SEC. 15
T. 10 N.
R. 14 W., S.B.M.
S01°11'22"E 332.24'
11
SEE SHEET 3

VESTING TENTATIVE PARCEL MAP NO. 12601

SEE SHEET 2

℄ MAXWELL AVENUE

N01°39'11"W 2660.50'

2636.03'

W 1/4 SEC 15

SEC. 15
T. 10 N.
R. 14 W., S.B.M.

N89°48'47"E 5273.68'

2637.65'

N01°23'37"W 5317.16'

2657.85'

N01°38'18"W 2658.32'

N01°12'50"W 2656.45'

E 1/4 SEC 15

11

332.24'

996.73'

1328.99'

45'

30'

15'

55'

NP12

NO12

OD3

NS12

NT12

NT13

NR13

PUBLIC ROAD (PROPOSED FOR ABANDONMENT THROUGH THIS MAP)

TO BE VACATED PER SEPARATE INSTRUMENT

PARCEL 'A'
281.45± ACRES

PARCEL 1

PARCEL 2

P.M. NO. 1349

P.M.B. 7 / 17

PROPOSED 30' WIDE PUBLIC ACCESS EASEMENT PER THIS MAP

PUBLIC ROAD (PROPOSED FOR ABANDONMENT THROUGH THIS MAP)

SEC. 16, T. 10 N., R. 14 W., S.B.M.

SEC. 14, T. 10 N., R. 14 W., S.B.M.

SEC. 22, T. 10 N., R. 14 W., S.B.M.

11

19

SW COR SEC

S 1/4 SEC 15

N89°48'31"E 2624.67"

FD. 2.5" GLO BRASS DISK, BENT

1314.09'

N89°49'10"E 2628.19'

1314.10'

SE COR SEC 15

SEC.

NORTH

GRAPHIC SCALE IN FEET

200 0 100 200 400

SCALE: 1" = 200'

VESTING TENTATIVE PARCEL MAP NO. 12602

NW COR SEC 12

N 1/4 SEC 12
N89°53'55"E 2669.68'

N89°51'32"E 2670.36'

1335.18'

1335.18'

PARCEL 'A'
497.07± ACRES

TO BE VACATED PER SEPARATE INSTRUMENT

PUBLIC ROAD (PROPOSED FOR ABANDONMENT THROUGH THIS MAP)

BOOK 2886, PAGE 418 O.R.

N00°20'23"W 2652.17'

2649.84'
N00°23'51"W 5298.19'

W 1/4 SEC 12

N00°18'14"W
2650.47'
1325.23'

2673.03'
N89°48'32"E 5345.41'

668.08'
1741.84'
5345.41'
N89°48'32"E

1324.55'

SEE SHEET 7

SEE SHEET 5

SEC. 12, T. 10 N., R. 14 W., S.B.M.

NORTH

GRAPHIC SCALE IN FEET
200 0 100 200 400

SCALE: 1" = 200'

VESTING TENTATIVE PARCEL MAP NO. 12602

SEE SHEET 4

PARCEL 'A'
497.07± ACRES

W 1/4 SEC 12

N00°20'23"W 2652.17'

N89°48'32"E 5345.41'
2673.03'

TO BE VACATED PER SEPARATE INSTRUMENT

PUBLIC ROAD (PROPOSED FOR ABANDONMENT THROUGH THIS MAP)

2649.84'

668.08'

1741.84'

5345.41'

N89°48'32"E

SEC. 12, T. 10 N., R. 14 W., S.B.M.

N00°23'51"W 5298.19'

662.27'

331.14'

403.00'

373.37'

N89°47'38"E 1337.60'

1325.23'

N00°21'02"W 1324.52'

1338.68'

N89°45'47"E 2677.35'

1005.74'

332.93'

N50°08'00"E
78.09'

N82°11'50"W
RAD.

Δ=3.4°32'12"
R=498.96'
L=301.41'

N03°15'38"E
340.02'

Δ=46°53'22"
R=39.96'
L=327.23'

BOOK 2886, PAGE 418 O.R.

SW COR SEC 12

S 1/4 SEC 12

SEE SHEET 6

NORTH

GRAPHIC SCALE IN FEET
200 0 100 200 400

SCALE: 1" = 200'

VESTING TENTATIVE PARCEL MAP NO. 12602

SEE SHEET 7

NORTH

GRAPHIC SCALE IN FEET

200 0 100 200 400

SCALE: 1" = 200'

SEC. 12, T. 10 N., R. 14 W., S.B.M.

PUBLIC ROAD (PROPOSED FOR ABANDONMENT THROUGH THIS MAP)

TO BE VACATED PER SEPARATE INSTRUMENT

N89°48'32"E 5345.41'
2672.38'
1073.75'

2673.03'
668.08'
1741.84'
930.54'
2649.84'

LR12 LQ12 MC10

S89°48'32"W 228.21'

707.41'
2645.67'
N00°27'23"W

E 1/4 SEC 12

NE8 EX5 12 13

30'

PARCEL 'A'
497.07± ACRES

100' 100'

N52°28'06"E 1634.32'
468.03'

AQUEDUCT

L=692.11'
R=1602.43'
Δ=24°44'49"

N48°06'35"E 1265.16'

1324.55'
1323.18'

3185 3175 3170 3165 3160 3135 3125 3115

SEE SHEET 5

Δ=19°56'20"
R=588.69'
L=204.86'

N47°39'13"E 529.90'

Δ=2°29'20"
R=1435.39'
L=62.35'

N36°08'39"E 300.59'

L=258.19'
R=1437.79'
Δ=11°57'05"

403.00'

N89°46'46"E 1568.28'

N00°27'26"W 2646.36'

3180 3170 3160 3150 3130 3120 3110 3100 3090 3080

N00°23'51"W 5298.19'
2648.35'
373.37'

N52°11'50"W
RAD.

Δ=34°32'32"
R=499.95'
L=301.41'

N03°15'39"E
340.02'

950.43'

Δ=46°55'22"
R=399.99'
L=327.57'

332.93'

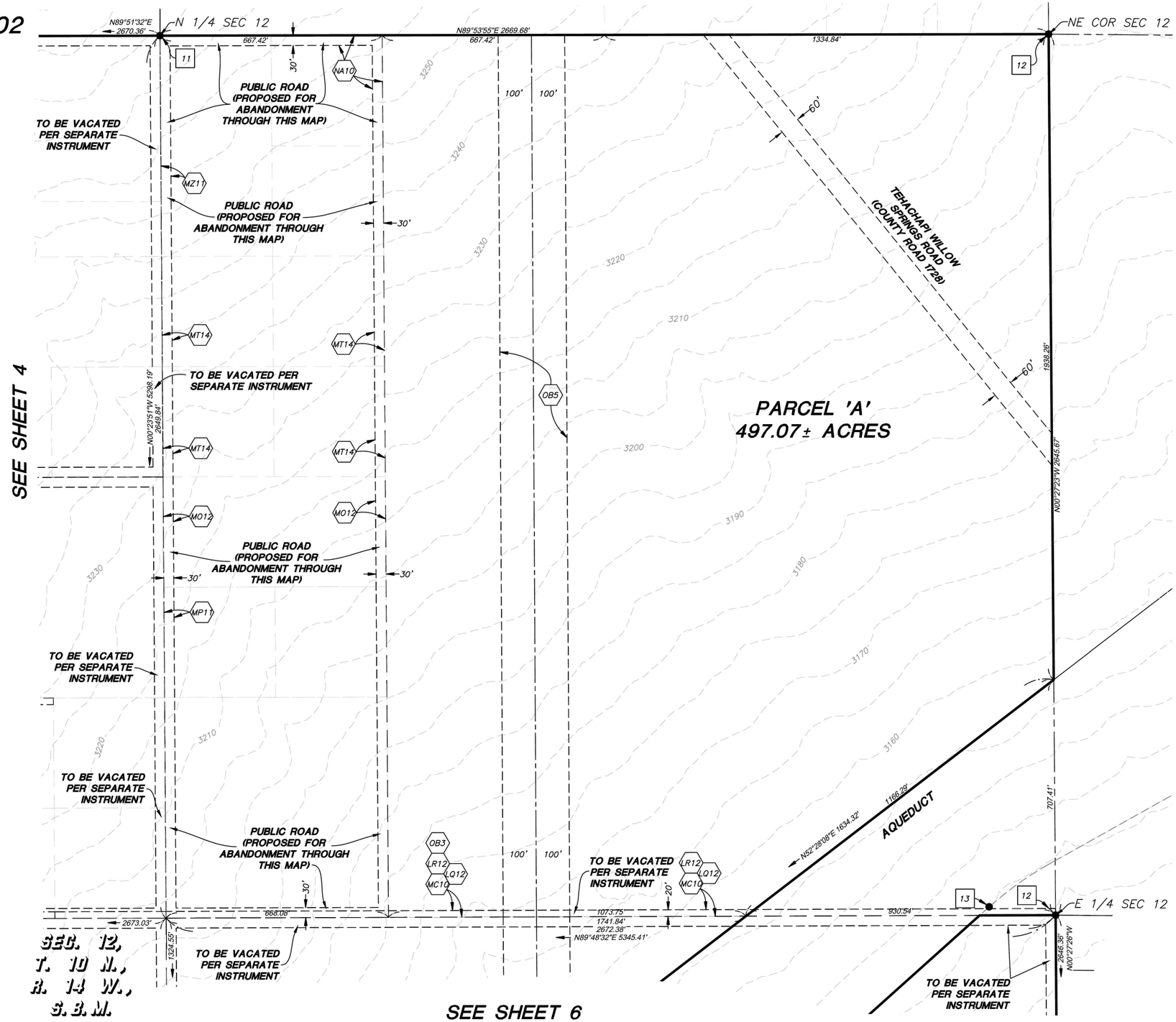
N89°45'58"E 2675.13'

S 1/4 SEC 12

SE COR SEC 12

11

VESTING TENTATIVE PARCEL MAP NO. 12602



VESTING TENTATIVE PARCEL MAP NO. 12603

NW COR SEC 2

SEC. 35, T. 11 N., R. 14 W., S.B.M.

BOOK 2510, PAGE 562, O.R.

N89°34'32"W 2646.84'

12

LL13

30'

TO BE VACATED PER SEPARATE INSTRUMENT

S 1/4 COR. SEC. 35
FD. 3" U.S.G.L.O. BRASS CAP

N 1/4 SEC 2

N89°33'10"W 2642.12'

2

NE COR SEC 2

PUBLIC ROAD (PROPOSED FOR ABANDONMENT THROUGH THIS MAP

PUBLIC ROAD (PROPOSED FOR ABANDONMENT THROUGH THIS MAP

3730 3720 3710 3700 3690 3680 3670 3660 3650 3630

1386.19'

1383.23'

1370.22'

LL14

30'

LL14

30'

1050.56'

1041.15'

STRUCTURES TO BE REMOVED PER KERN COUNTY CODE

1450.79'

1431.63'

2710.51'

N00°29'34"E 2723.75'

1/16TH SECTION LINE

N00°11'30"E 2696.22'

PARCEL 1
407.9± ACRES

3730 3720 3710 3700 3690 3680 3670 3660 3650 3630 3560

1328.56'

1327.28'

1326.00'

PUBLIC ROAD (PROPOSED FOR ABANDONMENT THROUGH THIS MAP

NORTH

GRAPHIC SCALE IN FEET
200 0 100 200 400
SCALE: 1" = 200'

N00°24'56"E 5363.87'

SEC. 2
T. 10 N.
R. 14 W., S.B.M.

SEC. 1, T. 10 N., R. 14 W., S.B.M.

11

W 1/4 SEC 2

N89°51'43"W 5303.23'
2650.55'

11

E 1/4 SEC 2

2652.68'

N00°39'27"E
2660.13'

1326

2653.36'

2648.87'
N00°13'08"E

SEE SHEET 3

SEE SHEET 4

VESTING TENTATIVE PARCEL MAP NO. 12603

SEE SHEET 2

N00°29'34"E 2723.75' 1328.56'

W 1/4 SEC 2

N89°51'43"W 5303.23'
2650.55'

SEC. 2
T. 10 N.
R. 14 W., S.B.M.

11

LL14

30'

PUBLIC ROAD (PROPOSED FOR ABANDONMENT THROUGH THIS MAP

3680 3670 3660 3650 3630 3560 3550 3530 3520 3510

2652.68'
1326.34'

380.03'

LL14 LN12 LN13

30'

STRUCTURES TO BE REMOVED PER KERN COUNTY CODE

70'

30'

PUBLIC ROAD (PROPOSED FOR ABANDONMENT THROUGH THIS MAP

453.64'

2653.36'

243.97'

PARCEL 1
407.9± ACRES

PUBLIC ROAD (PROPOSED FOR ABANDONMENT THROUGH THIS MAP

STRUCTURES TO BE REMOVED PER KERN COUNTY CODE

N00°30'27"E 2660.13'

PUBLIC ROAD (PROPOSED FOR ABANDONMENT THROUGH THIS MAP

LM12

30'

3560 3550 3530 3520 3510 3500 3480 3490 3470 3460 3450

30'

30'

LO13 LO14

LL14

SEE SHEET 4

11

SW COR SEC 2

PUBLIC ROAD (PROPOSED FOR ABANDONMENT THROUGH THIS MAP

30'

LM12

N89°59'33"E 2654.87'

SEC. 11, T. 10 N., R. 14 W., S.B.M.

11

1330.90'
2661.79'
N89°57'28"W

S 1/4 SEC 2

NORTH

GRAPHIC SCALE IN FEET
200 0 100 200 400

SCALE: 1" = 200'

VESTING TENTATIVE PARCEL MAP NO. 12603

SEE SHEET 2

N89°51'43"W 5303.23'
2652.68'

2650.55'

1326.34'

1326.34'

1326.00'
2696.22'
N00°11'30"E

E 1/4 SEC 2

11

SEC. 2
T. 10 N.
R. 14 W., S.B.M.

380.03'

607.45'

LL14
LN12
LN13

30'
30'

70'

STRUCTURES TO BE REMOVED PER KERN COUNTY CODE

PUBLIC ROAD (PROPOSED FOR ABANDONMENT THROUGH THIS MAP

PUBLIC ROAD (PROPOSED FOR ABANDONMENT THROUGH THIS MAP

LN12
LN13
30'

805.03'

453.64'

1326.68'

243.97'

1018.85'

STRUCTURES TO BE REMOVED PER KERN COUNTY CODE

2653.36'
N00°24'56"E 5363.87'

N89°54'36"W 1328.62'

N00°19'02"E 2651.11'

N00°13'06"E 2648.87'

PARCEL 1
407.9± ACRES

SEE SHEET 3

PUBLIC ROAD (PROPOSED FOR ABANDONMENT THROUGH THIS MAP

PUBLIC ROAD (PROPOSED FOR ABANDONMENT THROUGH THIS MAP

30'
30'

LO13
LO14

1326.68'

302.05'

30'

148.63'

LO13
LO14

LL14

PUBLIC ROAD (PROPOSED FOR ABANDONMENT THROUGH THIS MAP

LO14
LO13

11

30'

1330.90'

1330.90'

11

2654.87'
N89°59'33"E

N89°57'28"W 2661.79'

S 1/4 SEC 2

SEC. 11, T. 10 N., R. 14 W., S.B.M.

SE COR SEC 2

SEC. 1, T. 10 N., R. 14 W., S.B.M.

NORTH

GRAPHIC SCALE IN FEET

200 0 100 200 400

SCALE: 1" = 200'

Section 4.1, Aesthetics, Page 4.1-27

~~**Decommissioning**~~

~~The project has an anticipated operational life of up to 35 years, after which the project proponent may choose to update site technology and recommission, or to decommission the site and remove the systems and their components. Decommissioning and reclamation activities would adhere to the requirements of the appropriate governing authorities as well as all applicable local, state, and federal requirements and BMPs. Decommissioning and reclamation activities would be similar in nature and duration as those associated with construction activities. It is anticipated that during project decommissioning, project components would be removed from the site. Temporary changes are associated with the removal of systems and components associated with the Project. These visual impacts would be short-term in nature and are not considered to be significant. Reclamation activities will be undertaken to bring the project site back to similar conditions as those that existed prior to construction of the project; the goal of reclamation activities is to return the land to a condition in which natural vegetation can successfully re-establish. Therefore, the project will have a less than significant impact associated with decommissioning.~~

Section 4.1, Aesthetics, Page 4.1-77

Factors Reducing Visual Impacts

The following attributes of the project and elements of the existing conditions would reduce potential visual impacts of the project:

- The project site is generally flat and limits the need for grading and visible alteration of landforms.
- The lack of scenic designation of local roads in the immediate project vicinity indicates that viewer sensitivity and expectations for scenic landscapes is reduced compared to areas with higher visual quality.
- Solar arrays, the primary feature of the project, would cover most of the land on the site and would generally be 12 feet in height or less. The solar arrays would not block long-distance views of scenic hills and mountains.
- The project gen-tie line would appear as a similar element to existing distribution and transmission lines traversing the area and would not diminish overall visual quality. In addition, the project will use “weathering steel” for gen-tie poles, which would display rusty brown colors that would be consistent with the characteristic drab color of desert terrain and vegetation.
- Solar arrays do not create significant levels of glare, as explained in **Impact 4.1-4**, below.
- Minimal onsite lighting would be required during operations, as explained in **Impact 4.1-4**, below. The solar arrays would stow horizontally overnight and reset to the east in the evening or early morning to receive sunlight at sunrise.

Decommissioning

The project has an anticipated operational life of up to 35 years, after which the project proponent may choose to update site technology and recommission, or to decommission the site and remove the systems and their components. Decommissioning and reclamation activities would adhere to the requirements of the appropriate governing authorities as well as all applicable local, state, and federal requirements and BMPs. Decommissioning and reclamation activities would be similar in nature and duration as those associated with construction activities. It is anticipated that during project decommissioning, project components would be removed from the site. Temporary changes are associated with the removal of systems and components associated with the project. These visual impacts would be short-term in nature and are not considered to be significant. Reclamation activities will be undertaken to bring the project site back to similar conditions as those that existed prior to construction of the project; the goal of reclamation activities is to return the land to a condition in which natural vegetation can successfully re-establish. Therefore, the project will have a less than significant impact associated with decommissioning.

Section 4.3, Air Quality, Page 4.3-47

MM 4.3-2 To control fugitive PM emissions during implementation of the project, prior to the issuance of grading or building permits, the project proponent shall prepare a comprehensive Site-Specific Fugitive Dust Control Plan in coordination with the Eastern Kern Air Pollution Control District. If installation of the gen-tie line will result in disturbance of more than 10 contiguous acres, a separate Fugitive Dust Control Plan may be required to be submitted. A copy of the final plan shall be submitted to the Kern County Planning and Natural Resources Department to be kept on file. The plan shall include Eastern Kern Air Pollution Control District-recommended measures, including but not limited to, the following:

a. Identify a comprehensive grading schedule for the entire project site. When feasible, grading activities shall be phased and minimized to those areas necessary for project access and installation of solar panels and other areas of infrastructure associated with the solar facility.

b. The Site-Specific Fugitive Dust Control Plan shall identify, in addition to those measures required by the air district, measures being undertaken during construction activities, operational activities and decommissioning activities to ensure fugitive dust being blown off site is minimized. Measures may include, but are not limited to:
   1. Use of water trucks as required for the expected level of winds in the area.
   2. Use of dust suppressant (i.e., soil binders or mulch).
   3. Pre-seeding and irrigating prior to construction to create vegetation with useful root structures.
   4. Construction of dust screening in appropriate locations around the project site (i.e., fence slats or mesh screening).
   5. A copy of the final Site-Specific Fugitive Dust Control Plan shall be kept at the site construction office and measures included in the Site-Specific Fugitive Dust Control Plan shall be included on Grading Plans issued for the project by the Kern County Public Works Department.

Section 4.3, Air Quality, Page 4.3-62

Although the project's emissions would be negligible in comparison to the air basin's total emissions, assuming on a worst-case basis that the construction schedules for all cumulative projects would overlap with each other and with the proposed project, cumulative impacts during construction and decommissioning are conservatively considered potentially significant ~~and unavoidable~~. However, the project's mitigated emissions during construction and operation would be less than the EKAPCD daily and annual significance thresholds for all pollutants. Therefore, the project's individual contribution to such cumulative impacts would not be cumulatively considerable and cumulative impacts would be less than significant~~, and additional mitigation measures beyond those already implemented would not have an appreciable effect on cumulative impacts~~.

Mitigation Measure

Implementation of Mitigation Measures **MM 4.3-1** through **MM 4.3-8** would be required.

Level of Significance after Mitigation

~~Despite~~With implementation of Mitigation Measures **MM 4.3-1** through **MM 4.3-8**, construction emissions generated by the proposed project ~~and related projects could cumulatively combine and result in a temporary significant and unavoidable cumulative impact, but the project's individual contribution to such cumulative impacts~~ would not be cumulatively considerable~~less than significant~~. Cumulative construction and operational impacts would be less than significant.

Section 4.4, Biological Resources, Page 4.4-77

MM 4.4-5: Within 14 days prior to the commencement of ground-disturbing activities, the Lead Biologist or their designee shall perform a pre-construction visual survey of the area to determine if rare plants and/or California Desert Native Plant Act species are present. Surveys need not be conducted for all areas of suitable habitat at one time; they may be phased so that surveys occur no more than 14 days prior to ground disturbance in specific areas of the site. Copies of reports for these inspections shall be retained by the Lead Biologist and provided to the Kern County Planning and Natural Resources Department to be kept on file and to CDFW upon request.

If no species with a California Native Plant Society Rank of 2B or higher are observed, no further mitigation is required.

If species with a California Native Plant Society Rank of 2B or higher are observed, and have not otherwise been accounted for in an approved removal action, they shall be delineated with stakes and/or flagged for avoidance to the extent feasible. After the preconstruction survey determines the exact location of these species, if present, on the project site and the number of individuals or populations present, the project proponent/operator shall submit written documentation to the Kern County Planning and Natural Resources Department confirming implementation of the measures described below:

a. The project proponent/operator shall work with the Lead Biologist to determine presence of the subject plant species and identify all known locations of subject plant species to establish "avoidance areas". All species with a California Native Plant Society Rank of 2B or higher found within the project site that has not otherwise been accounted for in an approved removal action shall be avoided by a buffer of 50~~25~~ feet. Sturdy, highly visible, orange plastic construction fencing (or equivalent material verified by the Lead Biologist) shall be installed around all locations of detected plant species to protect from impacts during the construction phase, until they can be relocated. The fence shall be securely staked and installed in a durable manner that would be reasonably expected to withstand wind and weather events and last at least through the construction period. Fencing will also be installed in such a way as to avoid wildlife entanglement (i.e., installed with a gap between the bottom of the fence and ground level) and promote wildlife permeability. Fencing shall be removed upon completion of the project construction.

b. Any identified species with a California Native Plant Society Rank of 2B or higher present on the site that have not otherwise been accounted for in an approved removal action and that cannot be feasibly avoided in final project design shall require the project proponent to prepare and submit a transplantation plan that includes the following:

    1. Identify an area of occupied habitat to be preserved and removed;
    2. Identify areas of onsite or offsite preservation, restoration, or enhancement locations;
    3. Methods for preservation, restoration, enhancement, and/or translocation;
    4. Indicate a replacement ratio and success standard developed in coordination with the appropriate agencies for impacted to individuals;
    5. Establish a monitoring program to ensure mitigation success;
    6. Create an adaptive management and remedial measures in the event that performance standards are not achieved;
    7. Ensure financial assurances and a mechanism for conservation of any mitigation lands required in perpetuity.

c. Temporary ground disturbance associated with the gen-tie lines or collector lines shall be recontoured to natural grade (if the grade was modified during the temporary disturbance activity) and revegetated with an application of a native seed mix prior to or during seasonal rains to promote passive restoration of the area to pre-project conditions. However, if invasive plant species were present, these species would not be restored. An area subjected to temporary ground disturbance means any area that is disturbed but will not be subjected to further disturbance as part of the project. This does not include areas already designated as urban/developed. Prior to seeding temporary ground disturbance areas, the Lead Biologist will review the seeding palette to ensure that no seeding of invasive plant species, as identified in the most recent version of the California Invasive Plant Inventory for the region, will occur.

Section 4.4, Biological Resources, Page 4.4-80

MM 4.4-9 If construction and decommissioning activities are conducted during the typical nesting bird season (February 1 through August 31), a Lead Biologist or their designee shall conduct a pre-construction or pre-decommissioning nesting survey within 10~~14~~ days of ground disturbance activities to reduce potential impacts to avian species. Surveys need not be conducted for the entire project site at one time; they may be phased so that surveys occur within 10~~14~~ days prior to disturbance in specific areas of the site. The survey area shall cover a 500-foot buffer (where legally accessible).

a. If nesting birds/raptors are observed, and continuous monitoring by a qualified biologist will occur, a Lead Biologist or approved Biological Monitor shall establish an appropriate buffer distance around the nest site (typically 100 feet for passerines and up to 500 feet for raptors). If continuous monitoring is not feasible, then a minimum no-disturbance buffer of 250 feet will be established for non-listed passerines. The buffer shall remain in place until the Lead Biologist or approved Biological Monitor has determined that the nest is no longer active. Encroachment into the buffer may occur at the discretion of the Lead Biologist in consultation with the Kern County Planning and Natural Resources Department.

b. If construction is scheduled to occur during the non-nesting season (September 1 to January 31), no pre-construction surveys or additional measures are required for nesting birds, including raptors.

Section 4.4, Biological Resources, Page 4.4-82—4.4-83

MM 4.4-13: Within 14 days prior to the commencement of any ground-disturbing activities a Lead Biologist or their designee knowledgeable in the identification of special-status wildlife species with potential to occur on the project site shall conduct pre-construction surveys for special-status wildlife species, including desert tortoise, within the project site, as well as within a minimum of 500 feet (where legally accessible) to determine if any special-status species are present. Surveys need not be conducted for all areas of suitable habitat at one time; they may be phased so that surveys occur no more than 14 days prior to ground disturbance in specific areas of the site.

a. If no Class 1 desert tortoise burrows or tortoises are discovered during preconstruction surveys, no further mitigation for desert tortoise is necessary. If Class 1 burrows or tortoises are identified on the project site during preconstruction surveys or within 50 feet of project activities and cannot be avoided, the project proponent shall be required to consult with the USFWS and CDFW regarding take coverage, and shall comply with all avoidance, minimization, and compensatory mitigation requirements set forth in any issued permit for the project authorizing take of the species. Documentation of any such take authorization and mitigation shall be provided to the Kern County Planning and Natural Resources Department.

b. A Raven Management Plan shall be developed for the project site in accordance with USFWS guidelines and shall implement management measures for ravens in the project area. This plan shall include at a minimum:

1. Structure designs that eliminate perches, waste management, roadkill management, management of ponded water during construction and operations, and nest removal on structures within the project site and along the transmission line.
2. Identification of all common raven nests within the project area during construction.
3. Weekly inspections during construction under all nests in the project area for evidence of desert tortoise predation (e.g., scutes, shells, etc.). If evidence of desert tortoise predation is noted, a report shall be submitted to the USFWS, CDFW, and the Kern County Planning and Natural Resources Department within five calendar days; and
4. Provisions for the management of trash that could attract common ravens during the construction, operations and maintenance, and decommissioning phases of the proposed project.

Section 4.4, Biological Resources, Page 4.4-85

MM 4.4-18 A weed control plan shall be prepared to address the control of invasive weeds and plants. The weed control plan shall be in place prior to construction activities and shall be completed to the satisfaction of the County Planning Department. The plan shall include a risk assessment of the invasive weed and plant species currently known within the project site, procedures to control their spread on-site and to adjacent offsite areas, and procedures to minimize the introductions of new weed and plant species. The Weed Control Plan shall include preventive measures that would minimize the potential establishment of invasive weed and plant species during project implementation, including the O&M phase. To minimize the spread and establishment, tires and surfaces of all trucks and construction equipment shall be cleaned with water or high-pressure air prior to commencing work in off-site areas, and/or the use of rocks/grates at the entries to the project site shall be installed to physically dislodge seeds. Certified weed-free mulch shall be used when stabilizing areas of disturbed soils and onsite soils shall be used to the maximum extent practicable for fill. This measure also shall apply during decommissioning activities.

Section 4.4, Biological Resources, Page 4.4-92

When considered in combination with other existing and reasonably foreseeable projects in the surrounding flat, open portions of Antelope Valley from SR-14 to the Tehachapi foothills, the proposed project has the potential to further reduce local wildlife movement. However, wildlife movement within the project site and area is likely diffuse, and flat, undeveloped lands would remain available to facilitate wildlife movement within the valley. Additionally, the project's use of wildlife permeable fencing would reduce wildlife movement impacts at the cumulative level. Therefore, impacts concerning wildlife movement would be less than significant.

Section 4.18, Wildfire, Page 4.18-18

Impact 4.18-1: The project would substantially impair an adopted emergency response plan or emergency evacuation plan.

The project site is not classified as being within a Very High FHSZ and is not anticipated to physically impede existing emergency response plans, emergency vehicle access, or personnel access to the site. The site is located in a rural, sparsely developed area with limited population. The project site is not located along an identified emergency evacuation route and is not identified in any adopted emergency evacuation plan. The project would comply with applicable Fire Code and Building Code requirements, construction and maintenance/operations managers and personnel would be trained in fire prevention and emergency response. Fire suppression equipment specific to construction would be maintained on site. Additionally, project construction and maintenance/operations would comply with applicable existing codes and ordinances related to the maintenance of mechanical equipment, handling and storage of flammable materials, and cleanup of spills of flammable materials.

As noted in **Section 4.15**, *Transportation*, the need for and number of any escorts of equipment transported during construction (i.e., from California Highway Patrol), as well as the timing of transport, would be reviewed by the California Department of Transportation (Caltrans) and Kern County, and would be detailed in respective oversize load permits. **Mitigation Measure MM 4.15-1** in **Section 4.15**, *Traffic and Transportation*, would require that all oversize vehicles used on public roadways during construction obtain required permits and obtain approval of a Construction Traffic Control Plan, as well as identify anticipated construction delivery times and vehicle travel routes in advance to minimize construction traffic during a.m. and p.m. peak hours. This would ensure that the potential for project-related construction traffic to interfere with vehicular circulation or emergency access along local roadways would be minimized, including during any times of emergency evacuation. Additionally, project operations would generate limited daily traffic traveling to and from the site for work and/or for intermittent maintenance purposes.

Therefore, the project would not conflict with the implementation of, or physical interference with, an adopted emergency response plan or emergency evacuation plan and potential impacts would be less than significant.

Mitigation Measure

Impacts would be less than significant, and implementation of **Mitigation Measure MM 4.15-1** would further reduce impacts ~~Implementation of **Mitigation Measure MM 4.15-1** would be required~~ (See **Section 4.15**, *Transportation*, for full mitigation text).

Level of Significance

~~With implementation of **Mitigation Measure MM 4.15-1**, i~~Impacts would be less than significant.

Section 6.0, Alternatives, Table 6-2, Pages 6-9 through 6-11

TABLE 6-2: SUMMARY OF DEVELOPMENT ALTERNATIVES

Alternative	Description	Basis for Selection and Summary of Analysis
Project	Construction and operation of a solar facility and associated infrastructure necessary to generate up to 1,400 MW of renewable electrical energy and up to 8 GWh of energy storage capacity on approximately 7,700 acres. The power would be delivered via a gen-tie line to a grid interconnection point at the SCE Windhub Substation. Approval of zone classification changes, CUPs, General Plan amendments, zone variances, removal of road reservations, vacation of easements, and vesting tentative parcel maps would be required.	N/A
Alternative 1: No Project Alternative	No development would occur on the project site. The project site would remain unchanged.	• Required by CEQA. • Avoids need for CUPs, zone classification changes, General Plan amendments, zone variances, removal of road reservations, vacation of easements, or vesting tentative parcel maps. • Avoids all significant and unavoidable impacts. • Would not offset greenhouse gas (GHG) emissions from existing nonrenewable energy generation, and thus have greater impacts on GHG emissions. • No impact in all remaining environmental issue areas. • Does not meet any of the project objectives.
Alternative 2: General Plan/Specific Plan and Zoning Build-Out Alternative	Project site would be developed to the maximum intensity allowed under existing Kern County General Plan or Soledad Mountain Elephant Butte Specific Plan land use designations and zoning classifications and other existing applicable allowances.	• Avoids need for the proposed zone classification changes, CUPs, General Plan amendments, zone variances, removal of road reservations, vacation of easements, and vesting tentative parcel maps. However, similar entitlements may be required for uses specified in existing zone districts. • Reduces impacts to aesthetics, <u>and</u> agriculture and forestry~~, and wildfire~~ resources. • Similar impacts to air quality, geology and soils, hazards and hazardous materials, land use and planning,

Alternative	Description	Basis for Selection and Summary of Analysis
		mineral resources, ~~and~~ noise, and wildfire. • Greater overall impacts in all remaining environmental issue areas. • Does not meet any of the project objectives.
Alternative 3: Reduced Acreage Alternative	Construction and operation of a solar power generation and energy storage facility on the project site to leave a total of approximately 2,900 acres undeveloped. This alternative is still expected to contain enough land to construct a solar array field capable of generating up to approximately 800 MW, with up to 4.8 GWh of energy storage. The alternative would similarly require zone classification changes, conditional use permits, General Plan amendments, zone variances, removal of road reservations, vacation of easements, and vesting tentative parcel maps.	• Greater GHG emissions impact as benefit of offsetting GHG emissions from nonrenewable energy generation would be minimized. • Greatly reduces the ability to optimize the value and use of existing nearby infrastructure deliverability capacity at Windhub Substation. • Reduces, but similar impacts to hazards and hazardous materials, land use and planning, mineral resources, noise, public services, and wildfires. • Reduces impacts in all remaining environmental issue areas. • Would not eliminate or substantially lessen significant any unavoidable impacts associated with aesthetics (project and cumulative), biological resources (project WJT only and cumulative), or wildfire (cumulative only). • Does not meet all of the project objectives.

Alternative	Description	Basis for Selection and Summary of Analysis
Alternative 4: No Ground-Mounted Utility-Solar Development Alternative – Distributed Commercial and Industrial Rooftop Solar Only	The construction of up to 1,400 MW of PV solar distributed on rooftops throughout western Antelope Valley. Electricity generated would be for onsite use only.	• Avoids need for zone classification changes, CUPs, General Plan amendments, zone variances, removal of road reservations, vacation of easements, and vesting tentative parcel maps at the project site, but may require other entitlements (such as a CUP or variance) on other sites. • Avoids significant and unavoidable impacts associated with aesthetics, biological resources, and wildfire. • Greater GHG emissions impact as benefit of offsetting GHG emissions from nonrenewable energy generation would be minimized. • No impacts on land use and planning or mineral resources. • Similar impacts to air quality, energy, and noise. • Reduces impacts in all remaining environmental issue areas. • Does not meet most project objectives nor does this alternative account for the benefits of inclusion of an energy storage component of the project.

Section 6.0, Alternatives, Pages 6-34 through 6-35

Comparison of Impacts

The General Plan/Specific Plan and Zoning Build-Out Alternative would result in less impact to aesthetics, agriculture and forestry resources, and wildfire than the proposed project. The alternative would result in similar impacts to geology and soils, hazards and hazardous materials, land use and planning, mineral resources, ~~and~~ noise, and wildfire. This alternative would result in greater impacts in all remaining environmental resource areas. Greater impacts to air quality would result from routine emissions associated with residential uses, agricultural vehicles, ongoing ground disturbance, and livestock emissions, etc. Greater impacts to biological resources would occur due to this alternative's need to implement more intensive ground clearing and grading strategies, thereby irreversibly altering the existing landscape. Greater impacts to noise would be anticipated during operations of ongoing residential and agricultural uses. Given the ground disturbance required, greater impacts could occur to potentially undiscovered cultural and tribal cultural resources. This alternative would result in greater energy impacts as the project site would not generate renewable energy as compared to the proposed project and would therefore not assist the state in meeting its renewable energy generation goals. Greater impacts to hydrology and water quality would result from greater initial soil disturbance during construction. This alternative would result in greater GHG emission impacts than the project because the potential offset or displacement of GHG

emissions from operation of the solar power generation and energy storage facility would not be realized. The increase in human population onsite during operation would also result in greater impacts to public services, transportation, and utilities and service systems~~, and wildfire~~. This alternative would not eliminate significant and unavoidable impacts associated with biological resources (project WJT only and cumulative) and wildfire (cumulative only).

Appendix D1, Biological Resources Summary Technical Report, Page ES-1

Executive Summary

Biological field surveys and a desktop assessment were conducted for the proposed Discovery Solar PV and Storage Project (Project). Surveys for biological resources were conducted within the Study Area from 2022 to 2025. Although the Project site is 7,700 acres, a larger Study Area of 8,606 acres that encompasses the 7,700-acre Project site and the proposed generation tie line corridor was surveyed for vegetation communities, rare plant species and California Desert Native Plants Act species, Mojave desert tortoise (*Gopherus agassizii,* referred to herein as desert tortoise), burrowing owl (*Athene cunicularia*), and desert kit fox (*Vulpes macrotis arsipus*). Unless otherwise stated, "Study Area" refers to these 8,606 acres. Approximately ~~2,426~~7,000 acres within the 7,700-acre Project site ~~are designated for zone changes only and~~ would ~~not~~ be disturbed. The survey area for golden eagle (*Aquila chrysaetos*) and California condor (*Gymnogyps californianus*) consisted of the Project site plus a 2-mile buffer, and the survey area for Swainson's hawk (*Buteo swainsoni*) consisted of the Project site plus a 5-mile buffer.

Appendix D2, Botanical Inventory Report, Page 1

Project Description and Location

The Project includes development of a photovoltaic (PV) solar facility and associated infrastructure necessary to generate up to 1,400 megawatts (MW) of renewable electrical energy with up to 8 gigawatt-hours of energy storage capacity (approximately 1,000 MW) on an approximately 7,700-acre Project site in an unincorporated area of southeastern Kern County, California. Approximately ~~2,426~~7,000 acres within the 7,700-acre Project site ~~are designated for zone changes only and~~ would ~~not~~ be disturbed (Figure 1).

Appendix D3, Mojave Desert Tortoise Survey Report, Page 1

Project Description and Location

The Project includes development of a photovoltaic (PV) solar facility and associated infrastructure necessary to generate up to 1,400 megawatts (MW) of renewable electrical energy with up to 8 gigawatt-hours of energy storage capacity (approximately 1,000 MW) on an approximately 7,700-acre Project site in an unincorporated area of southeastern Kern County, California. Approximately ~~2,426~~7,000 acres within the 7,700-acre Project site ~~are designated for zone changes only and~~ would ~~not~~ be disturbed (**Figure 1**).

Appendix D4, Burrowing Owl Survey Report, Page 1

Project Description and Location

The Project includes development of a photovoltaic (PV) solar facility and associated infrastructure necessary to generate up to 1,400 megawatts (MW) of renewable electrical energy with up to 8 gigawatt-hours of energy storage capacity (approximately 1,000 MW) on an approximately 7,700-acre Project site in an unincorporated area of southeastern Kern County, California. Approximately ~~2,426~~7,000 acres within the 7,700-acre Project site ~~are designated for zone changes only and~~ would ~~not~~ be disturbed (Figure 1).

Appendix D5, Desert Kit Fox Survey Report, Page 1

Project Description and Location

The Project includes development of a photovoltaic (PV) solar facility and associated infrastructure necessary to generate up to 1,400 megawatts (MW) of renewable electrical energy with up to 8 gigawatt-hours of energy storage capacity (approximately 1,000 MW) on an approximately 7,700-acre Project site in an unincorporated area of southeastern Kern County, California. Approximately ~~2,426~~7,000 acres within the 7,700-acre Project site ~~are designated for zone changes only and~~ would ~~not~~ be disturbed (Figure 1).

Appendix D6, Swainson's Hawk (*Buteo swainsoni*) and Nesting Raptor Survey Report, Page 6

Project Description and Location

The Project includes development of a photovoltaic (PV) solar facility and associated infrastructure necessary to generate up to 1,400 megawatts (MW) of renewable electrical energy with up to 8 gigawatt-hours of energy storage capacity (approximately 1,000 MW) on an approximately 7,700-acre Project site in an unincorporated area of southeastern Kern County, California. Approximately ~~2,426~~7,000 acres within the 7,700-acre Project site ~~are designated for zone changes only and~~ would ~~not~~ be disturbed (Figure 1).

Appendix D7, Golden Eagle (*Aquila chrysaetos*) and California Condor (*Gymnogyps californianus*) Analysis of Use, Page 1

Project Description and Location

The Project includes development of a photovoltaic (PV) solar facility and associated infrastructure necessary to generate up to 1,400 megawatts (MW) of renewable electrical energy with up to 8 gigawatt-hours of energy storage capacity (approximately 1,000 MW) on an approximately 7,700-acre Project site in an unincorporated area of southeastern Kern County, California. Approximately ~~2,426~~7,000 acres within the 7,700-acre Project site ~~are designated for zone changes only and~~ would ~~not~~ be disturbed (Figure 1).

Appendix D9, Memorandum on Potential for Mohave Ground Squirrel Occurrence in the Discovery Solar PV and Storage Project, Page 1

Project Description and Location

The Project includes development of a photovoltaic (PV) solar facility and associated infrastructure necessary to generate up to 1,400 megawatts (MW) of renewable electrical energy with up to 8 gigawatt-hours of energy storage capacity (approximately 1,000 MW) on an approximately 7,700-acre Project site in an unincorporated area of southeastern Kern County, California. Approximately ~~2,426~~7,000 acres within the 7,700-acre Project site ~~are designated for zone changes only and~~ would ~~not~~ be disturbed (**Figure 1**).

7.3 Responses to Comments

A list of agencies and interested parties who have commented on the Draft EIR is provided below. A copy of each numbered comment letter and a lettered response to each comment are provided following this list.

Federal Agencies

Comment Letter 1: Marine Corps Installation West (MCIWEST) (March 18, 2026, and April 2, 2026)

State Agencies

Comment Letter 2: California Department of Conservation, Geologic Energy Management Division (CalGem) (February 3, 2026)

Comment Letter 3: California Department of Transportation (Caltrans) District 9 (February 13, 2026)

Comment Letter 4: California Department of Fish and Wildlife (CDFW) (March 13, 2026)

Local Agencies

Comment Letter 5: Kern County Fire Department (January 30, 2026)

Comment Letter 6: Kern County Superintendent of Schools (February 18, 2026)

Comment Letter 7: Kern County Public Works Department, County Surveyor (March 4, 2026)

Comment Letter 8: Eastern Kern Air Pollution Control District (March 6, 2026)

Interested Parties

Comment Letter 9: Hisham Elkhatib (February 19, 2026)

Comment Letter 10: Reina R. Cornejo (February 20, 2026)

Comment Letter 11: Reina R. Cornejo (February 24, 2026)

Comment Letter 12: Defenders of Wildlife and California Native Plant Society (March 13, 2026)

Federal Agencies

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Comment Letter 1: Marine Corps Installation West (MCIWEST)

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From: Jensen CIV Danny J <danny.jensen@usmc.mil>
Sent: Wednesday, March 18, 2026 10:54 AM
To: tolentinoM@kerncounty.com
Subject: DISCOVERY SOLAR PV AND STORAGE PROJECT

Tolentino – First off let me apologize for not meeting the Public Comment period January 28, 2026 – March 13, 2026. This office received information regarding the subject project from the Marine Corps Installation West (MCIWEST) G-7 Community Plans Liaison Office Marine Corps Base (MCB) Camp Pendleton. Initial quick look revealed that the project underlays Military Training Route (MTR) IR 211. To help identify and mitigate any impact on military training suggest that your team **(or actually the proponent/developer)** go to the Department of Defense (DOD) Military Aviation and Installation Assurance Siting Clearinghouse and request an Informal Review of the project. Using the link provided go to the Project Review tab and select Informal Review and click on Request an Informal Review to access the DoD Siting Clearinghouse – Informal Review Request Form. 1-A

https://www.dodclearinghouse.osd.mil/

Due to the location of the MTR IR-211 MCIWEST Airspace Encroachment and Sustainment Coordinator (myself), on behalf of the DoW, is requesting proponent/developer conduct a "Glint/Glare Study" and provide copy to us to help assess the impact (safety) on military training capability. If you are not the right person to send this could you please forward and cc me. Please reach back to me when the form has been submitted. Should you need anything else or would like to discuss further I am available.

Thanks in advance.

Very Respectfully,

Danny Jensen
Regional Airspace Coordinator and
Airspace Encroachment and Sustainment Coordinator
MCIWEST-MCB CAMPEN G-3/5
(Office) 760-763-7409
(Cell) 619-997-0804
Email danny.jensen@usmc.mil

From: Jensen CIV Danny J <danny.jensen@usmc.mil>
Sent: Thursday, April 2, 2026 3:19 PM
To: Stuart O. Witt <stuart@wittandassoc.com>
Cc: Jensen CIV Danny J <danny.jensen@usmc.mil>
Subject: RE: IR211 solar project by TerraGen Development

Stu – based on analysis of the GIS diagram of the Discovery Project and the Enterprise Glint/Glare study you provided me on 19 March 2026 MCIWEST G-3/5 has determined No Impact to USMC flight operations. Should the project scope change in size or location MCIWEST would need to re-evaluate impact. Thanks need anything else let me know.

VR
Danny Boy

1-B

From: Stuart O. Witt <stuart@wittandassoc.com>
Sent: Monday, March 30, 2026 2:09 PM
To: Jensen CIV Danny J <danny.jensen@usmc.mil>
Cc: Stuart O. Witt <stuart@wittandassoc.com>
Subject: [Non-DoD Source] IR211 solar project by TerraGen Development

Mr. Jensen,

TerraGen is requesting a formal letter from your organization stating your findings on the Discovery Project based on the information you have received. If you need further technical reports please let me know and I will deliver them to you. It would surprise me if Mr. Criag Murphy, KCPD, does not want same based on your evaluation.

I left you a v/m as well. Thank you in advance.

V/R,
Stuart Witt

Response to Comment Letter 1: MCIWEST

1-A

The commenter requests that the project proponent submit an Informal Review via the Department of Defense (DoD) Military Aviation and Installation Assurance Siting Clearinghouse to identify potential impacts to Military Training Route (MTR) IR 211. The commenter further requests that the project proponent prepare a glint/glare study.

1-B

In a subsequent email on April 2, 2026, the commenter states that based on review of technical data provided by the applicant, the commenter determines that the project would have no impact to United States Marine Corps flight operations, such that neither a glint/glare study nor revisions to the Draft EIR are required.

This comment does not raise a substantive issue on the content of the Draft EIR. The comment has been noted for the record, and revisions to the Draft EIR are not necessary. The County thanks the author for their comments and participation in the public review of the document.

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State Agencies

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Comment Letter 2: California Department of Conservation, Geologic Energy Management Division (CalGEM)

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February 3, 2026

VIA ELECTRONIC MAIL

Mark Tolentino
2700 M Street
Suite 100
Bakersfield, CA 93301

TolentinoM@kerncounty.com

Assessor Parcel Number(s): Multiple
Project Location Address: Multiple

PROJECT TITLE: Draft EIR for the Discovery Solar PV and Storage Project by Discovery Solar Storage, LLC

Public Resources Code (PRC) section 3208.1 establishes re-abandonment responsibility when previously plugged and abandoned oil, gas or geothermal wells will be impacted by planned property development or construction activities. Local permitting agencies, property owners, and/or developers should be aware of, and fully understand, that significant and potentially dangerous issues may be associated with development near previously abandoned oil, gas, and geothermal wells.

The California Geologic Energy Management Division (CalGEM) has received the above-referenced project dated February 2, 2026. To assist local permitting agencies, property owners, and developers in making safe and practical land use decisions regarding potential development near oil, gas, or geothermal wells, CalGEM provides a table in the attached enclosure of the wells within the parcel boundary or in its vicinity, based on CalGEM's Well Finder database (https://maps.conservation.ca.gov/doggr/wellfinder/). 2-A

CalGEM categorically advises against building over, or in any way impeding access to, oil, gas, or geothermal wells. Impeding access to a well could result in the need to remove any structure or obstacle that prevents or impedes access including, but not limited to, buildings, housing, fencing, landscaping, trees, pools, patios, sidewalks, roadways, and decking at the landowner's expense if there is a need to access a well. Maintaining sufficient access is considered the ability for a well servicing unit and associated necessary equipment (consisting of well servicing rig, pumping equipment, pipe trailer) to reach a well from a public street or access way, solely over the parcel on which the well is located. A well servicing unit, and any necessary equipment, should 2-B

be able to pass unimpeded along and over the route, and should be able to access the well without disturbing the integrity of surrounding infrastructure. Impermeable barriers such as asphalt, concrete, and plastic may trap hazardous gases and liquids underneath and could create a safety hazard if built over a well that later develops a leak.

CalGEM recommends that any well for which access is impeded or built over, against CalGEM's advice, should be evaluated by a qualified petroleum professional for compliance with the statutory objectives of isolating all hydrocarbon-bearing strata; protecting underground and surface waters; prevention of subsequent damage to life, health, property, and other resources; and prevention of loss of oil, gas, or reservoir energy. CalGEM recommends that wells that do not meet these standards are abandoned or re-abandoned prior to construction. The well information can be accessed through CalGEM's Well Finder database mentioned above. PRC section 3208, subdivision (a), provides the primary statutory authority for CalGEM to oversee adequate abandonment of wells. Additionally, CalGEM has developed the regulatory guidance for operators to be followed during well abandonment, which are listed within California Code of Regulation, title 14 (CCR) section 1723 and associated sub-sections (for onshore wells), and section 1745 and associated sub-sections (for offshore wells). 2-B Cont.

There is no guarantee that a well abandoned in compliance with current Division requirements as prescribed by law will not start leaking in the future. Due to the inability to predict all subsurface conditions or changes, it always remains a possibility that any well may start to leak oil, gas, and/or water after abandonment, no matter how thoroughly the well was plugged and abandoned. CalGEM acknowledges wells plugged and abandoned to the most current Division requirements as prescribed by law have a lower probability of leaking in the future, however there is no guarantee that such abandoned wells will not leak.

CalGEM advises that all wells identified on the development parcel prior to, or during, development activities be tested for liquid and gas leakage. Surveyed locations in Latitude and Longitude, NAD 83 decimal format, and leak testing results should be provided to CalGEM. CalGEM expects any wells found leaking to be reported to CalGEM immediately.

PRC section 3208.1 gives CalGEM the authority to order or permit the re-abandonment of any well where it has reason to question the integrity of the previous abandonment. Responsibility for re-abandonment costs may be affected by the choices made by the local permitting agency, property owner, and/or developer in considering the general advice set forth in this letter. The PRC continues to define the person or entity responsible for re-abandonment as: 2-C

1. The property owner - If the well was plugged and abandoned in conformance with Division requirements at the time of abandonment, and in its current condition does not pose an immediate danger to life, health, and property, but requires additional work solely because the owner of the property on which the well is

located proposes construction on the property that would prevent or impede access to the well for purposes of remedying a currently perceived future problem, then the owner of the property on which the well is located shall obtain all rights necessary to re-abandon the well and be responsible for the re-abandonment.

2. The person or entity causing construction over or near the well - If the well was plugged and abandoned in conformance with Division requirements at the time of plugging and abandonment, and the property owner, developer, or local agency permitting the construction failed either to obtain an opinion from the supervisor or district deputy as to whether the previously abandoned well is required to be re-abandoned, or to follow the advice of the supervisor or district deputy not to undertake construction that impedes access, then the person or entity causing the construction over or near the well shall obtain all rights necessary to re-abandon the well and be responsible for the re-abandonment.

3. The party or parties responsible for disturbing the integrity of the abandonment - If the well was plugged and abandoned in conformance with Division requirements at the time of plugging and abandonment, and after that time someone other than the operator or an affiliate of the operator disturbed the integrity of the abandonment in the course of developing the property, then the party or parties responsible for disturbing the integrity of the abandonment shall be responsible for the re-abandonment.

2-C cont'd

Should any wells require abandonment or re-abandonment, the responsible party must submit a Notice of Intention (NOI) to CalGEM through WellSTAR. The NOI form can be accessed in the 'Plugging and Abandonment' section of the following link: https://www.conservation.ca.gov/calgem/for_operators.

No well work may be performed on any oil, gas, or geothermal well without written approval from CalGEM. Well work requiring approval includes, but is not limited to, mitigating leaking gas or other fluids from abandoned wells, modifications to well casings, and/or any other re-abandonment work. CalGEM also regulates the top of a plugged and abandoned well's minimum and maximum depth below final grade. CCR section1723.5 states well casings shall be cut off at least 5 feet but no more than 10 feet below the surface of the ground. If any well needs to be lowered or raised (i.e. casing cut down or casing riser added) to meet this regulation, a permit from CalGEM is required before work can start.

CalGEM makes the following additional recommendations to the local permitting agency, property owner, and developer:

1. To ensure that present and future property owners are aware of (a) the existence of all wells located on the property, and (b) potentially significant issues associated with any improvements near oil or gas wells, CalGEM recommends that information regarding the below identified well(s), and any other pertinent information obtained after the issuance of this letter, be communicated to the

2-D

appropriate county recorder for inclusion in the title information of the subject real property.

2. CalGEM recommends that any soil containing hydrocarbons be disposed of in accordance with local, state, and federal laws. Please notify the appropriate authorities if soil containing significant amounts of hydrocarbons is discovered during development.

2-D cont'd

As indicated in PRC section 3106, CalGEM has statutory authority over the drilling, operation, maintenance, and abandonment of oil, gas, and geothermal wells, and attendant facilities, to prevent, as far as possible, damage to life, health, property, and natural resources; damage to underground oil, gas, and geothermal deposits; and damage to underground and surface waters suitable for irrigation or domestic purposes. In addition to CalGEM's authority to order work on wells pursuant to PRC sections 3208.1 and 3224, it has authority to issue civil and criminal penalties under PRC sections 3236, 3236.5, and 3359 for violations within CalGEM's jurisdictional authority. CalGEM does not regulate grading, excavations, or other land use issues.

Should you have any questions, or if any wells are encountered that were not part of this letter, contact CalGEM at (661) 322-4031 or via email at CalGEMCentralCSWR@conservation.ca.gov.

2-E

Sincerely,

Emilio Flores

Emilio Flores
Office Technician

Enclosure

Enclosure: The wells listed below are reported to be located within and nearby the parcel boundary and may have future access impeded.

Township, Range, Section	API No.	Well Name
T11N, R14W, Sec. 25-26, 35-36	No wells found	
T11N, R13W, Sec. 21, 31-33	No wells found	
T10N, R14W, Sec. 1	No wells found	
T10N, R14W, Sec. 2	0402989961	M. K. 3
T10N, R14W, Sec. 11-12, 14-15, 22-23	No wells found	
T10N, R13W, Sec. 2-8, 10, 18	No wells found	

Mark Tolentino

From: CalGEMCentralCSWR@DOC <CalGEMCentralCSWR@conservation.ca.gov>
Sent: Tuesday, February 3, 2026 9:27 AM
To: Mark Tolentino
Subject: Draft EIR for the Discovery Solar PV and Storage Project by Discovery Solar Storage, LLC
Attachments: 2026-02-03_Mark Tolentino_Kern_LetterSigned.pdf; Mail Received 02.02.2026.pdf (2of3).pdf

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or provide information unless you recognize the sender and know the content is safe.

Good morning,

We would like to inform you of an update to our process regarding construction site well reviews.

The Division will no longer be reviewing the abandonment of oil wells as part of this process. Instead a formal letter will be attached to all requests identifying oil wells on the premises and stating that it is our recommendation to not impede access to any wells that have been abandoned and buried. Furthermore, any and all wells that have access impeded or are to be built over should be evaluated by a qualified petroleum professional. If it is deemed that any well(s) requires abandonment or re-abandonment the responsible party must submit a Notice of Intention to the Division through WellSTAR.

Thank you,

Construction Site Well Review Team
California Department of Conservation
CalGEM | Central District
11000 River Run Blvd. Bakersfield, CA 93311
E: CalGEMCentralCSWR@conservation.ca.gov

RECEIVED
FEB 02 2026

KERN COUNTY
Planning & Natural Resources

Craig M. Murphy, Director
2700 "M" Street, Suite 100
Bakersfield, CA 93301-2323
Phone: (661) 862-8600
TTY Relay 1-800-735-2929
Email: planning@kerncounty.com
Web Address: https://kernplanning.com

NOTICE OF AVAILABILITY FOR PUBLIC REVIEW AND HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED DISCOVERY SOLAR PV AND STORAGE PROJECT

This is to advise that the Kern County Planning and Natural Resources Department has prepared a Draft Environmental Impact Report (EIR) for the project identified below. As mandated by State law, the minimum public review period for this document is 45 days.

PROJECT TITLE: Draft EIR for the Discovery Solar PV and Storage Project by Discovery Solar Storage, LLC. (PP24408); ZCC No. 56, Map 197; ZCC No. 71, Map 198; ZCC No. 29, Map 214; ZCC No. 16, Map 215; CUP No. 22 Map 197; CUP No. 47, Map 198; CUP No. 50, Map 214; CUP No. 51, Map 214; CUP No. 19, Map 215; ZV No. 20, Map 197; ZV No. 36, Map 198; ZV No. 15, Map 214; ZV No. 3, Map 215; GPA No. 18, Map 197 (Circulation); GPA No. 5, Map 198 (Circulation); GPA No. 10, Map 214 (Circulation); GPA No. 7, Map 215 (Circulation); Multiple Vesting Tentative Parcel Maps (VTPM)

PROJECT LOCATION: The proposed project site is located at the western edge of the Antelope Valley, approximately 6 miles southwest of the community of Mojave, approximately 9 miles southeast of the City of Tehachapi, approximately 8 miles northwest of the unincorporated community of Rosamond, and approximately 20 miles west of Edwards Air Force Base. Portions of the proposed project are adjacent to and on both sides of the Tehachapi Willow Springs Road, and the LADWP aqueduct. The proposed project is located within the Monolith, Willow Springs, and Soledad Mountain U.S. Geological Survey 7.5-minute quadrangles, and spans multiple Townships, Ranges, and Sections including the following: Township 10 North, Range 13 West, Sections 2-8, 10, and 18; Township 10 North, Range 14 West, Sections 1, 2, 11, 12, 14, 15, 22, and 23; Township 11 North, Range 13 West, Sections 21, 31, 32, and 33; and Township 11 North, Range 14 West, Sections 25, 26, 35, and 36 of the San Bernardino Base and Meridian (SBB&M).

DOCUMENT AVAILABILITY: The Draft EIR and the documents referenced in it are available for public review at the Kern County Clerk's Office, located at 1115 Truxtun Avenue, Bakersfield, CA 93301; the Planning and Natural Resources Department, located at 2700 "M" Street, Suite 100, Bakersfield, CA 93301 or on the Planning and Natural Resources Department website at: **https://kernplanning.com/environmental-doc/discovery-solar-pv-and-storage-project/**

PUBLIC COMMENT: The required Draft EIR public review period is 45 days.

January 28, 2026 – March 13, 2026

Written comments may be submitted to the project planner identified below prior to the close of the Draft EIR public review period on **March 13, 2026, at 5:00 p.m.** to:

Kern County Planning and Natural Resources Department
ATTN: Mark Tolentino, Planner III
2700 "M" Street, Suite 100, Bakersfield, CA 93301
Phone: (661) 862-5041
E-mail: TolentinoM@kerncounty.com

RECEIVED
FEB 02 2026
DIVISION OF OIL & GA.
BAKERSFIELD

PUBLIC HEARING: A public hearing has been scheduled with the Kern County Planning Commission to consider a recommendation on the proposed project and solicit comments on the adequacy and completeness of the analysis and proposed mitigation measures described in the Draft EIR. You may comment by providing testimony at the public hearing on:

DATE: **April 23, 2026**
TIME: **7:00 P.M. or soon thereafter**
LOCATION: **Chambers of the Board of Supervisors**
Kern County Administrative Center, First Floor
1115 Truxtun Avenue, Bakersfield, CA 93301

After consideration by the Planning Commission, a public hearing will be scheduled for the Kern County Board of Supervisors for final consideration and action. Comments may be provided at that hearing or prior to any action by the Board of Supervisors on any matter. The Board of Supervisors decision is final.

If you challenge the action taken on this request in court, you may be limited to raising only those issues you or someone else raised at this public hearing, or in written correspondence delivered to the Planning and Natural Resources Department at, or prior to, the public hearing.

PROJECT DESCRIPTION: The proposed Discovery Solar PV and Storage Project is a photovoltaic (PV) solar facility with associated infrastructure necessary to generate up to 1,400 megawatts (MW) of renewable electrical energy with up to 8 gigawatt-hours (GWh) of energy storage capacity (approximately 1,000 MW) on an approximate 7,700 acre project site, across 473 privately owned parcels, in an unincorporated area of southeastern Kern County.

A 13.8-acre portion of an additional parcel located adjacent to the southern portion of the proposed project site is proposed for a temporary, off-site construction laydown yard to supplement proposed laydown areas within the Conditional Use Permit (CUP) boundaries of the solar arrays. An additional approximate 411 acres on six (6) parcels are allotted for the proposed medium-voltage (MV) transmission and access easement. PV solar panels, a power collection system, including MV lines that connect the solar facilities, inverters, a 230 kilovolt switchyard, foundations, and transformers will be installed onsite.

Associated infrastructure includes an operations and maintenance (O&M) facility, telecommunication facilities, energy storage system(s), up to three onsite collector substations, and temporary laydown yards. The proposed project also includes a generation-tie (gen-tie) line to connect the project to the existing Windhub Substation.

Implementation of the project as proposed includes the following land use entitlement requests:

Zone Change

(a) Zone Classification Change No. 56, Map 197 from A-1 (Limited Agriculture) to A (Exclusive Agriculture) on approximately 357.88 acres, A-1 FP (Limited Agriculture, Floodplain Combining) to A FP (Exclusive Agriculture, Floodplain Combining) on approximately 10.02 acres, A-1 (Limited Agriculture) and A-1 FP (Limited Agriculture, Floodplain Combining) to A FP (Exclusive Agriculture, Floodplain Combining) on approximately 574.63 acres, and A-1 (Limited Agriculture) and A-1 WE (Limited Agriculture, Wind Energy Combining) to A (Exclusive Agriculture) and A WE (Exclusive Agriculture, Wind Energy Combining) on approximately 85.06 acres, for a total of approximately 1,027.59 acres.

(b) Zone Classification Change No. 71, Map 198 from A-1 (Limited Agriculture) to A (Exclusive Agriculture) on approximately 80.26 acres, E (2.5) RS (Estate 2.5 acres, Residential Suburban Combining) to A (Exclusive Agriculture) on approximately 10 acres, E (20) RS (Estate 20 Acres, Residential Suburban Combining) to A (Exclusive Agriculture) on approximately 493.64 acres, and A WE (Exclusive Agriculture, Wind Energy Combining) and E (20) RS (Estate 20 Acres, Residential Suburban Combining) to A WE (Exclusive Agriculture,

Wind Energy Combining) on approximately 40.01 acres, and A (Exclusive Agriculture) on approximately 40 acres, for a total of approximately 623.91 acres.

(c) Zone Classification Change No. 29, Map 214 from E (2.5) RS (Estate 2.5 Acres, Residential Suburban Combining) to A (Exclusive Agriculture) on approximately 150.70 acres, PL RS (Platted Lands, Residential Suburban Combining) to A (Exclusive Agriculture) on approximately 308.69 acres and A-1 (Limited Agriculture) to A (Exclusive Agriculture), and PL RS FP (Platted Lands, Residential Suburban Combining, Floodplain Combining) to A FP (Exclusive Agriculture, Floodplain Combining) on approximately 170.39 acres, for a total of approximately 629.78 acres.

(d) Zone Classification Change No. 16, Map 215 from PL RS (Platted Lands, Residential Suburban Combining) to A (Exclusive Agriculture) on approximately 111.71 acres.

Conditional Use Permit

(a) Conditional Use Permit No. 22, Map 197, to allow for the construction and operation of a solar facility up to 200 MW and associated infrastructure, including energy storage and a switchyard, on approximately 811.23 acres in an A (Exclusive Agriculture) District, pursuant to Chapter 19.12.030.G and 19.12.030.K of the Kern County Zoning Ordinance.

(b) Conditional Use Permit No. 47, Map 198, to allow for the construction and operation of a solar facility up to 150 MW and associated infrastructure, including energy storage and temporary construction staging, on approximately 721.65 acres in an A (Exclusive Agriculture) District, pursuant to Chapter 19.12.030.G and 19.12.030.K of the Kern County Zoning Ordinance.

(c) Conditional Use Permit No. 50, Map 214, to allow for the construction and operation of a solar facility up to 550 MW and associated infrastructure, including energy storage and temporary construction staging and equipment storage, on approximately 3,164.18 acres in an A (Exclusive Agriculture) District, pursuant to Chapter 19.12.030.G and 19.12.030.K of the Kern County Zoning Ordinance.

(d) Conditional Use Permit No. 19, Map 215, to allow for the construction and operation of a solar facility up to 500 MW and associated infrastructure, including energy storage and temporary construction staging and equipment storage, on approximately 2,773.09 acres in an A (Exclusive Agriculture) District, pursuant to Chapter 19.12.030.G and 19.12.030.K of the Kern County Zoning Ordinance.

General Plan Amendment (Circulation)

(a) General Plan Amendment No. 18, Map 197, to remove future road reservations on section and mid-section lines as called for within the Circulation Element of the Kern County General Plan; and to remove future road reservations on section and mid-section lines within the project boundary.

(b) General Plan Amendment No. 5, Map 198, to remove road reservations on section and mid-section lines as called for within the Circulation Element of the Kern County General Plan; and to remove future road reservations on section and mid-section lines within the project boundary.

(c) General Plan Amendment No. 10, Map 214, to remove road reservations on section and mid-section lines as called for within the Circulation Element of the Kern County General Plan; and to remove future road reservations on section and mid-section lines within the project boundary.

(d) General Plan Amendment No. 7, Map 215, to remove road reservations on section and mid-section lines as called for within the Circulation Element of the Kern County General Plan; and to remove future road reservations on section and mid-section lines within the project boundary.

Zone Variance:

(a) Zone Variance No. 20, Map 197, to authorize multiple parcels of substandard size where a minimum of 20 acres is required for each change in base zoning from the A-1 (Limited Agriculture) District to the A (Exclusive Agriculture) District across approximately 140.15 total acres.

(b) Zone Variance No. 36, Map 198, to authorize multiple parcels of substandard size where a minimum of 20 acres is required for each change in base zoning from the A-1 (Limited Agriculture) District or the E(20) (Estate - 20 acres) District to the A (Exclusive Agriculture) District across approximately 205.68 total acres.

(c) Zone Variance No. 15, Map 214, to authorize multiple parcels of substandard size where a minimum of 20 acres is required for each change in base zoning from the PL (Platted Lands) District to the A (Exclusive Agriculture) District across approximately 89.83 total acres.

(d) Zone Variance No. 3, Map 215, to authorize multiple parcels of substandard size where a minimum of 20 acres is required for each change in base zoning from the PL (Platted Lands) District to the A (Exclusive Agriculture) District across approximately 10.12 total acres.

Vesting Tentative Parcel Maps:

(a) Vesting Tentative Parcel Map No. 12587 – Proposing a merger and re-subdivision of five (5) parcels into one (1) parcel of Case Map 197, Section 31, Township 11, Range 13, Quarter of County of Kern, consisting of 220.32 acres (gross), resulting in a 220.32 acre (gross) parcel.

(b) Vesting Tentative Parcel Map No. 12589 – Proposing a merger and re-subdivision of four (4) parcels into one (1) parcel of Case Map 198, Parcel Map 3816, Lots 1-4 of County of Kern, consisting of 159.83 acres (gross), resulting in a 159.83 acre (gross) parcel.

(c) Vesting Tentative Parcel Map No. 12590 – Proposing a merger and re-subdivision of six (6) parcels into one (1) parcel of Case Map 198, Section 31, Township 11, Range 14, Quarter of County of Kern, consisting of 20.06 acres (gross), resulting in a 20.06 acre (gross) parcel.

(d) Vesting Tentative Parcel Map No. 12591 – Proposing a merger and re-subdivision of twenty-four (24) parcels into one (1) parcel of Case Map 198, Section 26, Township 11, Range 14, Quarter of County of Kern, consisting of 160.71 acres (gross), resulting in a 160.71 acre (gross) parcel.

(e) Vesting Tentative Parcel Map No. 12592 – Proposing a merger and re-subdivision of seventeen (17) parcels into one (1) parcel of Case Map 214, Section 2, Township 10, Range 13, Quarter of County of Kern, consisting of 140.76 acres (gross), resulting in a 140.76 acre (gross) parcel.

(f) Vesting Tentative Parcel Map No. 12593 – Proposing a merger and re-subdivision of ten (10) parcels into one (1) parcel of Case Map 214, Section 3, Township 10, Range 13, Quarter of County of Kern, consisting of 74.86 acres (gross), resulting in a 74.86 acre (gross) parcel.

(g) Vesting Tentative Parcel Map No. 12594 – Proposing a merger and re-subdivision of sixty-eight (68) parcels into one (1) parcel of Case Map 214, Section 4, Township 10, Range 13, Quarter of County of Kern, consisting of 502.73 acres (gross), resulting in a 502.73 acre (gross) parcel.

(h) Vesting Tentative Parcel Map No. 12595 – Proposing a merger and re-subdivision of fifty (50) parcels into one (1) parcel of Case Map 214, Section 6, Township 10, Range 13, Quarter of County of Kern, consisting of 530.27 acres (gross), resulting in a 530.27 acre (gross) parcel.

(i) Vesting Tentative Parcel Map No. 12597 – Proposing a merger and re-subdivision of twenty-three (23) parcels into one (1) parcel of Case Map 214, Section 7, Township 10, Range 13, Quarter of County of Kern, consisting of 231.36 acres (gross), resulting in a 266.74 acre (gross) parcel.

(j) Vesting Tentative Parcel Map No. 12598 – Proposing a merger and re-subdivision of nineteen (19) parcels into one (1) parcel of Case Map 214, Section 7, Township 10, Range 13, Quarter of County of Kern, consisting of 106.21 acres (gross), resulting in a 106.21 acre (gross) parcel.

(k) Vesting Tentative Parcel Map No. 12599 – Proposing a merger and re-subdivision of twenty-six (26) parcels into one (1) parcel of Case Map 214, Section 8, Township 10, Range 13, Quarter of County of Kern, consisting of 336.79 acres (gross), resulting in a 336.79 acre (gross) parcel.

(l) Vesting Tentative Parcel Map No. 12600 – Proposing a merger and re-subdivision of four (4) parcels into one (1) parcel of Case Map 215, Section 23, Township 10, Range 14, Quarter of County of Kern, consisting of 40.47 acres (gross), resulting in a 40.47 acre (gross) parcel.

(m) Vesting Tentative Parcel Map No. 12601 – Proposing a merger and re-subdivision of seven (7) parcels into one (1) parcel of Case Map 215, Section 15, Township 10, Range 14, Quarter of County of Kern, consisting of 281.45 acres (gross), resulting in a 281.45 acre (gross) parcel.

(n) Vesting Tentative Parcel Map No. 12602 – Proposing a merger and re-subdivision of forty-seven (47) parcels into one (1) parcel of Case Map 215, Section 12, Township 10, Range 14, Quarter of County of Kern, consisting of 503.38 acres (gross), resulting in a 501.78 acre (gross) parcel.

(o) Vesting Tentative Parcel Map No. 12603 – Proposing a merger and re-subdivision of five (5) parcels into one (1) parcel of Case Map 215, Section 2, Township 10, Range 14, Quarter of County of Kern, consisting of 407.89 acres (gross), resulting in a 407.89 acre (gross) parcel.

Offsite Features:

(a) Conditional Use Permit No. 51, Map 214, to allow for a temporary, offsite construction laydown area on approximately 13.7 acres of a 30.21 acre parcel in the A (Exclusive Agriculture) District.

ENVIRONMENTAL REVIEW FINDINGS: Anticipated significant and unavoidable impacts on Aesthetics (Project and Cumulative), Biological Resources (Project and Cumulative), Wildfire (Cumulative)

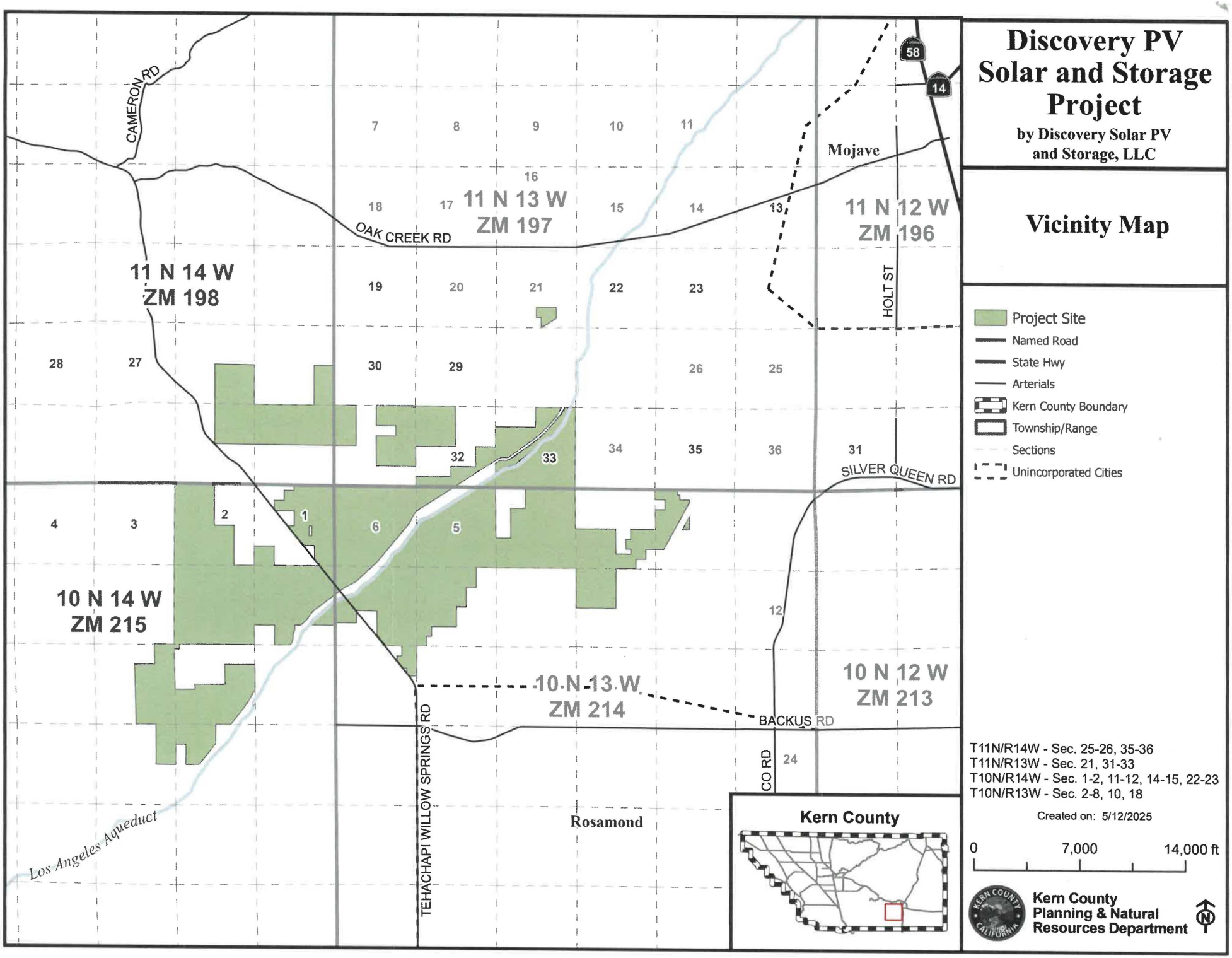
CRAIG M. MURPHY, Director
Planning and Natural Resources Department

To be published once only on next available date and as soon as possible

THE BAKERSFIELD CALIFORNIAN
MOJAVE DESERT NEWS
ROSAMOND WEEKLY NEWS

MT (01/28/26)

cc: County Clerk (2) (with fee)
Environmental Status Board
Supervisorial District No. 2



Discovery PV Solar and Storage Project

by Discovery Solar PV and Storage, LLC

Vicinity Map

- Project Site
- Named Road
- State Hwy
- Arterials
- Kern County Boundary
- Township/Range
- Sections
- Unincorporated Cities

T11N/R14W - Sec. 25-26, 35-36
T11N/R13W - Sec. 21, 31-33
T10N/R14W - Sec. 1-2, 11-12, 14-15, 22-23
T10N/R13W - Sec. 2-8, 10, 18

Created on: 5/12/2025

0 7,000 14,000 ft

Kern County Planning & Natural Resources Department

Response to Comment Letter 2: CalGEM

2-A

The comment summarizes Public Resources Code (PRC) Section 3208.1, which establishes well abandonment responsibility when a previously plugged and abandoned well will be impacted by planned property development or construction activities. The comment also acknowledges receipt of the Notice of Availability of the Draft EIR on February 2, 2026, and has included a table at the end of the letter that lists wells within the parcel boundary or in its vicinity. This comment does not raise a substantive issue on the content of the Draft EIR. The comment has been noted for the record, and revisions to the Draft EIR are not necessary.

2-B

The comment advises against building over or in any way impeding access to oil, gas, or geothermal wells. The comment states that equipment necessary for accessing wells should be able to pass unimpeded, and that access to the well should not disturb the integrity of the surrounding infrastructure. As such, the comment advises that all wells for which access is impeded or built over, against CalGEM's advice, should be tested by a qualified petroleum professional for determining compliance with statutory objectives including, but not limited to, protecting underground and surface waters; prevention of subsequent damage to life, health, and property, and other resources; and prevention of loss of oil, gas, or reservoir energy to assess for abandonment of wells. Additionally, the comment advises that all wells identified in areas to be developed be tested for liquid and gas leakage, that surveys be provided to CalGEM, and that any wells found leaking be reported to CalGEM immediately. This comment does not raise a substantive issue on the content of the Draft EIR. The comment has been noted for the record, and revisions to the Draft EIR are not necessary.

As described in the Draft EIR, the project is not located within a known oil production field, nor are there any known active wells located within the project site. One plugged and abandoned oil and gas well is located within the northwest portion of the project site (CalGEM, 2024). The known plugged and abandoned well does not have an active permit and is considered a dry hole, meaning there were no significant reserves of oil found when the well was drilled.

2-C

The comment states that CalGEM has authority to order or permit the re-abandonment of a well, where it has reason to question the integrity of any previous abandonment, pursuant to PRC Sections 3208.1. The comment provides further information on PRC Section 3208.1 regarding the person or entity responsible for re-abandonment. Furthermore, the comment states that without written approval from CalGEM, no work can be performed on any oil, gas, or geothermal well. This comment does not raise a substantive issue on the content of the Draft EIR. The comment has been noted for the record, and revisions to the Draft EIR are not necessary.

2-D

The comment provides two recommendations for the proposed project: 1) information regarding the wells be communicated to the appropriate County recorder for inclusion in the title information for the project site, and 2) any soil containing hydrocarbons be disposed of in accordance with local, state, and federal laws. This comment does not raise a substantive issue on the content of the Draft EIR. The comment has been noted for the record, and revisions to the Draft EIR are not necessary.

2-E

The comment provides a discussion of CalGEM's statutory authority, as indicated in PRC Sections 3106, 3208.1, 3224, 3236, 3236.5, and 3359. The Lead Agency acknowledges CalGEM's statutory authority. The comment clarifies that CalGEM does not regulate grading, excavations, or other land use issues. The comment provides contact information for any questions and for any wells that are encountered that were not part of the letter. This comment does not raise a substantive issue on the content of the Draft EIR. The comment has been noted for the record, and revisions to the Draft EIR are not necessary.

2-F

The comment lists wells within the project boundary that may have future access impeded by project development. As discussed in **Section 4.12**, *Mineral Resources*, of the Draft EIR, the project site is not located within a known oil production field and does not have known active wells. However, a known plugged and abandoned well is present within the northwest portion of the project site, as listed in the table provided as part of the comment. The abandoned well does not have an active permit and is considered a dry hole, meaning there were no significant reserves of oil found when the well was drilled. This comment does not raise a substantive issue on the content of the Draft EIR. The comment has been noted for the record, and revisions to the Draft EIR are not necessary. The County thanks the author for their comments and participation in the public review of the document.

Comment Letter 3: Caltrans District 9

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California Department of Transportation

DISTRICT 9 PLANNING UNIT
500 SOUTH MAIN STREET
BISHOP, CA 93514 PHONE
760-872-0601

February 13, 2026

Kern County Planning and Natural Resources Department
ATTN: Mark Tolentino, Planner III
Phone: (661) 862-5041
E-mail: TolentinoM@kerncounty.com

Dear Mr. Tolentino:

Thank you for including Caltrans in the review of the **Draft Environmental Impact Report (EIR) for the Discovery Solar PV and Storage Project,** SCH Number 2025071048, which proposes construction and operation of a solar photovoltaic facility and battery storage system in Kern County. Our comments focus on potential traffic considerations for state highways that may be used for construction materials or equipment deliveries. 3-A

If There Are Oversize Loads, please identify: 3-B

- Frequency and size of any oversize loads.
- Proposed staging areas near state highways.
- Compliance with Caltrans permit requirements for oversized load movements.

The Draft EIR should include a **Construction Traffic Management Plan (TMP)** that addresses: 3-C

- Routing of construction traffic on state highways.
- Scheduling of deliveries outside peak travel periods.
- Advance notifications and coordination with Caltrans District 09 Traffic Operations.
- Traffic impacts of construction activities to evaluate truck volumes and potential effects on state highways in the form of a **Traffic Impacts Study (TIS).**

We appreciate the opportunity to review this project. Should you have any questions or require further discussion, please contact the Local Development Review liaison, Catherine Carr, at caltrans.d09.ldr.review@dot.ca.gov or 760-874-8318.

Sincerely,

Catherine E. Carr

Catherine E Carr
Senior Transportation Planner
Local Development Review
Caltrans District 09

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Response to Comment Letter 3: Caltrans District 9

3-A

The commenter thanks Kern County for the opportunity to comment on the project EIR. This comment does not otherwise raise a substantive issue on the content of the Draft EIR. The comments provided have been noted for the record, and no revisions to the Draft EIR are required.

3-B

The comment requests that frequency and size of any oversize loads, proposed staging areas near state highways for oversized loads, and compliance with Caltrans permit requirements for oversized load movements are addressed. **Impact 4.15-3** on page 4.15-35 of the Draft EIR describes how, during construction, the project would require the delivery of heavy construction equipment and photovoltaic solar components using area roadways, some of which may require transport by oversize vehicles. Heavy equipment associated with these components would not be hauled to/from the site daily, but rather would be hauled in and out on an as-needed basis. Nevertheless, the use of oversize vehicles during construction can create a hazard to the public by limiting motorist views on roadways and by the obstruction of space, which is considered a potentially significant impact. However, the project would be required under existing regulations to obtain California Highway Patrol escorts, as well as coordinate the timing of transport, in oversize load permits from Caltrans and Kern County, as appropriate.

Further, **Mitigation Measure MM 4.15-1** requires the project proponent/operator prepare and submit a Construction Traffic Control Plan to Kern County Public Works Department-Development Review and the Caltrans offices for District 9 for approval, specifying oversize load haul routes. **Mitigation Measure MM 4.15-1** also requires the project proponent/operator to obtain all necessary permits for use of oversized/overweight vehicles.

This comment does not otherwise raise a substantive issue on the content of the Draft EIR and no revisions to the Draft EIR are required.

3-C

The comment states that a Construction Management Plan is required which identifies routing of construction traffic on state highways, scheduling of deliveries outside peak travel periods, advance notifications and coordination with Caltrans District 9 Traffic Operations.

Mitigation Measure MM 4.15-1 requires a Construction Management Plan specifying the following details:

- Timing of deliveries of heavy equipment and building materials during off-peak hours to the extent feasible;
- Review of transport routes to determine how turns on existing roads would be accomplished and identifying intersections at which use of a flag person would be required to assist large trucks in making unobstructed turns, including along Tehachapi Willow Springs Road;
- Placing temporary signing, lighting, and traffic control devices if required, including, but not limited to, appropriate signage along access routes to indicate the presence of heavy vehicles and construction traffic; including along Tehachapi Willow Springs Road,

- Establish procedures for coordinating with local emergency response agencies to ensure dissemination of information regarding emergency response vehicle routes affected by construction activities;
- Temporarily closing travel lanes or delaying traffic during materials delivery, transmission line stringing activities, or any other utility connections;
- Maintaining access to adjacent property;
- Encourage carpooling among workers to reduce worker commute trips entering and exiting the study area; and
- Specifying both construction-related vehicle travel and oversize load haul routes, minimizing construction traffic during the AM and PM peak hour, distributing construction traffic flow across alternative routes to access the project sites, and avoiding residential neighborhoods to the maximum extent feasible.

Mitigation Measure MM 4.15-2 requires the project proponent prepare and submit a Construction Traffic Control Plan to Kern County Public Works Department-Development Review and Caltrans District 9 for approval, specifying methods used to control the number of worker vehicles arriving and departing from the project site during peak a.m. and p.m. hours, and documenting all reasonable efforts made to avoid impacts to area intersections.

The mitigation measure requires the project proponent/operator to limit construction worker vehicle trips to and from the site to the extent possible during the AM and PM peak periods (i.e., 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.) by implementing such measures as:

- Instituting incentives and providing options for construction workers to carpool and/or vanpool to and from the project site.
- Scheduling construction worker shifts so that a majority of the workers arrive and depart the project site outside the AM and PM peak periods.
- Staggering construction worker shifts so that construction worker vehicle trips are distributed over a broader period (i.e., construction workers arrive in staggered shifts starting from 6:00 a.m. and depart in staggered shifts starting from 2:00 p.m.).

The comment also states the requirement for preparation of a Traffic Impact Study. The Traffic Impact Study is included as **Appendix K** of the Draft EIR. This comment does not otherwise raise a substantive issue on the content of the Draft EIR and no revisions to the Draft EIR are required. The County thanks the author for their comments and participation in the public review of the document.

Comment Letter 4: California Department of Fish and Wildlife (CDFW)

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State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Central Region
1234 East Shaw Avenue
Fresno, California 93710
(559) 243-4005
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
MEGHAN HERTEL, Director

March 13, 2026

Mark Tolentino, Planner III
Kern County
Planning and Natural Resources Department
2700 "M" Street, Suite 100
Bakersfield, California 93301
(661) 862-5041
TolentinoM@kerncounty.com

Subject: Discovery Solar PV and Storage Project (Project)
Draft Environmental Impact Report (DEIR)
State Clearinghouse No. 2025071048

Dear Mark Tolentino:

The California Department of Fish and Wildlife (CDFW) received a DEIR from Kern County (County) for the above-referenced Project pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines.[1]

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife. Likewise, CDFW appreciates the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under Fish and Game Code.

4-A

CDFW ROLE

CDFW is California's **Trustee Agency** for fish and wildlife resources and holds those resources in trust by statue for all the people of the State (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a)). CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species (*Id.*, § 1802). Similarly, for purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect fish and wildlife resources.

[1] CEQA is codified in the California Public Resources Code in section 21000 et seq. The "CEQA Guidelines" are found in Title 14 of the California Code of Regulations, commencing with section 15000.

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CDFW is also submitting comments as a **Responsible Agency** under CEQA (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381). CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code. Likewise, to the extent implementation of the Project as proposed may result in "take" as defined by State law of any species protected under the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 et seq.), related authorization as provided by the Fish and Game Code may be required.

Nesting Birds: CDFW has jurisdiction over actions with potential to result in the disturbance or destruction of active nest sites or the unauthorized take of birds. Fish and Game Code sections that protect birds, their eggs and nests include, sections 3503 (regarding unlawful take, possession or needless destruction of the nest or eggs of any bird), 3503.5 (regarding the take, possession or destruction of any birds-of-prey or their nests or eggs), and 3513 (regarding unlawful take of any migratory nongame bird).

Unlisted Species: Species of plants and animals need not be officially listed as Endangered, Rare, or Threatened (E, R, or T) on any State or federal list to be considered E, R, or T under CEQA. If a species can be shown to meet the criteria for E, R, or T, as specified in the CEQA Guidelines section 15380, CDFW recommends it be fully considered in the environmental analysis for the Project.

4-A cont'd

PROJECT DESCRIPTION SUMMARY

Proponent: Discovery Solar PV and Storage, LLC

Objective: The Project proposes to construct and operate a photovoltaic (PV) solar facility with associated infrastructure necessary to generate up to 1,400 megawatts (MW) of renewable electrical energy with up to 8 gigawatt-hours (GWh) of energy storage capacity (approximately 1,000 MW) on an approximately 7,700-acre Project site. Project infrastructure includes solar PV modules, energy storage system(s), the electrical collection system and inverters, an operations and maintenance (O&M) facility, telecommunication facilities, a switchyard, up to three onsite collector substations, and temporary laydown yards. Grading would be performed throughout the site, and trenching would be required to place underground electrical and communication lines.

4-B

The proposed Project also includes a generation-tie (gen-tie) line to connect the Project to the existing Southern California Edison (SCE) Windhub Substation. Construction of a new 230-kilovolt (kV) overhead power distribution line from an existing substation south of the Los Angeles Department of Water and Power (LADWP) aqueduct would be required to provide power to the Project. The new gen-tie line would head north and cross the LADWP aqueduct and then combine with stepped-up generation from an additional collector substation via either a switchyard or direct connection. From there, the two circuits would be combined into a double circuit that would run north to a new 230-kV switchyard to connect and/or route the Project gen-tie circuits into an existing gen-tie corridor (previously approved and constructed as part of the Sanborn Solar

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Project) and then west towards the SCE Windhub Substation. The proposed gen-tie line would run on poles at a maximum height of 250 feet.

Location: The proposed Project site is located at the western edge of the Antelope Valley, approximately 6 miles southwest of the community of Mojave, approximately 9 miles southeast of the City of Tehachapi, approximately 8 miles northwest of the unincorporated community of Rosamond, and approximately 20 miles west of Edwards Air Force Base. The Project is located within the Monolith, Willow Springs, and Soledad Mountain U.S. Geological Survey 7.5-minute quadrangles, and spans multiple Townships, Ranges, and Sections including the following: Township 10 North, Range 13 West, Sections 2-8, 10, and 18; Township 10 North, Range 14 West, Sections 1, 2, 11, 12, 14, 15, 22, and 23; Township 11 North, Range 13 West, Sections 21, 31, 32, and 33; and Township 11 North, Range 14 West Sections 25, 26, 35, 36. Portions of the Project are adjacent to and on both sides of Tehachapi Willow Springs Road and the LADWP aqueduct.

4-B cont'd

Timeframe: Construction is expected to take approximately 34 months.

COMMENTS AND RECOMMENDATIONS

CDFW offers the following comments and recommendations to assist the County in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources. Editorial comments or other suggestions may also be included to improve the Final Environmental Impact Report (FEIR). CDFW previously submitted comments regarding the Project in response to the Notice of Preparation of the DEIR in a letter dated August 27, 2025 (NOP Comment Letter).

As stated in the DEIR, the Project site ranges in elevation between 2,970 and 3,760 feet and is located south of the Tehachapi Mountains where lands gradually slope downward from the northwest towards the southeast. Desert vegetation dominates the regional landscape of the site and includes Mojave desert scrub (e.g., creosote bush scrub, cheesebush scrub), Joshua tree woodland, and other desert vegetation communities and species. A number of biological technical studies were conducted in support of the DEIR, and the DEIR identifies several special-status species that could potentially be impacted by the Project.

Western Joshua Tree

Notably, the DEIR concludes that impacts to the State candidate western Joshua tree (*Yucca brevifolia*; WJT) would be significant and unavoidable due to the large number of WJT expected to be impacted by the Project. Under CESA, species classified as a candidate species are afforded the same protection as CESA-listed species. Take of any CESA listed species is prohibited except as authorized by state law (Fish and Game Code, §§ 2080 & 2085). The California state legislature enacted the Western

4-C

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Joshua Tree Conservation Act (WJTCA), which aims to provide protection of WJT and provides another permitting mechanism for the incidental take of WJT. Given the significance determination identified by the County in the DEIR, the substantial Project-related impacts that are anticipated to occur to the species, and the protections afforded to the species under the CESA and WJTCA, CDFW strongly recommends the Project proponent consult with CDFW early in the planning process and obtain appropriate take authorization under CESA.

The DEIR provides Mitigation Measure (MM) 4.4-7 and other biological mitigation measures to reduce Project impacts to WJT. MM 4.4-7 requires the Project proponent to consult with CDFW regarding the take of WJT and comply with all avoidance, minimization, and mitigation measures detailed in any Incidental Take Permit (ITP) issued to the Project. It also requires the proponent to submit documentation to the County confirming implementation of several Project design features intended to preserve and avoid and minimize impacts to WJT and Joshua tree woodland at the site. These design features include an onsite 50-foot vegetated strip (which would remain undeveloped) between the Project site and Tehachapi Willow Springs Road, protection of 420 acres of Woodland Habitat Preservation Areas for the life of the Project, and relocation of a minimum of 10,000 onsite WJT stems to the 50-foot vegetated strip, Woodland Habitat Preservation Areas, and other onsite or offsite conserved lands.

4-C Cont'd

CDFW concurs with the portion of MM 4.4-7 requiring consultation with CDFW and compliance with an ITP. Take authorization through the acquisition of an ITP pursuant to Fish and Game Code section 2081 subdivision (b) is necessary to comply with CESA. Alternatively, the Project may obtain take authorization through issuance of a Western Joshua Tree Conservation Act ITP pursuant to Fish and Game Code section 1927.3. However, CDFW would like to highlight the potential challenges regarding the feasibility of relocating 10,000 WJT, a number which is substantially higher than known project-related WJT relocation efforts to date. As these relocation efforts would require extensive resources and planning, and appropriate avoidance, minimization, and mitigation would also need to be determined by CDFW as part of the CESA or WJTCA permitting process, CDFW strongly recommends the Project proponent closely coordinate with CDFW on these relocation efforts. CDFW also notes that protected/conserved lands, such as the Woodland Habitat Preservation Areas and 50-foot vegetated strip, should be preserved in perpetuity (i.e., with conservation easement(s)) to be utilized as compensatory mitigation associated with a CESA ITP. CDFW reiterates the importance of early and extensive coordination with CDFW given the significant impacts on WJT anticipated for the Project and potential mitigation issues detailed above.

Additional Special-Status Species

4-D

The DEIR evaluates the Project's potential impacts on several additional special-status species whose geographic ranges overlap (or are directly adjacent to) the Project site

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and concludes impacts to these species would be less than significant, either with or without mitigation incorporated. Accordingly, the DEIR proposes multiple mitigation measures to reduce the Project's impacts on special-status species to a less-than-significant level.

CDFW has concerns about the ability of some of the DEIR's proposed mitigation measures to reduce impacts to less than significant and avoid unauthorized take for several special-status animal and plant species. These species include the State endangered and federally threatened desert tortoise (*Gopherus agassizii*); the State threatened Mohave ground squirrel (*Xerospermophilus mohavensis*) and Swainson's hawk (*Buteo swainsonii*); the State species of special concern LeConte's thrasher (*Toxostoma lecontei*); and special-status plant species including, but not limited to, the State and federally endangered and California Rare Plant Rank (CRPR) 1B.1 Bakersfield cactus (*Opuntia basilaris* var. *treleasei*). 4-D Cont'd

Desert Tortoise

As stated in the DEIR, the Project site is within the geographic range of desert tortoise (DT) and contains moderately suitable DT habitat. Protocol surveys for DT were conducted in support of the DEIR and detected one deceased DT on the Project site, although the DEIR noted that there was evidence to suggest this carcass was from a previously captive individual. Additionally, one Class 3, one Class 4, and two Class 5 burrows were detected in the Study Area (i.e., the Project site, gen-tie route corridor, and surrounding proponent-controlled parcels). CDFW considers these results as evidence of DT using the Project site. 4-E

The DEIR includes MM 4.4-13 to mitigate for potential significant impacts to DT and requires that preconstruction surveys be conducted for the species, requires consultation with CDFW if Class 1 burrows are detected, and requires preparation and submittal of a Raven Management Plan.

In the NOP Comment Letter, CDFW previously recommended the proponent consult with CDFW regarding take coverage in the event an individual DT or potential DT burrow is detected. As previous survey efforts documented a DT individual and DT sign, CDFW recommends the FEIR include the following measure:

Recommended Mitigation Measure 1: DT Take Authorization

If surveys indicate the presence or potential presence of DT within 50 feet of Project activities, consultation with CDFW is recommended for guidance on how to implement the Project and avoid take of the species. If take cannot be avoided, take authorization through the issuance of an ITP pursuant to Fish and Game Code section 2081 subdivision (b) is necessary to comply with CESA.

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Mohave Ground Squirrel

A Mohave ground squirrel (MGS) desktop assessment was completed in support of the DEIR. The assessment provided a discussion of habitat suitability and review of regional MGS occurrence records and historical protocol trapping efforts in the Project vicinity and concluded that MGS are unlikely to occur on the Project site. Protocol surveys for this Project have not been conducted.

CDFW previously recommended in the NOP Comment Letter that a qualified biologist conduct focused/protocol surveys for MGS following the methods described in the Mohave Ground Squirrel Survey Guidelines (CDFW 2023) if potentially suitable habitat is identified on the site. According to the DEIR and MGS desktop assessment, approximately 66% of the Project site supports creosote bush scrub, a plant community where MGS often occur, and this suitable habitat is located primarily within the portion of the site to the east of the LADWP aqueduct. As such, CDFW continues to recommend focused surveys for MGS for the Project. Because of the large size of the Project site, and as suitable MGS habitat is concentrated in the eastern portion of the site, CDFW recommends that the Project proponent propose a surveying methodology for CDFW review and approval prior to initiation of surveys. If an individual MGS or MGS burrow is detected, consultation with CDFW is recommended for guidance on how to implement the Project and avoid take of the species or for guidance on obtaining an ITP pursuant to Fish and Game Code section 2081 subdivision (b). Alternatively, the Project proponent may forgo Project Area wide focused surveys and may assume presence of MGS and obtain an ITP for MGS. 4-F

Swainson's Hawk

As indicated in the DEIR, Swainson's hawk (SWHA) have a high likelihood of using the Project site. Protocol-level SWHA surveys conducted in support of the DEIR located three active SWHA nests within 4 miles of the Project site in 2023, with two remaining active in 2024 and one remaining active in 2025. The DEIR also describes suitable nesting habitat present in the Project site (i.e., stands of WJT and California juniper).

The DEIR provides MM 4.4-12 to reduce the Project's impacts on SWHA to less than significant. If construction activities are scheduled to take place during the nesting season, MM 4.4-12 requires a SWHA preconstruction survey, avoidance buffer, foraging habitat mitigation, and consultation with CDFW if SWHA avoidance is not feasible. CDFW concurs that a SWHA preconstruction survey should be conducted following the Swainson's Hawk Survey Protocols, Impact Avoidance, and Minimization Measures for Renewable Energy Projects in the Antelope Valley of Los Angeles and Kern Counties, California (SWHA Survey Protocol; California Energy Commission 2010). CDFW also concurs that, in the event active SWHA nests are present, a 0.5-mile avoidance buffer should be delineated around each nest and maintained until the 4-G

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Lead Biologist has determined the nest is no longer active. Finally, CDFW concurs that consultation with CDFW is warranted to discuss how to implement the Project and avoid take if an active nest cannot be avoided. If take cannot be avoided, take authorization through the acquisition of an ITP pursuant to Fish and Game Code section 2081 subdivision (b) is necessary to comply with CESA.

MM 4.4-12 requires the proponent to mitigate the loss of moderate quality SWHA foraging habitat for portions of the Project site within 5 miles of an active nest at a 0.5:1 ratio. CDFW concurs that mitigation for the loss of foraging habitat is necessary but does not concur with the proposed mitigation ratio. As such, CDFW recommends the FEIR include the following measure: 4-G Cont'd

Recommended Mitigation Measure 2: SWHA Foraging Habitat Mitigation

CDFW recommends compensation for the loss of SWHA foraging habitat as described in the SWHA Survey Protocol to reduce impacts to foraging habitat to less than significant. The SWHA Survey Protocol recommends that SWHA foraging habitat be mitigated by providing habitat management (HM) lands within the Antelope Valley SWHA breeding range at a minimum 2:1 ratio for such habitat impacted within a five-mile radius of active SWHA nest(s). CDFW considers a nest active if it was used one or more times within the last 5 years.

LeConte's Thrasher

The DEIR notes that LeConte's thrasher (LETH) was documented within the Project site and MM 4.4-9 is provided to mitigate for potential significant impacts to nesting birds, including LETH. On September 16, 2025, the California Fish and Game Commission (Commission) received a petition to list LETH as a threatened or endangered species under CESA. If the Commission takes action and LETH becomes listed as a Candidate for listing pursuant to CESA (possibly in 2026), or ultimately becomes listed as threatened or endangered pursuant to CESA, take authorization through the acquisition of an ITP pursuant to Fish and Game Code section 2081 subdivision (b) is necessary to comply with CESA if full avoidance of LETH cannot be achieved. As such, in the event the species becomes listed under CESA and LETH is documented within the Project site during preactivity surveys, consultation with CDFW is recommended for guidance on how to implement the Project and avoid take. 4-H

Special-Status Plants

The DEIR identifies several special-status plant species with the potential to occur in the Project site and provides MM 4.4-5 to reduce impacts to special-status plants to a less-than-significant level (with the exception of WJT). CDFW concurs that preconstruction surveys for special-status plants should be conducted and, if detected, special-status plants should be avoided by Project activities. However, CDFW is concerned that a protective buffer of only 25 feet may not sufficiently avoid significant 4-I

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impacts to special-status plants if they are detected. CDFW recommends special-status plant species be avoided whenever possible by delineating and observing a no-disturbance buffer of at least 50 feet from the outer edge of the plant population(s) or specific habitat type(s) required by special-status plant species. If buffers cannot be maintained, then consultation with CDFW is warranted to determine appropriate minimization and mitigation measures for impacts to special-status plant species.

If State endangered, threatened, or rare plants are identified during special-status plant surveys and take cannot be avoided, then to ensure compliance with CESA and the Native Plant Protection Act (NPPA), consultation with CDFW for acquisition of an ITP, pursuant to Fish and Game Code section 2081 subdivision (b) and/or California Code of Regulations, Title 14, section 786.9, subdivision (b), is necessary to comply with CESA and the NPPA. Further discussion regarding Bakersfield cactus (BACA) is provided below.

Bakersfield Cactus

4-I Cont'd

The Botanical Inventory Report prepared in support of the DEIR does not report detection of BACA but does identify hundreds of beavertail cactus (*Opuntia basilaris* var. *basilaris*) and multiple *O. basilaris* individuals on the Project site. The DEIR recounts that a single cactus plant on the Project site was initially viewed to exhibit characteristics of BACA but was ultimately determined to be an unidentified variety of *O. basilaris* as "studies show that only the populations in the San Joaquin Valley are true Bakersfield cactus." The DEIR also referenced personal communications with expert researchers to further support the conclusion that BACA's range does not extend on to the eastern side of the Tehachapi Mountains. While CDFW appreciates the information provided for BACA, CDFW does not concur with the range boundary conclusions in the DEIR, and the *O. basilaris* individuals documented along the foothills of the Tehachapi Mountains should be considered the State and federally endangered BACA. Additionally, any impacts to BACA, without appropriate take authorization, would be considered a violation of CESA, and potentially subject to criminal and/or civil prosecution.

Contrary to the information in the DEIR, BACA are known to occur on the east side of the Tehachapi Mountains and in the transition zone between the mountains and Antelope Valley floor. To further assist the County with assessing and mitigating for potential significant impacts to BACA within the Tehachapi Mountains and transition zone, CDFW recommends the County review the following documents: Genetic Partitioning Within the Metapopulation of Endangered Bakersfield Cactus (*Opuntia basilaris var. treleasei*): Implications for Translocation Effort Final Report (Smith 2013; Smith Report); Genomic Sequencing to Develop a Single Nucleotide Polymorphism Assay of the Endangered Bakersfield Cactus (Rancho Santa Ana Botanic Garden 2017;

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Porter Study); and the Taxonomy and Identification of Bakersfield Cactus: A Review of Pertinent Literature with Recommendations (Cypher 2011; 2011 Technical Report).

Smith Report

The Smith Report, which was prepared for CDFW and is available on CDFW's website, indicates that the *O. basilaris* variety on the east side of the Tehachapi Mountains exhibits a close genetic affinity to BACA. While this report was originally prepared to inform translocation efforts, it also provided relevant scientific information to confirm BACA's range and presence on the east side of the Tehachapi Mountains.

Porter Study

CDFW is aware of additional recent genetic analyses of BACA within the species range, including analyses provided in the Porter Study. The study noted that "the San Joaquin Valley populations of Bakersfield cactus are genetically well differentiated from the other population groups of *O. basilaris*", including the populations of *O. basilaris* located on the southern and eastern slopes of the Tehachapi Mountains. The report concluded the populations of BACA within the San Joaquin Valley are closely related but separate from the populations on the southern and eastern slopes of the Tehachapi Mountains (which encompasses the Project site), with limited gene flow that has occurred between these populations. The report hypothesizes that gene flow between these two populations occurs through the Kern River Canyon and other canyons in the Tehachapi Mountains.

4-I Cont'd

While CDFW recognizes the importance of the Porter Study and acknowledges that the study has provided support for the genetic distinctness of various *O. basilaris* populations, ultimately, these phylogenetic results are expected based on the species ecology, and the study results do not substantially contradict the information provided in the Smith Report. In particular, it would be expected that there would be limited gene flow between populations of *O. basilaris* (including within varieties), and it's important to note that Porter Study found that the populations on the southern and eastern portion of the Tehachapi Mountains still showed evidence of gene flow with the San Joaquin Valley populations regardless of the criterion selected. It is also important to note that the type specimen location for BACA, which showed close genetic relatedness (regardless of the criterion used) to the populations on the southern and eastern side of the Tehachapi Mountains, is in Caliente (and the Tehachapi Mountains), not the San Joaquin Valley.

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2011 Technical Report

The 2011 Technical Report was a CDFW-prepared technical report that assessed the distinct and overlapping morphological characteristics between BACA and the more common beavertail cactus. This report noted that virtually all the morphological characteristics that have been used to differentiate BACA and beavertail cactus have some form of overlap. The report details the characteristics that seem to show the greatest amount of differentiation between varieties and recommends that plants possessing even a single diagnostic characteristic of BACA be considered BACA and protected under the CESA. As the DEIR notes that at least 1 *O. basilaris* individual on the Project site exhibited the morphological characteristics of BACA, this would seem a strong indication that this individual (and likely other *O. Basilaris* individuals within Tehachapi Mountain transition zone) is the variety, BACA.

4-I Cont'd

As detailed above, based on CDFW's knowledge of BACA and the Project area, relevant BACA research and literature, and information provided in the DEIR, CDFW reiterates the recommendations in the NOP Comment Letter that if any BACA or beavertail cactus individuals are found within the Project site, consultation with CDFW occur regarding avoidance and take coverage. As such, CDFW recommends the FEIR include the following measure:

Recommended Mitigation Measure 3: BACA Take Authorization

As BACA may occupy the Project site, consultation with CDFW is warranted to discuss how to implement the Project and avoid take. If take of BACA cannot be avoided, take authorization through the acquisition of an ITP pursuant to Fish and Game Code section 2081 subdivision (b) is necessary to comply with CESA. Please note that there are no definitions within Fish and Game Code that exempt or exclude the protection of listed species that might hybridize and/or have the genetic traits of multiple species, subspecies, or varieties.

Editorial Comments and/or Suggestions

Nesting Birds: CDFW encourages that Project ground-disturbing activities occur during the bird non-nesting season; however, if ground- or vegetation-disturbing activities must occur during the nesting season (February 1st through September 15th, as opposed to August 31st), the Project applicant is responsible for ensuring that implementation of the Project does not result in violation of the Migratory Bird Treaty Act or relevant Fish and Game Code sections as referenced above.

4-J

If the nesting season cannot be avoided, CDFW recommends that a qualified biologist conduct a pre-construction survey for active nests no more than 10 days (as opposed to 14 days) prior to the start of ground or vegetation disturbance to maximize the probability that nests that could potentially be impacted are detected. CDFW also

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recommends that surveys cover a sufficient area around the Project site to identify nests and determine their status. A sufficient area means any area potentially affected, either directly or indirectly, by the Project. In addition to direct impacts (i.e., nest destruction), noise, vibration, and movement of workers or equipment could also affect nests. CDFW recommends that a qualified biologist establish a behavioral baseline of all identified nests. Once Project activities begin, CDFW recommends having a qualified biologist continuously monitor nests to detect behavioral changes resulting from the Project. If behavioral changes occur, CDFW recommends halting the work causing that change and consulting with CDFW for additional avoidance and minimization measures. 4-J Cont'd

If continuous monitoring of identified nests by a qualified biologist is not feasible, CDFW recommends a minimum no-disturbance buffer of 250 feet (as opposed to 100 feet) around active nests of non-listed bird species and a 500-foot no-disturbance buffer around active nests of non-listed raptors. These buffers are advised to remain in place until the breeding season has ended or until a qualified biologist has determined the birds have fledged and are no longer reliant upon the nest or on-site parental care for survival. Variance from these no-disturbance buffers is possible when there is a compelling biological or ecological reason to do so, such as when the Project site would be concealed from a nest site by topography. CDFW recommends that a qualified biologist advise and support any variance from these buffers and notify CDFW in advance of implementing a variance.

Lake and Streambed Alteration: The aquatic resources delineation for the Project identified 68 potentially jurisdictional features totaling approximately 143.33 acres and 172,928 linear feet within the 8,660-acre Study Area. Project activities that substantially change the bed, bank, and channel of any river, stream, or lake are subject to CDFW's regulatory authority pursuant Fish and Game Code section 1600 et seq. Fish and Game Code section 1602 requires an entity to notify CDFW prior to commencing any activity that may (a) substantially divert or obstruct the natural flow of any river, stream, or lake; (b) substantially change or use any material from the bed, bank, or channel of any river, stream, or lake (including the removal of riparian vegetation): (c) deposit debris, waste or other materials that could pass into any river, stream, or lake. "Any river, stream, or lake" includes those that are ephemeral or intermittent as well as those that are perennial and may include those that are highly modified such as canals and retention basins. 4-K

CDFW is required to comply with CEQA in the issuance of a Lake or Streambed Alteration Agreement (LSAA); therefore, if the CEQA document approved for the Project does not adequately describe the Project and its impacts to lakes or streams, a subsequent CEQA analysis may be necessary for LSAA issuance. For information on notification requirements, please refer to CDFW's website (https://wildlife.ca.gov/Conservation/LSA) or contact CDFW staff in the Central Region Lake and Streambed Alteration Program at (559) 243-4593.

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CNDDB: Please note that the California Natural Diversity Database (CNDDB) is populated by records through voluntary submissions of species detections. As a result, species may be present in locations not depicted in the CNDDB but where there is suitable habitat features capable of supporting species. A lack of an occurrence record in the CNDDB does not mean a species is not present. To adequately assess any potential Project-related impacts to biological resources, surveys conducted by a qualified biologist during the appropriate survey period(s) using the appropriate protocol survey methodology are warranted to determine whether any special-status species are present at or near the Project site. 4-L

Battery Energy Storage System Evaluation: The proposed Project includes installation of an approximately 1,000 MW BESS as part of the Project. CDFW is familiar with the Moss Landing battery plant fire, which was a battery energy storage system (BESS) which had densely stacked batteries within a single warehouse building and which used lithium-ion batteries with Nickel Manganese Cobalt (NMC) chemistry, which are more prone to overheating and thermal runaway. Fires at NMC BESSs cannot be extinguished with water and thus an alternative onsite fire suppression system is critical.

As such, the BESS systems proposed as part of the Project warrant a careful evaluation for potential fire-related impacts to biological resources within and surrounding the Project site. While newer BESS technologies have been made more readily available since construction of the Moss Landing BESS, current battery technologies can still have the potential for impacts to biological resources if overheating and thermal runaway were to occur. For example, Lithium-ion BESS fires can release an array of toxic chemicals into the air (Mylenbusch et al. 2023). In addition to potential human health concerns, these emissions may also impact air quality for nearby wildlife, and harmful particulate matter may settle into soils or waterways, possibly affecting soil-dwelling organisms, burrowing mammals, and aquatic life. 4-M

Based on information in DEIR, it appears the BESS configuration for the Project is likely to be constructed of self-contained energy storage modules (i.e., individual battery containers) and would likely use lithium-ion battery technology. As part of the BESS configuration, CDFW recommends continuing considering alternative battery technologies such as Lithium Iron Phosphate (LFP), which uses more benign constituents, is more stable over long life cycles, and has better thermal stability and is less prone to overheating (Evro 2024).

CDFW appreciates the evaluation within the DEIR for potential BESS-related impacts, including the potential for impacts associated with BESS fires, and recommends the design features and mitigation measures outlined in the DEIR be incorporated within the FEIR.

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ENVIRONMENTAL DATA

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database, which may be used to make subsequent or supplemental environmental determinations (Pub. Resources Code, § 21003, subd. (e)). Accordingly, please report any special-status species and natural communities detected during Project surveys to the CNDDB. The CNDDB field survey form can be found at the following link: https://www.wildlife.ca.gov/Data/CNDDB/Submitting-Data. The completed form can be mailed electronically to the CNDDB at the following email address: CNDDB@wildlife.ca.gov. The types of information reported to the CNDDB can be found at the following link: https://www.wildlife.ca.gov/Data/CNDDB/Plants-and-Animals. 4-N

FILING FEES

The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the fee is required in order for the underlying project approval to be operative, vested, and final (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089). 4-O

CONCLUSION

CDFW appreciates the opportunity to comment on the DEIR to assist the County in identifying and mitigating Project impacts on biological resources. Please see the enclosed Mitigation Monitoring and Reporting Program (MMRP) table (Attachment 1) which corresponds with the recommended mitigation measures in this comment letter. If you have any questions, please contact Amanda Canepa, Senior Environmental Scientist (Specialist), at the address provided on this letterhead, by telephone at (805) 746-0721, or by electronic mail at Amanda.Canepa@wildlife.ca.gov. 4-P

Sincerely,

DocuSigned by:
Julie Vance
FA83F09FE08945A...

Julie A. Vance
Regional Manager

Attachment (MMRP)

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ec: State Clearinghouse
Land Use and Climate Innovation
state.clearinghouse@lci.ca.gov

Amanda Canepa
California Department of Fish and Wildlife
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REFERENCES

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California Energy Commission and California Department of Fish and Game. 2010. Swainson's hawk survey protocols, impact avoidance, and minimization measures for renewable energy projects in the Antelope Valley of Los Angeles and Kern counties, California. California Energy Commission and Department of Fish and Game, Sacramento, California, USA.

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Evro, S., A. Ajumobi, D. Mayon, and T. Tomomewo. Navigating battery choices: A comparative study of lithium iron phosphate and nickel manganese cobalt battery technologies. Future Batteries, Vol. 4, 100007.

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Attachment 1

Docusign Envelope ID: 5547F0DE-CF6C-4678-82A2-1DCF6D8D85D8

Attachment 1

CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
RECOMMENDED MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

PROJECT: Discovery Solar PV and Storage Project by Discovery Solar PV and Storage, LLC

SCH No.: 2025071048

RECOMMENDED MITIGATION MEASURE	STATUS/DATE/INITIALS
Before Disturbing Soil or Vegetation	
DT	
Recommended Mitigation Measure 1: DT Take Authorization	
SWHA	
Recommended Mitigation Measure 2: SWHA Foraging Habitat Mitigation	
BACA	
Recommended Mitigation Measure 3: BACA Take Authorization	

Response to Comment Letter 4: CDFW

4-A

CDFW summarizes its trustee/responsible agency role and authorities for protection of nesting birds and other species. The County acknowledges CDFW's regulatory role and legal authorities. The comment has been noted for the record, and revisions to the Draft EIR are not necessary.

4-B

The comment summarizes the project description (objectives, major components including the gen-tie, site location and topography, construction timeframe, desert vegetation, and special status species) and notes that multiple biological technical studies were conducted in support of the Draft EIR. The comment has been noted for the record, and no revisions to the Draft EIR are necessary.

4-C

The comment acknowledges the analysis in the Draft EIR regarding western Joshua tree *(Yucca brevifolia;* WJT), a California Endangered Species Act (CESA) candidate species, and requests early coordination with CDFW and appropriate take authorization under CESA or the Western Joshua Tree Conservation Act (WJTCA). The comment also concurs with the inclusion of **Mitigation Measure MM 4.4-7**.

As described in the Draft EIR, the project includes a number of design features to avoid, preserve, and minimize impacts to WJT and Joshua tree woodland at the project:

- An onsite 50-foot vegetated strip between the project site and Tehachapi Willow Springs Road will remain undeveloped as shown on **Figure 3-3**, *Proposed Site Plan* in the Draft EIR.
- The project includes restoration and enhancements of WJT habitats through relocation of a minimum of 10,000 onsite WJT stems to the onsite Woodland Habitat Preservation Areas, to the 50-foot vegetated strip along Tehachapi Willow Springs Road, and to other onsite or offsite conserved lands.
- Creation of 420 acres of Woodland Habitat Preservation Areas on the project site would avoid impacts to contiguous blocks of Joshua tree woodlands (preserving approximately 34,200 living and dead WJT stems).
- The 420 acres of Woodland Habitat Preservation Areas exceed the approximately 325 acres of mapped Joshua tree woodland at the project to allow space for relocation of WJT into less dense portions of these areas, and for the potential organic expansion of existing Joshua tree woodland into these areas.
- The Woodland Habitat Preservation Areas would be protected for the life of the project and are shown on **Figure 3-3**, *Proposed Site Plan* in the Draft EIR.

The project proponent also intends to obtain take coverage from CDFW for impacts to WJTs and, prior to the issuance of grading or building permits, documentation of take authorizations will be provided to Kern County (**Mitigation Measure MM 4.4-7**). Mitigation for impacts to WJTs would be coordinated with CDFW through take coverage permitting and is expected to include measures such as seed collection, WJT relocation requirements, and the acquisition of offsite compensatory mitigation lands with a focus on WJT refugia habitat.

Take coverage from CDFW for WJT also is expected to require minimum monitoring periods, annual reporting requirements, and adaptive management triggers for translocated WJT to the satisfaction of CDFW prior to issuance of any incidental take permit issued for the project authorizing take of the species.

Further, the Draft EIR anticipates that take coverage from CDFW may require acquisition of offsite compensatory mitigation lands with a focus on WJT refugia habitat in addition to the onsite Woodland Habitat Preservation Areas, which would be protected for the life of the project. Woodland Habitat Preservation Areas are protected by nature of providing habitat to WJT; additional protections for these areas will be established during the project's consultation with CDFW. Project mitigation measures will be structured to ensure impacts to WJT occurring during the project's life would be mitigated. No revisions to the Draft EIR or additional mitigation measures are required.

Mitigation Measure MM 4.4-7 is provided below for reference.

MM 4.4-7: The project shall avoid western Joshua tree (WJT) individuals, except to the extent take is permitted by CDFW. Prior to the issuance of grading permits, the project applicant shall consult with CDFW regarding the take of WJT and shall comply with all avoidance, minimization, and compensatory mitigation measures, as set forth in any incidental take permit issued to the project by CDFW. Documentation of any such CDFW take authorization and mitigation shall be provided to the Kern County Planning and Natural Resources Department.

The project proponent shall also submit to the Kern County Planning and Natural Resources Department confirming documentation that the following has been implemented where take of WJT individuals cannot be avoided:

a. Prior to issuance of grading permits, site plans shall clearly identify and label an onsite 50-foot vegetated strip as a receiver site for WJT impacted by the project, located between the project site and Tehachapi Willow Springs Road, and will remain undeveloped for the life of the project.

b. Prior to the issuance of a grading permit, the project proponent/operator shall develop a Joshua Tree Preservation Plan or other similar plan as required by any incidental take permit issued to the project by CDFW. The Plan shall be prepared by the Lead Biologist or their designee pre-approved by Kern County and shall be approved by the appropriate agencies, including Kern County, prior to implementation. At a minimum, the plan shall identify the methods utilized, as applicable, that the project is taking to comply with any CESA or CDFW take requirements and compensatory mitigation related to the protection or mitigation of impacted Joshua trees.

c. Documentation of any such CDFW take authorization and mitigation shall be provided to the Kern County Planning and Natural Resources Department to be kept on file. The Plan shall also clearly delineate how the project includes restoration and enhancements of WJT habitats through relocation of a minimum of 10,000 onsite WJT stems to the onsite Woodland Habitat Preservation Areas, to the 50-foot vegetated strip along Tehachapi Willow Springs Road, and to other onsite or offsite conserved lands.

d. Prior to issuance of grading permits, the project proponent shall identify within site plans the creation of 420 acres of Woodland Habitat Preservation Areas on the project site that avoid impacts to contiguous blocks of Joshua tree woodlands, thereby preserving approximately 34,200 living and dead WJT stems. The Woodland Habitat Preservation Areas shall:

1. be labeled and identified on all plans, with boundaries clearly illustrated and included on plan legends. Woodland Habitat Preservation areas shall be consistent with areas shown on **Figure 3-3**, *Proposed Site Plan,* of the Final EIR.
2. exceed the total 325 acres of mapped Joshua tree woodland at the project to allow space for relocation of WJT into less dense portions of these areas, and for the potential organic expansion of existing Joshua tree woodland into these areas.
3. be protected for the life of the project.

e. Prior to final occupancy approval, a Post WJT Relocation Report shall be submitted to the Kern County Planning and Natural Resources Department documenting completion of WJT relocation.

4-D

The comment expresses CDFW's concern regarding several special-status species, including desert tortoise (*Gopherus agassizii*; DETO), Mohave ground squirrel (*Xerospermophilus mohavensis*; MGS), Swainson's hawk (*Buteo swainsoni*; SWHA), Le Conte's thrasher (*Toxostoma leconti*; LETH), and certain special status plants including Bakersfield cactus (*Opuntia basilaris* var. *treleasei*; BACA). Responses regarding individual species are provided below in Responses to Comments 4-E through 4-I.

Further, the County notes that the project proponent conducted extensive studies regarding biological resources, which inform the County's analysis in the Draft EIR. As described in Draft EIR **Section 4.4,** *Biological Resources*, prior to conducting surveys for the project, literature reviews and database analyses were completed. The literature review included available information in relevant literature, databases, agency web sites, reports and management plans, geographic information system (GIS) data, maps, and aerial imagery. Resources reviewed included U.S. Geological Survey (USGS) 7.5-minute topographic maps; the CDFW California Natural Diversity Database (CNDDB); the United States Fish and Wildlife Service's (USFWS) online Information for Planning and Consultation (IPaC) system; the California Native Plant Society's Electronic Inventory of Rare and Endangered Plants of California; Kern County's General Plan, ordinances, and municipal codes; CDFW's Biogeographic and Information Observation System (BIOS); USFWS' Critical Habitat online mapper; USFWS' National Wetlands Inventory (NWI) database and Wetlands Mapper; USGS National Hydrographic Dataset (NHD) maps; CDFW's BIOS Habitat Connectivity Viewer; and finally Audubon California's Important Bird Areas interactive site map.

Multiple field surveys were conducted for the project between 2022 and 2025. The surveys and associated technical reports are included below:

- Botanical field surveys were conducted between April 3 to May 16, 2023, June 6 to 21, 2023, April 8 to 12, 2024, June 3 to 5, 2024, and September 3 to 4, 2025. Detailed findings are documented in the *Botanical Inventory Report for the Discovery Solar PV & Storage Project, Kern County, California* included as **Appendix D2** of the Draft EIR.
- Detailed WJT surveys were conducted for the project (survey results are provided as **Appendix D10** of the Draft EIR**)**. Contiguous stands of Joshua tree woodland have been set aside as Woodland Habitat Preservation Areas.
- Between November 2022 and September 2025, a DETO habitat suitability assessment and protocol presence/absence survey was conducted within the 8,606-acre Study Area. The methods and results

of the survey are included in the *Mojave Desert Tortoise Survey Report, Discovery Solar PV and Storage Project, Kern County, California* included as **Appendix D3** of the Draft EIR.

- Between April and July of 2023, 2024, and 2025, protocol-level Swainson's hawk surveys were conducted within the project site and a 5-mile radius of the project site. The methods and results of the survey are included in the *Swainson's Hawk (Buteo swainsoni) and Nesting Raptor Survey Report* included as **Appendix D6** of the Draft EIR.

This comment does not raise any new substantive issues that were not analyzed or disclosed in the Draft EIR. The comment has been noted for the record, and no revisions to the Draft EIR are necessary.

4-E

The comment references the Draft EIR's description of DETO sign observed in the Study Area and requests that the Final EIR include a mitigation measure requiring consultation and take authorization where take of DETO cannot be avoided.

The County acknowledges CDFW's comment and notes that the Draft EIR discloses DETO habitat suitability and observed DETO sign. This included a discussion regarding the carcass that was observed and that it had signs that indicate that the individual was likely a captive DETO which was released into the wild, and observations of Class 3–5 burrows.

The Draft EIR and Mojave Desert Tortoise Survey Report (**Appendix D3** to the Draft EIR) form the technical basis for the DETO analysis, and the Draft EIR includes **Mitigation Measure MM 4.4-13** together with related measures that require Lead Biologist oversight, preconstruction DETO surveys, development and implementation of a Raven Management Plan, and consultation with resource agencies if Class 1 burrows or live tortoises are discovered during preconstruction surveys. Where such higher confidence DETO occurrences are identified, the mitigation measure states that the proponent shall consult with USFWS and CDFW and comply with avoidance, minimization, and compensatory mitigation requirements set forth in any issued permit authorizing take, with documentation of any such take authorization provided to the County. The County will implement **Mitigation Measure MM 4.4-13** and the other DETO measures and will coordinate with CDFW (and USFWS as applicable) regarding any required take authorization or permit conditions prior to ground disturbing activities in affected areas. This comment has been noted for the record; it does not raise any new substantive issues that were not evaluated and disclosed in the Draft EIR. A clarifying edit has been made to Mitigation Measure MM 4.4-13 below in response to this comment.

Mitigation Measure MM 4.4-13 is provided below for reference

MM 4.4-13: Within 14 days prior to the commencement of any ground-disturbing activities a Lead Biologist or their designee knowledgeable in the identification of special-status wildlife species with potential to occur on the project site shall conduct pre-construction surveys for special-status wildlife species, including desert tortoise, within the project site, as well as within a minimum of 500 feet (where legally accessible) to determine if any special-status species are present. Surveys need not be conducted for all areas of suitable habitat at one time; they may be phased so that surveys occur no more than 14 days prior to ground disturbance in specific areas of the site.

c. If no Class 1 desert tortoise burrows or tortoises are discovered during preconstruction surveys, no further mitigation for desert tortoise is necessary. If Class 1 burrows or

tortoises are identified on the project site during preconstruction surveys or within 50 feet of project activities and cannot be avoided, the project proponent shall be required to consult with the USFWS and CDFW regarding take coverage, and shall comply with all avoidance, minimization, and compensatory mitigation requirements set forth in any issued permit for the project authorizing take of the species. Documentation of any such take authorization and mitigation shall be provided to the Kern County Planning and Natural Resources Department.

d. A Raven Management Plan shall be developed for the project site in accordance with USFWS guidelines and shall implement management measures for ravens in the project area. This plan shall include at a minimum:

1. Structure designs that eliminate perches, waste management, roadkill management, management of ponded water during construction and operations, and nest removal on structures within the project site and along the transmission line.

2. Identification of all common raven nests within the project area during construction.

3. Weekly inspections during construction under all nests in the project area for evidence of desert tortoise predation (e.g., scutes, shells, etc.). If evidence of desert tortoise predation is noted, a report shall be submitted to the USFWS, CDFW, and the Kern County Planning and Natural Resources Department within five calendar days; and

4. Provisions for the management of trash that could attract common ravens during the construction, operations and maintenance, and decommissioning phases of the proposed project.

4-F

The comment recommends that protocol level surveys for MGS be conducted within potentially suitable habitat on the project site and consultation with CDFW if MGS is detected.

The County acknowledges CDFW's recommendation; however, the Draft EIR's conclusion of low potential for MGS occurrence is supported by substantial evidence, including multiple, site-specific lines of evidence. Specifically, the Mohave Ground Squirrel Memorandum (**Appendix D9** to the Draft EIR) prepared for the project documents the following:

- A thorough review of regional and project area records and protocol survey history showing that numerous protocol level surveys have been conducted in the vicinity (2006–present) with no captures or detections.

- Since 1988, there have only been eight detections of MGS in the project vicinity, all located approximately 8 to 12 miles east of the project on the eastern side of SR-14. Only one of these detections has resulted in a positive identification of a reproductive population, which is located 9.2 miles northeast of the project. These occurrences are beyond the approximate 5-mile juvenile dispersal distance.

- As confirmed by extensive live-trapping and camera-trapping efforts in the region to the north and east of the Tehachapi Wind Resource Area, there are no records of MGS occurrence closer than approximately 7 miles from the project.

- The project is separated from any documented occurrence by a number of barriers (urban development, highways, and other existing infrastructure), which would further restrict movement of MGS westward toward the project site.

The memorandum further explains that much of the Study Area supports degraded or otherwise low-quality habitat for MGS despite the presence of creosote bush scrub in portions of the site, and that suitable habitat within the project is limited and fragmented compared to occupied areas to the east; these factors collectively support the technical determination of low potential for MGS on the project site. If MGS individuals are detected during preconstruction surveys, the project applicant will coordinate with CDFW regarding appropriate avoidance, minimization, and, if necessary, take authorization.

With implementation of **Mitigation Measures MM 4.4-1** through **MM 4.4-3** and **MM 4.4-8**, which include requiring a Lead Biologist to oversee all biological mitigation measures; implementation of a Worker Environmental Awareness Training Program; general avoidance and protective measures designed to avoid impacts to special-status species during construction, operation and maintenance, and decommissioning activities; and pre-construction surveys for special status wildlife, impacts to MGS would be less than significant. **Mitigation Measures MM 4.4-1** through **MM 4.4-3** and **MM 4.4-8** are provided below for reference. This comment does not raise new substantive issues beyond those analyzed and disclosed in the Draft EIR. The comment has been noted for the record, and no revision to the Draft EIR is required.

MM 4.4-1: Prior to the issuance of grading or building permits, and prior to decommissioning, the project operator shall retain a Lead Biologist(s) who meets the qualifications of an Authorized Biologist as defined by the USFWS to oversee compliance with protection measures for all listed and other special-status species that may be affected by the construction, operation, and decommissioning of the project. The contact information for the Lead Biologist shall be provided in writing to the Planning and Natural Resources Department.

The following measures pertain to the Lead Biologist:

a. The Lead Biologist or approved Biological Monitor shall be on the project site during construction and decommissioning of the project, and shall monitor all initial ground-disturbance activities and remain on-call throughout construction/decommissioning. Initial ground-disturbing construction activities include, but are not limited to, installation of perimeter fencing, clearing of vegetation, grading, site buildout, and decommissioning.

b. The project operator shall retain a Lead Biologist to oversee compliance with protection measures during operations.

c. The Lead Biologist or approved Biological Monitor shall have the right to halt all activities that are in violation of the special-status species protection measures, as well as any regulatory permits from the USFWS and/or CDFW, if applicable. Work shall proceed only after hazards to special-status species are removed and the species is no longer at risk.

MM 4.4-2: Prior to the issuance of grading or building permits, or decommissioning of the site, the Lead Biologist shall develop a Worker Environmental Awareness Training Program containing life history and identification information of special-status wildlife and plant species with potential to occur on site. The Worker Environmental Awareness Training Program shall review responsibilities for all on-site personnel including trash control,

checking under and around vehicles and heavy equipment before starting, scanning for wildlife resources, contacting the Lead Biologist in the unanticipated instance of encountering special status wildlife species, and prohibition of pets and firearms. All on-site personnel shall be required to attend a worker environmental training. A sticker shall be placed on hard hats, indicating that the worker has completed the Worker Environmental Awareness Training. Copies of all prepared materials including, but not limited to, PowerPoint presentations, videos, information handouts and signed acknowledgement from each worker who has attended the required training shall be provided to the Kern County Planning and Natural Resources Department.

MM 4.4-3: During project construction and decommissioning, the project proponent and/or contractor(s) shall implement the following general avoidance and protective measures:

a. Immediately prior to conducting vegetation clearing or similar activities, the Lead Biologist or their designee shall perform a pre-construction visual survey of the area to ensure that no special-status species are present. Daily reports of these inspections shall be retained by the Lead Biologist and provided to the Kern County Planning and Natural Resources Department, and as required by resource agency permits issued to the project.

b. All proposed impact areas, including solar fields, staging areas, access routes, and disposal or temporary placement of spoils, shall be delineated with stakes and/or flagging prior to construction to avoid natural resources where possible. Construction-related activities outside of the impact zone shall be avoided..

c. Access roads that are planned for use during construction activities shall not extend beyond the planned impact area; this area includes all previously disturbed lands and any location within the project fenceline not delineated for avoidance of sensitive biological resources. Where new access routes are required, the route shall be clearly marked prior to construction.

d. The project proponent/operator shall minimize the areas of disturbance. Parking areas, new roads, staging, storage, excavation, and disposal site locations shall be confined to the smallest areas possible. These areas shall be demarcated and disturbance activities, vehicles, and equipment shall be confined to these areas.

e. Any spoils shall be stockpiled in disturbed areas that lack native vegetation to the maximum extent practicable. Spoils that have been stockpiled and inactive for more than 24 hours shall be inspected by the Lead Biologist for signs of special-status wildlife before moving or disturbing.

f. To prevent inadvertent entrapment of desert kit foxes, American badgers, or other animals during construction, all excavated steep-walled holes or trenches more than two (2) feet deep shall be covered with plywood or similar materials at the close of each working day. If holes or trenches cannot be covered, one or more escape ramps constructed of earthen fill or wooden planks, no less than 12 inches wide and secured at the top, shall be placed a minimum of every 100 feet within the open trench. Covered and non-covered holes or trenches shall be thoroughly inspected for trapped animals by the Lead Biologist at the beginning and end of each working day. Immediately before such holes or trenches are filled, they shall again be thoroughly inspected by the Lead Biologist or trained Staff approved by the Lead Biologist. If trapped animals are observed, escape ramps or structures shall be installed immediately to allow escape or

the Lead Biologist may capture and relocate the animal (for non-listed species). If a listed species is found trapped, all work in the vicinity shall cease immediately. If the animal is apparently uninjured, then the Lead Biologist shall directly supervise the provision of escape structures and/or trench modification to allow the trapped animal to escape safely. The animal shall be allowed to leave the work area and project site on its own and work shall not resume in the vicinity until the animal is out of harm's way. If the listed animal is injured, then the Lead Biologist or approved Biological Monitor shall immediately contact the USFWS and/or CDFW to identify an individual with the appropriate permit or authorization to handle listed species, who shall bring the animal to a pre-identified wildlife rehabilitation or veterinary facility for care.

g. Burrowing owls, mammals, and nesting birds may use construction pipes, culverts, or similar structures for refuge or nesting. All towers that are of the monopole variety and all hollow vertical structures, such as solar mount poles, or fencing poles, shall be capped immediately after installation to prevent bird entrapment. Therefore, all construction pipes, culverts, or similar structures with a diameter of four (4) inches or more that are stored at a construction site for one or more overnight periods shall be thoroughly inspected for special-status wildlife or nesting birds before the pipe is subsequently buried, capped, or otherwise used or moved in any way. If an animal is discovered inside a pipe, that section of pipe shall not be moved until the Lead Biologist has been consulted and the animal has either moved from the structure on its own accord (for listed species) or until the animal has been captured and relocated (for non-listed species) by the Lead Biologist or approved Biological Monitor. If the animal is a listed species, then work shall immediately halt in the vicinity, and the animal shall be allowed to move from the structure and the work area of its own accord. The Lead Biologist will direct work stoppages near the animal to allow it to freely move out of the pipe and away from the work area. Listed species shall not be handled or captured by anyone without the appropriate permit or authorization.

h. No vehicle or equipment parked on the project site shall be moved prior to inspecting the ground beneath the vehicle or equipment for the presence of listed wildlife species. If present, the animal shall be left to move on its own.

i. Vehicular traffic to and from the project site shall use existing routes of travel. Cross country vehicle and equipment use outside designated work areas shall be prohibited.

j. A speed limit of 15 miles per hour shall be enforced within the limits of the project site. If night work occurs on the project site, the speed limit shall be 10 miles per hour. This requirement shall be posted with signage noted throughout the site.

k. Fueling of equipment shall take place within existing roads or disturbed areas. No refueling within or adjacent to drainages (within 150 feet) shall be permitted. Contractor equipment shall be checked for leaks prior to operation and repaired as necessary.

l. A long-term trash abatement program shall be established for construction, operations and maintenance, and decommissioning. Trash and food items shall be contained in closed containers to reduce the attractiveness to opportunistic predators such as common ravens, coyotes, and feral dogs.

m. Workers shall be prohibited from bringing pets and firearms to the project site and from feeding wildlife.

n. Intentional and unpermitted killing or collection of any listed plant or wildlife species shall be prohibited.

o. Herbicides that may be used as vegetation control measures in project areas shall be restricted. All uses of such herbicidal compounds shall observe label and other restrictions mandated by the U.S Protection Agency, California Department of Food and Agriculture, and state/federal legislation as well as additional project related restrictions deemed necessary by the USFWS or CDFW. No rodenticides shall be used on the project site.

p. To enable kit foxes and other wildlife (e.g., American badger) to pass through the project site after construction, the permanent perimeter security fence shall be a wildlife friendly design that meets the goals of allowing wildlife to move freely through the project site during operation, leaving 4- to 7-inch openings or portals in the fence or the fence shall be raised 4 to 7 inches above the ground leaving a gap between the fence mesh and the ground. In the latter case the bottom of the fence fabric shall be knuckled (wrapped back to form a smooth edge) to protect wildlife that passes under the fence.

MM 4.4-8: Within a maximum of 30 days of the start of ground disturbance for construction or decommissioning activities, a Lead Biologist knowledgeable in the identification of special-status wildlife species with potential to occur on the project site shall conduct pre-construction surveys for special-status wildlife species within the project site, as well as within a minimum of 500 feet (where legally accessible) to determine if any special-status species are present. Surveys need not be conducted for all areas of suitable habitat at one time; they may be phased so that surveys occur no more than 30 days prior to ground disturbance in specific areas of the site.

4-G

The comment summarizes the project's protocol SWHA survey results, reiterates CDFW's recommendation for protocol surveys, a 0.5mile nesting avoidance buffer, consultation if avoidance cannot be implemented, and compensatory mitigation with a recommendation for a minimum 2:1 mitigation ratio for impacts to foraging habitat within 5 miles of active nests.

As discussed in the Draft EIR, SWHA were not observed within the Study Area during the numerous field surveys conducted from 2022 through 2024. While this species was not observed on the project site, three active SWHA nests were observed within 5 miles of the project site in 2023, two of these were observed again in 2024, and one was observed again in 2025, as described in **Appendix D6** to the Draft EIR. Direct impacts to SWHA could include reduction or loss of foraging habitat as a result of vegetation removal prior to grading and construction activities. However, while availability of potential foraging habitat would be reduced or lost during construction, there is an abundance of suitable foraging habitat surrounding the project site.

Per the CDFW Five-Year Status Review for Swainson's Hawk (*Buteo swainsoni*), prepared in 2016, four different studies documented average home ranges of 1,001 to 9,979 acres for nesting SWHA in the Central Valley (CDFW 2016). These home ranges are equivalent to circles with radii of 0.71 to 2.23 miles, as described in the Swainson's Hawk Home Range and Habitat Literature Review for the Buttonbush Solar and Storage Project in Appendix O.7 of that Final EIR. In addition, a recent study of four utility-scale solar energy facilities in the Central Valley found that SWHA foraged within the solar arrays and that solar arrays were favored over some types of agricultural use (Estep 2021).

Specifically, Estep's analysis found that compared to their availability in the landscape, solar arrays, alfalfa, tilled, and wheat fields were all used more often than expected, and ruderal/developed, orchard, grassland, and idle/fallow habitats were used less often than expected. Thus, conversion of agricultural lands to solar energy facilities does not result in the complete loss of foraging habitat, and it is expected that Swainson's hawk will continue to use the project area for foraging during project operations.

Based on the information from these studies of home range size and use of solar energy facilities, the proposed Project may result in a minor reduction in SWHA foraging opportunities; however, there are no high-value foraging habitats on the project site.

Although there is an abundance of suitable foraging habitat in the area surrounding the project site, the EIR considers impacts to SWHA foraging habitat as potentially significant. Accordingly, if at the commencement of project construction, SWHA remain listed as a state threatened species, and if active SWHA nests are found within a 5-mile radius of the project site during preconstruction surveys, the project proponent/operator would be required to mitigate the loss of any moderate quality SWHA foraging habitat for any portion of the project site within 5 miles of an active nest at a 0.5:1 ratio in accordance with **Mitigation Measure MM 4.4-12**, which would reduce impacts on foraging habitat to less than significant. A reduced ratio is appropriate given the low to moderate quality habitat on the project site and newer information demonstrating that SWHA may continue to use the Project site for foraging. This ratio also is consistent with other recently approved solar project mitigation measures in Kern County and the Antelope Valley. The County has determined that mitigating at this ratio would appropriately and adequately mitigate impacts to SWHA foraging habitat to less than significant. No revisions to the Draft EIR or additional mitigation measures are required.

Mitigation Measure MM 4.4-12 is provided below for reference

MM 4.4-12: If construction activities are scheduled to be initiated during the Swainson's hawk nesting season (March 1 through September 15), a Lead Biologist or their designee shall conduct a preconstruction survey of all accessible areas within 0.5-mile of the planned disturbance area to determine the presence and activity of known or new Swainson's hawk nests. Inaccessible areas shall be surveyed by binocular or spotting scope. The preconstruction survey shall occur within 30 days prior to the start of construction. If construction is scheduled to commence outside of the Swainson's hawk nesting season (September 16 to February 28), no preconstruction surveys are required. The preconstruction nest survey shall follow the protocols set out in the CEC & CDFW Guidance (2010).

To the extent feasible, the project applicant shall design the project site to allow sufficient foraging and fledging area to maintain active Swainson's hawk nests located within 0.5 miles of the project site, if present.

If preconstruction surveys detect a nesting Swainson's hawk within 0.5 miles of the project site, a 0.5-mile avoidance buffer shall be established around the nest by a Lead Biologist or approved Biological Monitor and no construction within the buffer shall be allowed until the Lead Biologist has determined the nest is no longer active. Encroachment into the buffer may occur at the discretion of a Lead Biologist in consultation with CDFW. If at the commencement of project construction, Swainson's hawk remain listed as a State threatened species, and if active Swainson's hawk nests are found within a 5-mile radius of the project site during preconstruction surveys, the project proponent/operator shall mitigate the loss of any moderate quality Swainson's hawk foraging habitat for any portion

of the project site within 5-miles of an active nest at a ratio up to 0.5:1. Mitigation lands may be nested with other compensatory lands provided it meets the necessary biological requirements. Avoided habitat would not count toward impacts in determining compensatory mitigation requirements and may be used to satisfy mitigation requirements if protected by a deed restriction or other conservation mechanism/strategy.

If at the commencement of project construction, Swainson's hawk remain listed as a State threatened species, and if avoidance of an active nest is not feasible, the project proponent/operator shall consult with CDFW regarding the potential for project activities to result in take of the Swainson's hawk and shall comply with all avoidance, minimization, and compensatory mitigation requirements set forth in any ITP issued for the project by CDFW authorizing take of the species. Documentation of any such CDFW take authorization and mitigation shall be provided to the Kern County Planning and Natural Resources Department.

4-H

The comment notes that LETH was documented on the project site, that **Mitigation Measure MM 4.4-9** addresses nesting bird protections (including LETH), and that a petition to list LETH under CESA has been received such that, if LETH becomes a candidate or listed under CESA, take authorization (ITP under Fish & Game Code §2081(b)) would be required if full avoidance of impacts to the species cannot be achieved. The County acknowledges these points.

The Draft EIR and the Biological Resources Summary Technical Report (**Appendix D1** to the Draft EIR) identify LETH occurrences and nesting habitat on the project site and include **Mitigation Measure MM 4.49** (pre-construction nest surveys, seasonal restrictions, Lead Biologist oversight, and avoidance measures for nesting birds) as the primary mechanism to avoid impacts to LETH and other nesting birds; these elements are supported by the multiyear survey record (see Draft EIR **Section 4.4.** *Biological Resources,* and **Appendices D1** and **D6**). If LETH is later determined to be a Candidate for listing, and impacts to this species cannot be avoided, then the project applicant is advised to consult with CDFW regarding take coverage. This comment has been noted for the record and does not raise any new substantive issues beyond those evaluated and disclosed in the Draft EIR; no revisions to the Draft EIR are necessary.

Mitigation Measure MM 4.4-9 as revised is provided below for reference:

MM 4.4-9: If construction and decommissioning activities are conducted during the typical nesting bird season (February 1 through August 31), a Lead Biologist or their designee shall conduct a pre-construction or pre-decommissioning nesting survey within 10~~14~~ days of ground disturbance activities to reduce potential impacts to avian species. Surveys need not be conducted for the entire project site at one time; they may be phased so that surveys occur within 10~~14~~ days prior to disturbance in specific areas of the site. The survey area shall cover a 500-foot buffer (where legally accessible).

a. If nesting birds/raptors are observed, and continuous monitoring by a qualified biologist will occur, a Lead Biologist or approved Biological Monitor shall establish an appropriate buffer distance around the nest site (typically 100 feet for passerines and up to 500 feet for raptors). If continuous monitoring is not feasible, then a minimum no-disturbance buffer of 250 feet will be established for non-listed passerines. The buffer shall remain in place until the Lead Biologist or approved

Biological Monitor has determined that the nest is no longer active. Encroachment into the buffer may occur at the discretion of the Lead Biologist in consultation with the Kern County Planning and Natural Resources Department.

b. If construction is scheduled to occur during the non-nesting season (September 1 to January 31), no pre-construction surveys or additional measures are required for nesting birds, including raptors.

4-I

Special-status Plants

The comment recommends a 50-foot no disturbance buffer (and consultation if buffers cannot be -maintained). In response to CDFW's recommendation, **Mitigation Measure MM 4.4-5** has been revised as follows to include a 50-foot no-disturbance buffer.

MM 4.4-5: Within 14 days prior to the commencement of ground-disturbing activities, the Lead Biologist or their designee shall perform a pre-construction visual survey of the area to determine if rare plants and/or California Desert Native Plant Act species are present. Surveys need not be conducted for all areas of suitable habitat at one time; they may be phased so that surveys occur no more than 14 days prior to ground disturbance in specific areas of the site. Copies of reports for these inspections shall be retained by the Lead Biologist and provided to the Kern County Planning and Natural Resources Department to be kept on file and to CDFW upon request.

If no species with a California Native Plant Society Rank of 2B or higher are observed, no further mitigation is required.

If species with a California Native Plant Society Rank of 2B or higher are observed, and have not otherwise been accounted for in an approved removal action, they shall be delineated with stakes and/or flagged for avoidance to the extent feasible. After the preconstruction survey determines the exact location of these species, if present, on the project site and the number of individuals or populations present, the project proponent/operator shall submit written documentation to the Kern County Planning and Natural Resources Department confirming implementation of the measures described below:

a. The project proponent/operator shall work with the Lead Biologist to determine presence of the subject plant species and identify all known locations of subject plant species to establish "avoidance areas". All species with a California Native Plant Society Rank of 2B or higher found within the project site that has not otherwise been accounted for in an approved removal action shall be avoided by a buffer of <u>50</u>~~25~~ feet. Sturdy, highly visible, orange plastic construction fencing (or equivalent material verified by the Lead Biologist) shall be installed around all locations of detected plant species to protect from impacts during the construction phase, until they can be relocated. The fence shall be securely staked and installed in a durable manner that would be reasonably expected to withstand wind and weather events and last at least through the construction period. Fencing will also be installed in such a way as to avoid wildlife entanglement (i.e., installed with a gap between the bottom of the fence and

ground level) and promote wildlife permeability. Fencing shall be removed upon completion of the project construction.

b. Any identified species with a California Native Plant Society Rank of 2B or higher present on the site that have not otherwise been accounted for in an approved removal action and that cannot be feasibly avoided in final project design shall require the project proponent to prepare and submit a transplantation plan that includes the following:

    1. Identify an area of occupied habitat to be preserved and removed;
    2. Identify areas of onsite or offsite preservation, restoration, or enhancement locations;
    3. Methods for preservation, restoration, enhancement, and/or translocation;
    4. Indicate a replacement ratio and success standard developed in coordination with the appropriate agencies for impacted to individuals;
    5. Establish a monitoring program to ensure mitigation success;
    6. Create an adaptive management and remedial measures in the event that performance standards are not achieved;
    7. Ensure financial assurances and a mechanism for conservation of any mitigation lands required in perpetuity.

c. Temporary ground disturbance associated with the gen-tie lines or collector lines shall be recontoured to natural grade (if the grade was modified during the temporary disturbance activity) and revegetated with an application of a native seed mix prior to or during seasonal rains to promote passive restoration of the area to pre-project conditions. However, if invasive plant species were present, these species would not be restored. An area subjected to temporary ground disturbance means any area that is disturbed but will not be subjected to further disturbance as part of the project. This does not include areas already designated as urban/developed. Prior to seeding temporary ground disturbance areas, the Lead Biologist will review the seeding palette to ensure that no seeding of invasive plant species, as identified in the most recent version of the California Invasive Plant Inventory for the region, will occur.

Bakersfield Cactus

In consultation with the proponent's biologists, the County has reviewed the cited literature and acknowledges that genetic connectivity and morphological overlap may exist among *O. basilaris* varieties. However, the County has concluded that these studies do not contradict or supersede rigorous, documented field identifications where diagnostic morphological characteristics of BACA are not present.

The project's site-specific Botanical Inventory Report (**Appendix D2** to the Draft EIR) documented 1,293 individuals identified as *Opuntia basilaris* var. *basilaris*, supported by georeferenced mapping, health assessments, and representative photographs. Based on field morphological diagnostics, the observed 1,293 individuals consistently lack the combination of characteristics typically associated with BACA, including the absence of rigid spines on areoles and ovate pad shape. These determinations were made by qualified field botanists and are supported by the documentation provided in the report.

One individual observed during surveys exhibited one characteristic (2–8 rigid spines per areole) that has been identified in the literature as potentially diagnostic of BACA. While this feature was considered during the field evaluation, the overall morphology of the individual was not consistent with BACA. Input was solicited from a known expert, Mark Porter (Professor at Claremont Graduate University and research scientist at California Botanic Garden, and author of the Porter Study referenced in the comment letter), regarding this individual cactus at the time of the surveys. His input and research indicate that populations in the San Joaquin Valley exhibit the strongest genetic and morphological cohesion typically associated with BACA, while populations in the Tehachapi Mountains and adjacent regions may show greater genetic continuity with other *O. basilaris* populations. Therefore, it was concluded that this individual was not a BACA.

The project is subject to various enforceable mitigation measures requiring preconstruction surveys for rare and special-status plants. If it is ultimately determined that this individual or other individuals on the project site are BACA, then the applicant is advised to consult with CDFW regarding take coverage. This comment has been noted for the record and does not raise any new substantive issues beyond those evaluated and disclosed in the Draft EIR; no revisions to the Draft EIR are necessary.

4-J

The comment recommends (1) extending the nesting season window to February 1 through September 15 (rather than February 1 through August 31), (2) reducing the preconstruction survey window to no more than 10 days prior to disturbance (reduced from 14 days), (3) establishing behavioral baselines and implementing continuous monitoring during disturbance (with stop work and agency consultation if project related behavioral disturbance is observed), and (4) if continuous monitoring is not possible, applying a 250 foot no disturbance buffers for active nests of non-listed birds (as opposed to a 100 foot buffer) and 500 foot buffers for active nests of non-listed raptors. The County acknowledges these recommendations and has revised **Mitigation Measure MM 4.4-9** as follows to address the comment with the exception of extending the nesting season window. Other projects in the immediate vicinity including Bellefield Solar, Bullhead Solar, and Gettysburg Solar all have August 31 as the end date of the nesting bird season. In addition, the CDFW-approved Burrowing Owl Mortality Reduction Plan has an end date for the nesting bird season of August 31. For consistency with these other projects and the CDFW-approved Burrowing Owl Mortality Reduction Plan, the current end date to the nesting bird season has been retained for **Mitigation Measure MM 4.4-9**.

MM 4.4-9: If construction and decommissioning activities are conducted during the typical nesting bird season (February 1 through August 31), a Lead Biologist or their designee shall conduct a pre-construction or pre-decommissioning nesting survey within 10~~14~~ days of ground disturbance activities to reduce potential impacts to avian species. Surveys need not be conducted for the entire project site at one time; they may be phased so that surveys occur within 10~~14~~ days prior to disturbance in specific areas of the site. The survey area shall cover a 500-foot buffer (where legally accessible).

a. If nesting birds/raptors are observed, and continuous monitoring by a qualified biologist will occur, a Lead Biologist or approved Biological Monitor shall establish an appropriate buffer distance around the nest site (typically 100 feet for passerines and up to 500 feet for raptors). If continuous monitoring is not feasible, then a minimum no-disturbance buffer of 250 feet will be established for non-listed passerines. The buffer shall remain in place until the Lead Biologist or approved

Biological Monitor has determined that the nest is no longer active. Encroachment into the buffer may occur at the discretion of the Lead Biologist in consultation with the Kern County Planning and Natural Resources Department.

b. If construction is scheduled to occur during the non-nesting season (September 1 to January 31), no pre-construction surveys or additional measures are required for nesting birds, including raptors.

4-K

The comment summarizes CDFW's Lake or Streambed Alteration Agreement (LSAA) authority (Fish & Game Code §1600 et seq.) and requests notification and coordination where project activities would substantially alter stream or lake bed, bank, or channel. The County acknowledges CDFW's LSAA authority and confirms that the Draft EIR and supporting technical reports disclose and evaluate potentially jurisdictional aquatic features within the Study Area.

Specifically, the Draft EIR and jurisdictional mapping identify 68 potentially jurisdictional features totaling approximately 143.33 acres and approximately 172,928 linear feet within the 8,606-acre Study Area, and these features are shown and discussed in Draft EIR **Section 4.4**, *Biological Resources,* and the associated technical appendices (including the Aquatic Resources Delineation Report and jurisdictional delineation figures included in **Appendix D8** to the Draft EIR). The Draft EIR also describes the potential for project activities (e.g., grading, trenching, and placement of infrastructure) to affect bed/bank/channel features and identifies mitigation commitments and permitting coordination as part **Mitigation Measure MM 4.4-20**.

The project proponent will coordinate with CDFW and will provide required notification and obtain an LSAA prior to commencing activities that may substantially divert, obstruct, or change any river, stream, or lake (including ephemeral and intermittent features). This comment has been noted for the record; the Draft EIR already discloses and evaluates impacts to potentially jurisdictional waters and identifies mitigation and permit coordination requirements, and no revisions to the Draft EIR are necessary in response to this comment.

Mitigation Measure MM 4.4-20 is provided below for reference

MM 4.4-20: If Regional Water Quality Control Board (RWQCB) and/or CDFW jurisdictional resources cannot be avoided, the project proponent/operator shall be subject to provisions as identified below:

a. Prior to ground disturbance activities that could impact RWQCB and/or CDFW jurisdictional resources, the project proponent/operator shall consult with the RWQCB to obtain Waste Discharge Requirements (WDRs) and/or CDFW to obtain a Lake and Streambed Alteration Agreement (LSAA). Permits shall be obtained prior to disturbance of jurisdictional resources.

b. The project proponent/operator shall comply with all avoidance, minimization, and compensatory mitigation measures, as set forth in permits issued to the project by RWQCB and/or CDFW.

c. Copies of coordination, proof of compliance, documentation of any mitigation, along with copies of permits obtained from the RWQCB and/or CDFW shall be provided to the Kern County Planning and Natural Resources Department.

4-L

The comment notes that CNDDB is compiled from voluntary reports and that absence of a record does not preclude species presence. The County acknowledges this and confirms that the Draft EIR relies on targeted, multi-year field surveys conducted by qualified biologists to establish the project biological baseline rather than only CNDDB records. Specifically, the project's multi-year survey program (2022–2025) included vegetation/community mapping and botanical inventories, DETO protocol presence/absence surveys, burrowing owl burrow surveys, desert kit fox den surveys, SWHA protocol surveys, golden eagle and condor surveys, jurisdictional aquatic feature delineation, a MGS potential for occurrence assessment memorandum, and WJT population and woodland mapping. All of these surveys and assessments were performed by qualified biologists using appropriate seasonal windows and accepted protocols as documented in Draft EIR **Section 4.4,** *Biological Resources,* and the Biological Resources Summary and appendices. The comment has been noted for the record; no revisions to the Draft EIR are necessary.

4-M

The comment requests careful evaluation of BESS fire-related impacts to biological resources and recommends consideration of less reactive chemistries (e.g., Lithium Iron Phosphate [LFP] battery composition) and implementation of design features and emergency measures to avoid air, soil, and water impacts from a thermal runaway event. The County acknowledges these comments and confirms the Draft EIR explicitly evaluates BESS design, setback, and fire safety measures and discloses the basis for concluding BESS-related biological impacts would be less than significant with the proposed design controls and mitigation.

The project proposes outdoor cabinet-type BESS enclosures that are intended to contain any battery failure to a single enclosure, and the Draft EIR explains that containment, spacing, and cooling/barrier design—rather than water application directly on cells—are the primary means of limiting fire spread and offsite emissions and protecting adjacent vegetation and habitat; the project includes a conservative 100foot setback from onsite vegetation (well in excess of the 10-foot California Fire Code/NFPA baseline), a minimum 300-foot setback to adjacent property lines, strict vegetation management protocols for the life of the facility, and firewater storage sized to provide cooling of adjacent exposures if needed.

The Draft EIR also summarizes real-world post-incident monitoring following recent outdoor cabinet-type BESS incidents and explains how those monitoring efforts inform the project's risk assessment and mitigation approach. For the San Diego Gas and Electric (SDG&E; Hale Avenue/Escondido) cabinet-type BESS incident (September 2024), multi-agency and contractor monitoring (San Diego County HAZMAT and contractor monitoring reported by SDG&E and third-party contractors) conducted systematic air and runoff sampling during and after the event; those monitoring programs documented combustion byproducts typical of structure fires at concentrations below occupational exposure thresholds, detected no sustained deviations in ambient oxygen that would indicate unknown gases, and found runoff samples with low concentrations of constituents below drinking-water screening benchmarks. For the Vistra (Moss Landing) incident (January 2025), multi-agency short-term air monitoring (including supplemental U.S. EPA sampling) and subsequent soil/water sampling campaigns were conducted. Initial agency summaries reported that ambient air monitoring did not identify persistent acute exceedances of screening thresholds at the monitored locations and that follow-up sampling programs were being used to target any necessary remediation. The Draft EIR (see Draft EIR **Section 4.4**, *Biological Resources,* pages 4.4-70–71, and the hazards and wildfire sections) cites these incident monitoring efforts to inform the analysis and supports

the conclusion that, for outdoor cabinet-type systems that incorporate tested enclosure designs, conservative setbacks, containment/spacing, and coordinated emergency response and monitoring, offsite ecological exposure from a single-enclosure failure is limited and can be effectively managed through prompt response and sampling.

Project-specific commitments as documented in the Draft EIR (**Sections 3.7.2, 4.4, 4.9,** and **4.18**) and to be required as permit conditions include:

- Use of outdoor cabinet-type enclosures that have undergone large-scale fire testing and compliance with applicable standards and certifications (e.g., NFPA 855, California Fire Code requirements, and UL 9540/UL 9540A testing as appropriate);
- Maintenance of the project's conservative vegetation setbacks and ongoing vegetation management for the life of the facility; and,
- Development and implementation of a site Fire Safety Plan (**Mitigation Measure MM 4.14-1**) and emergency response and action plan in coordination with Kern County Fire and local emergency responders.

The County will continue coordination with the appropriate agencies during final design and permitting to ensure these technology, design, operational, emergency response, and monitoring commitments are implemented. The comment has been noted for the record and no revisions to the Draft EIR are required in response to this comment.

Mitigation Measure MM 4.14-1 is provided below for reference.

MM 4.14-1: Prior to the issuance of grading or building permits, the project proponent/operator shall develop and implement a Fire Safety Plan for use during construction, operation, and decommissioning.

The project proponent/operator shall submit the plan, along with maps of the project site and access roads, to the Kern County Fire Department for review and approval. A copy of the approved Fire Safety Plan shall be submitted to the Kern County Planning and Natural Resources Department. The Fire Safety Plan shall contain notification procedures and emergency fire precautions including, but not limited to, the following:

a. All internal combustion engines, both stationary and mobile, shall be equipped with spark arresters. Spark arresters shall be in good working order.

b. Light trucks and cars with factory installed (type) mufflers shall be used only on roads where the roadway is cleared of vegetation. These vehicle types will maintain their factory installed (type) muffler in good condition.

c. Fire rules shall be posted on the project bulletin board at the contractor's field office and areas visible to employees.

d. Procedures shall be established for minimizing potential ignition, including, but not limited to, vegetation clearing and management, parking requirements/restrictions, idling restrictions, smoking restrictions, and proper use of gas-powered equipment.

e. Personnel shall be trained in the practices of the fire safety plan relevant to their duties. Construction and maintenance personnel shall be trained and equipped to extinguish small fires to prevent them from growing into more serious threats.

f. The project proponent/operator shall make an effort to restrict the use of chainsaws, chippers, vegetation masticators, grinders, drill rigs, tractors, torches, and explosives to periods outside of the official fire season. When the above tools are used, water tanks equipped with hoses, fire rakes, and axes shall be easily accessible to personnel.

g. Building plans shall be included for the energy storage system to verify adherence to Kern County and California Building and Fire Code standards.

h. Information for first responders about the type of battery energy storage technology on site, potential hazards and mitigations, and recommended firefighting tactical procedures in case of an accidental fire.

4-N

The comment discusses CEQA's requirement that information developed in environmental impact reports and negative declarations be incorporated into a database, which may be used to make subsequent or supplemental environmental determinations. In response, monitoring biologists for the project will report special-status and natural communities detected to the CNDDB as standard practice. The comment has been noted for the record; no revisions to the Draft EIR are necessary.

4-O

This comment indicates the proposed project would have an impact on fish and/or wildlife, and assessment of filing fees is necessary. In response, CDFW filing fees will be paid at the time of filing the Notice of Determination in accordance with Fish and Game Code Section 711.4. The comment has been noted for the record; no revisions to the Draft EIR are necessary.

4-P

The comment is conclusionary, providing contact information for CDFW staff, and has been noted for the record; no revisions to the Draft EIR are necessary. The County thanks the author for their comments and participation in the public review of the environmental document.

Local Agencies

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Comment Letter 5: Kern County Fire Department

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Office of the Fire Marshal
Kern County Fire Department
Fire Prevention Unit

2820 M St. • Bakersfield, CA 93301 • www.kerncountyfire.org
Telephone 661-391-3310 • FAX 661-636-0466/67 • TTY Relay 800-735-2929

January 30, 2026

Kern County Planning and Natural Resources Department
2800 M St., Bakersfield, CA 93301
Attn.: Mark Tolentino, Planner III

Re: Kern County Fire Department Comments Regarding Planning Department Project

To Whom It May Concern,

The Kern County Fire Department (KCFD), as the local fire authority, has received a request for comments regarding Discovery Solar PV and Storage Project. Upon initial review, it has been determined that all ground mounted solar array projects over 1MW will require Fire Department plan review prior to construction and meet requirements set forth in KCFD Solar Panel Standard. Solar array projects over 20MW will require special fee calculation from KCFD prior to permit issuance. 5-A

All Battery Energy Storage Systems must be applied for directly with KCFD for separate permitting and pre-construction approval. All proposed batteries must be UL9540A 2019 4th Edition tested for large scale burns to determine adequate design and mitigation measures. Additionally, the 24,000 gallon fire water tank and fire alarm annunciator panel (Incident Command Post) must be located a minimum of 300' upwind from the nearest battery enclosure. Site emergency response access for the storage yards is preferred to be placed upwind of battery enclosures based on the prevailing winds in the area of construction. 5-B

A more detailed review and project comments will be conducted when the building permit is obtained, and plans are submitted to KCFD. 5-C

Please feel free to call our Fire Prevention Office at (661) 391-3310 with any questions.

Respectfully,
Kaylee Schoenheide
Fire Plans Examiner
Kern County Fire Department

Office of the Fire Marshal
Kern County Fire Department
Fire Prevention Unit

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3/3/2022

The Kern County Fire Department "Energy Storage System Review Guide Sheet and CFC Sections [A] 105.4 and 1206.1.3 are clear in what is required to be submitted as part of the application for a permit to install an ESS. The current code requirements took effect July 1, 2021, and KCFD has routinely distributed the review guide to assist applicants.

The following submission procedures will take effect immediately:

1. Submitted plans and documents must be under the signature and seal of CA Licensed design professional.
2. Applications will be reviewed as to completeness based upon the KCFD ESS Review Guide Sheet and the CFC. If any required submittal item is missing the application will be deemed incomplete and the application rejected until such time that a complete package is submitted.
3. Once an application is accepted for review, any updated submittals during the period of review, installation and final inspections must either be signed and sealed by the design professional of record, or a cover letter signed and sealed by the design professional of record shall accompany the submittal, attesting that the updated information conforms to the overall design and code requirements.
4. HMA, Fire Risk Analysis, fire suppression and deflagration protection analysis submittals shall be from a CA Licensed Fire Protection Engineer approved by the Kern County Fire Department per CFC Section [A]104.7.2. Submittals will require signature and seal.
5. Fire protection system submittals such as fire suppression and water supply shall include a C-16 - Fire Protection Contractor of record.
6. Fire alarm systems, fire detection, gas detection shall include a C-10 - Electrical Contractor of record.
7. No batteries over 50% State of Charge (SOC) shall be brought to a site until necessary fire protection and other safety systems have been commissioned and accepted. Documentation on the SOC shall be provided prior to batteries being brought to a site.
8. ESS are required to meet all the requirements of the CFC and Kern County Fire Department requirements, any ESS not meeting core safety requirements will be rejected.
9. Final approvals of any ESS or safety related equipment that has routine maintenance requirements according to the code or manufacturer's instructions will not receive approval inspections until a maintenance plan has been submitted and approved by KCFD.

Office of the Fire Marshal
Kern County Fire Department
Fire Prevention Unit

2820 M St. • Bakersfield, CA 93301 • www.kerncountyfire.org
Telephone 661-391-3310 • FAX 661-636-0466/67 • TTY Relay 800-735-2929

December 13, 2023

Dear Customer,

Kern County Fire Department (KCFD) is bringing to your attention a requirement for testing and maintenance of all systems requiring routine maintenance, particularly life safety, fire protection and detection systems at all Operational and Conditionally Approved Battery Energy Storage System (BESS) projects. The manufacturer's instructions for systems and components along with NFPA 68, NFPA 69, NFPA 72, NFPA 2001, NFPA 13, NFPA 22, NFPA 24, NFPA 25 & NFPA 10 and California Fire Code Section 109 require regular testing, inspection, and maintenance to keep the fire and life safety systems properly maintained and operationally ready. Continued Conditional Operational Approval is based on maintaining all fire and life safety systems in good working order, free from deficiencies and following all referenced standards and manufacturer's suggested guidelines from the date a subsystem is commissioned and/or the ESS receives Conditional Operational Approval.

Below are the NFPA codes and frequency of inspection and testing to be performed:

NFPA 10 – Portable Fire Extinguishers			Annually
NFPA - 13, 24 & 25 – Sprinklers/water supply/fire pump	Quarterly	Semi-Annually	Annually
NFPA 68 – Explosion Protection/Deflagration Venting	Every maintenance turnaround		Annually
NFPA 69 – Standard on Explosion Prevention Systems	Quarterly	Every maintenance turnaround	
NFPA 72 – Fire Alarm Systems		Semi-Annually	Annually
NFPA 2001 – Clean Agent Suppression		Semi-Annually	Annually

Fire Code Compliance Testing and Inspection involves having a Licensed Technician perform visual and physical testing of fire and life systems for functionality. All Testing and Inspection Certification documentation, signed by a licensed technician, shall be available for review by the Fire Authority upon request and/or be submitted to Kern County Fire Department's Fire Prevention Unit. KCFD reserves the right to visit any battery energy storage site and request to see testing and maintenance records. Any system discrepancies shall be addressed and all resolution documentation for repairs kept on record.

Regarding testing and maintenance of critical system components related to system safety, life safety, fire detection, fire suppression and concentration reduction systems, not directly addressed in NFPA Standards nor fire code sections, please have your Fire Protection Engineer provide a proposal on the service schedules based on the environmental conditions present at site using the manufacturer's guidelines as a starting point. Reference to the above requirements and the required routine testing and maintenance schedules of the ESS installation are required to be part of your KCFD SSB permit submittal under operation and maintenance documentation CFC 1207.2.1, Items 8 and 10 and CFC 1207.2.2.

If you have any questions, feel free to email our Fire Prevention Office at:
fireprevention@kerncountyfire.org

Regards,
Matt Redstone, Assistant Fire Marshal
Kern County Fire Department
Fire Prevention

Kern County Fire Department
Energy Storage System Review Guide Sheet

EXTRACTS ONLY: SEE COMPLETE CFC and NFPA 855 FOR DETAILS

Project Name: _____

Location: _____

Date: _____

Reviewer: _____

Administrative

SECTION 101
SCOPE AND GENERAL REQUIREMENTS

[A] 101.2 Scope. This code establishes regulations affecting or relating to structures, processes, premises and safeguards regarding all of the following:

1. The hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices.

2. Conditions hazardous to life, property or public welfare in the occupancy of structures or premises.

3. Fire hazards in the structure or on the premises from occupancy or operation.

4. Matters related to the construction, extension, repair, alteration or removal of fire protection systems.

5. Conditions affecting the safety of fire fighters and emergency responders during emergency operations.

[A] 101.3 Purpose. The purpose of this code is to establish the minimum requirements consistent with nationally recognized good practice for providing a reasonable level of life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to provide a reasonable level of safety to fire fighters and emergency responders during emergency operations.

SECTION 102
APPLICABILITY

[A] 102.1 Construction and design provisions. The construction and design provisions of this code shall apply to:

1. Structures, facilities and conditions arising after the adoption of this code.

4. Existing structures, facilities and conditions that, in the opinion of the fire code official, constitute a distinct hazard to life or property.

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[A] 102.7 Referenced codes and standards.
The codes and standards referenced in this code shall be those that are listed in Chapter 80, and such codes and standards shall be considered to be part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.7.1 and 102.7.2.

[A] 102.7.1 Conflicts.
Where conflicts occur between provisions of this code and referenced codes and standards, the provisions of this code shall apply.

[A] 102.7.2 Provisions in referenced codes and standards.
Where the extent of the reference to a referenced code or standard includes subject matter that is within the scope of this code, the provisions of this code, as applicable, shall take precedence over the provisions in the referenced code or standard.

[A] 102.8 Subjects not regulated by this code. Where applicable standards or requirements are not set forth in this code, or are contained within other laws, codes, regulations, ordinances or bylaws adopted by the jurisdiction, compliance with applicable standards of the National Fire Protection Association or other nationally recognized fire safety standards, as approved, shall be deemed as prima facie evidence of compliance with the intent of this code. Nothing herein shall derogate from the authority of the fire code official to determine compliance with codes or standards for those activities or installations within the fire code official's jurisdiction or responsibility.

[A] 102.9 Matters not provided for. Requirements that are essential for the public safety of an existing or proposed activity, building or structure, or for the safety of the occupants thereof, that are not specifically provided for by this code, shall be determined by the fire code official.

[A] 102.10 Conflicting provisions.
Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. Where, in a specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern.

SECTION 104
DUTIES AND POWERS OF THE FIRE CODE OFFICIAL

[A] 104.1 General. The fire code official is hereby authorized to enforce the provisions of this code. The fire code official shall have the authority to render interpretations of this code and to adopt policies, procedures, rules and regulations in order to clarify the application of its provisions. Such interpretations, policies, procedures, rules and regulations shall be in compliance with the intent and purpose of this code. Such policies, procedures, rules and regulations shall not have the effect of waiving requirements specifically provided for in this code.

[A] 104.8 Approved materials and equipment. Materials, equipment and devices approved by the fire code official shall be constructed and installed in accordance with such approval.

[A] 104.8.1 Material and equipment reuse. Materials, equipment and devices shall not be reused or reinstalled unless such elements have been reconditioned, tested and placed in good and proper working condition and approved.

[A] 104.8.2 Technical assistance. To determine the acceptability of technologies, processes, products, facilities, materials and uses attending the design, operation or use of a building or premises subject to inspection by the fire code official, the fire code official is authorized to require the owner or owner's authorized agent to provide, without charge to the jurisdiction, a

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technical opinion and report. The opinion and report shall be prepared by a qualified engineer, specialist, laboratory or fire safety specialty organization acceptable to the fire code official and shall analyze the fire safety properties of the design, operation or use of the building or premises and the facilities and appurtenances situated thereon, to recommend necessary changes. The fire code official is authorized to require design submittals to be prepared by, and bear the stamp of, a registered design professional.

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Chapter 2
Definitions

SECTION 202
GENERAL DEFINITIONS

ENERGY *STORAGE* MANAGEMENT SYSTEMS. An electronic system that protects *energy* storage *systems* from operating outside their safe operating parameters and *disconnects electrical power to the ESS or places it in a safe condition if potentially hazardous temperatures or other conditions are detected.*

ENERGY STORAGE SYSTEM (ESS). *One or more devices, assembled together, capable of storing energy in order to supply electrical energy at a future time.*

ENERGY STORAGE SYSTEM, ELECTROCHEMICAL. *An energy storage system that stores energy and produces electricity using chemical reactions. It includes, among others, battery ESS and capacitor ESS.*

ENERGY STORAGE SYSTEM, MOBILE. *An energy storage system capable of being moved and utilized for temporary energy storage applications, and not installed as fixed or stationary electrical equipment. The system can include integral wheels for transportation, or be loaded on a trailer and unloaded for charging, storage and deployment.*

ENERGY STORAGE SYSTEM, STATIONARY. *An energy storage system installed as fixed or stationary electrical equipment in a permanent location.*

ENERGY STORAGE SYSTEM, WALK-IN UNIT. *A prefabricated building that contains energy storage systems. It includes doors that provide walk-in access for personnel to maintain, test and service the equipment, and is typically used in outdoor and mobile ESS applications.*
(If more than just your arms can enter it is a walk-in unit. Design appropriately)

ENERGY STORAGE SYSTEM CABINET. *A cabinet containing components of the energy storage system that is included in the UL 9540 listing for the system. Personnel are not able to enter the enclosure, other than reaching in to access components for maintenance purposes.*
(No more than arms reach entry)

ENERGY STORAGE SYSTEM COMMISSIONING. *A systematic process that provides documented confirmation that an energy storage system functions according to the intended design criteria and complies with applicable code requirements.*

ENERGY STORAGE SYSTEM DECOMMISSIONING. *A systematic process that provides documentation and procedures that allow an energy storage system to be safely de-energized, disassembled, readied for shipment or storage, and removed from the premise in accordance with applicable code requirements.*

OCCUPANCY CLASSIFICATION. For the purposes of this code, certain occupancies are defined as follows:

> **[BG] Factory Industrial F-1 Moderate-hazard occupancy.**
> (other examples remain unchanged)
>
> *Energy storage systems (ESS) in dedicated use buildings*

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Permits Required

SECTION 105
PERMITS

[A] 105.1 General. Permits shall be in accordance with Sections 105.1.1 through 105.7.25.

[A] 105.1.1 Permits required. A property owner or owner's authorized agent who intends to conduct an operation or business, or install or modify systems and equipment that are regulated by this code, or to cause any such work to be performed, shall first make application to the fire code official and obtain the required permit.

[A] 105.6 Required construction permits. The fire code official is authorized to issue construction permits for work as set forth in Sections 105.7.1 through 105.7.25.

☐ **105.6.5 Energy storage systems.** A construction permit is required to install energy storage systems regulated by Section 1207.

☐ **[A]105.6.9 Fuel cell power systems.** A construction permit is required to install stationary fuel cell power systems..

1207 ESS
1207.1General.
The provisions in this section are applicable to stationary and mobile electrical energy storage systems (ESS).

Exception:
ESS in Group R-3 and R-4 occupancies shall comply with Section 1207.11.

1207.1.1Scope.
ESS having capacities exceeding the values shown in Table 1207.1.1 shall comply with this section.

TABLE 1207.1.1
ENERGY STORAGE SYSTEM (ESS) THRESHOLD QUANTITIES

TECHNOLOGY	ENERGY CAPACITY[a]
Capacitor ESS	3 kWh
Flow batteries[b]	20 kWh
Lead-acid batteries, all types	70 kWh[c]
Lithium-ion batteries	20 kWh
Nickel metal hydride (Ni-MH)	70 kWh
Nickel-cadmium batteries (Ni-Cd)	70 kWh
Other battery technologies	10 kWh
Other electrochemical ESS technologies	3 kWh

For SI: 1 kilowatt hour = 3.6 megajoules.

a. Energy capacity is the total energy capable of being stored (nameplate rating), not the usable energy rating. For units rated in amp-hours, kWh shall equal rated voltage times amp-hour rating divided by 1,000.

b. Shall include vanadium, zinc-bromine, polysulfide-bromide and other flowing electrolyte-type technologies.

c. Fifty gallons of lead-acid battery electrolyte shall be considered equivalent to 70 kWh.

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1207.1.2Permits.
Permits shall be obtained for ESS as follows:

1. Construction permits shall be obtained for stationary ESS installations and for mobile ESS charging and storage installations covered by Section 1207.10.1. Permits shall be obtained in accordance with Section 105.6.5.

901 Fire Protection Generally

901.3 Permits. Permits shall be required as set forth in Sections 105.5 and 105.6.

☐ **[A] 105.6.1 Automatic fire-extinguishing systems.** A construction permit is required for installation of or modification to an automatic fire-extinguishing system. Maintenance performed in accordance with this code is not considered to be a modification and does not require a permit.

☐ **[A] 105.6.6 Fire alarm and detection systems and related equipment**. A construction permit is required for installation of or modification to fire alarm and detection systems and related equipment. Maintenance performed in accordance with this code is not considered to be a modification and does not require a construction permit.

☐ **[A] 105.6.7 Fire pumps and related equipment.** A construction permit is required for installation of or modification to fire pumps and related fuel tanks, jockey pumps, controllers and generators. Maintenance performed in accordance with this code is not considered to be a modification and does not require a construction permit.

☐ **[A] 105.6.18 Private fire hydrants.** A construction permit is required for the installation or modification of private fire hydrants. Maintenance performed in accordance with this code is not considered to be a modification and does not require a permit.

916 Gas Detection

916.2 Permits. Permits shall be required as set forth in Section 105.7.11.

☐ **[A] 105.6.10 Gas detection systems**. A construction permit is required for the installation of or modification to gas detection systems. Maintenance performed in accordance with this code is not considered a modification and shall not require a permit.

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Documentation Generally

Section 106 Construction documents.

[A]106.1Submittals.
Construction documents and supporting data shall be submitted in two or more sets with each application for a permit and in such form and detail as required by the fire code official. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed.

☐ **[A] 106.2.1 Information on construction documents.**
Construction documents shall be drawn to scale on suitable material. Documents in a digital format are allowed to be submitted where approved by the fire code official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations as determined by the fire code official.

[A] 106.2.2 Fire protection system shop drawings.
Shop drawings for the fire protection system(s) shall be submitted to indicate compliance with this code and the construction documents, and shall be approved prior to the start of installation. Shop drawings shall contain all information as required by the referenced installation standards in Chapter 9..

[A] 106.2.3 Applicant responsibility.
It shall be the responsibility of the applicant to ensure that the construction documents include all of the fire protection requirements and the shop drawings are complete and in compliance with the applicable codes and standards..

[A] 106.2.4Approved documents.
Construction documents approved by the fire code official are approved with the intent that such construction documents comply in all respects with this code. Review and approval by the fire code official shall not relieve the applicant of the responsibility of compliance with this code..

SECTION1207
ELECTRICAL ENERGY STORAGE SYSTEMS (ESS)

1201.1 Scope. The provisions of this chapter shall apply to the installation, operation, maintenance, repair, retrofitting, testing, commissioning and decommissioning of energy systems used for generating or storing energy. It shall not apply to equipment associated with the generation, control, transformation, transmission, or distribution of energy installations that is under the exclusive control of an electric utility or lawfully designated agency. Energy storage systems regulated by Section 1207 shall comply with this chapter and NFPA 855.

(Ord. No. G-9179, § 12, 11-8-22)

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ESS Specific Documentation

☐ **1207.1.3 Construction documents.** The following information shall be provided with the permit application:

1. Location and layout diagram of the room or area in which the ESS is to be installed.

2. Details on the hourly fire-resistance ratings of assemblies enclosing the ESS.

3. The quantities and types of ESS to be installed.

4. Manufacturer's specifications, ratings and listings of each ESS.
(Listings are key safety documentation to be included in the initial submittal.)

5. Description of energy (battery) management systems and their operation.

6. Location and content of required signage.

7. Details on fire suppression, smoke or fire detection, thermal management, ventilation, exhaust and deflagration venting systems, if provided.

8. Support arrangement associated with the installation, including any required seismic restraint.

9. A commissioning plan complying with 1207.2.1.

10. A decommissioning plan complying with 1207.2.3.

+ 11. Site Plan with layout diagram of the cabinets, non-walk-in enclosures or walk-in enclosures in which the energy storage system is to be installed

+12. Size, location, distance between units, distance to exposures

+ 13. Fire Apparatus access

+ 14. Fire protection water supply, (hydrants, piping layout, water source)

NFPA 855

4.2.1.3
The following test data, evaluation information, and calculations shall be provided in addition to the plans and specifications in 4.2.1.1 where required elsewhere in this standard:

(1) Fire and explosion testing data in accordance with 9.1.5

(2) Hazard mitigation analysis (HMA) in accordance with Section 4.4

(3) Calculations or modeling data to determine compliance with NFPA 68 and NFPA 69 in accordance with 9.6.5.6.3

(4) Other test data, evaluation information, or calculations as required elsewhere in this standard

4.2.1.4
If modeling data is provided, validation of the modeling results shall also be included.

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☐ **1207.1.4 Hazard mitigation analysis.** A failure modes and effects analysis (FMEA) or other approved hazard mitigation analysis shall be provided in accordance with Section 104.8.2 under any of the following conditions:

1. Where ESS technologies not specifically identified in Table 1207.1 are provided.

2. More than one ESS technology is provided in a room or enclosed area where there is a potential for adverse interaction between technologies.

3. Where allowed as a basis for increasing maximum allowable quantities. See Section 1207.5.2.

+ Note: A HMA or Fire Risk Analysis prepared by an FPE will be required in all cases.

1207.1.4.1 Fault condition. The hazard mitigation analysis shall evaluate the consequences of the following failure modes. Only single failure modes shall be considered.

1. A thermal runaway condition in a single ESS rack, module or unit.

2. Failure of any battery (energy) management system.

3. Failure of any required ventilation or exhaust system.

4. Voltage surges on the primary electric supply.

5. Short circuits on the load side of the ESS.

6. Failure of the smoke detection, fire detection, fire suppression, or gas detection system.

7. Required spill neutralization not being provided or failure of a required secondary containment system.

1207.1.4.2 Analysis approval. The fire code official is authorized to approve the hazardous mitigation analysis provided the consequences of the hazard mitigation analysis demonstrate:

☐ 1. Fires will be contained within unoccupied ESS rooms or areas for the minimum duration of the fire-resistance rated separations identified in Section 1207.7.4.

☐ 2. Fires in occupied work centers will be detected in time to allow occupants within the room or area to safely evacuate.

☐ 3. Toxic and highly toxic gases released during fires will not reach concentrations in excess of IDLH level in the building or adjacent means of egress routes during the time deemed necessary to evacuate occupants from any affected area.

☐ 4. Flammable gases released from ESS during charging, discharging and normal operation will not exceed 25 percent of their lower flammability limit (LFL).

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☐ 5. Flammable gases released from ESS during fire, overcharging and other abnormal conditions will be controlled through the use of ventilation of the gases preventing accumulation or by deflagration venting.

☐ **1207.1.4.3 Additional protection measures.** Construction, equipment and systems that are required for the ESS to comply with the hazardous mitigation analysis, including but not limited to those specifically described in Section 1207 shall be installed, maintained and tested in accordance with nationally recognized standards and specified design parameters.

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Commissioning, decommissioning

1207.2 Commissioning, decommissioning, operation and maintenance. Commissioning, decommissioning, operation and maintenance shall be conducted in accordance with this section.

☐ **1207.2.1 Commissioning.** Commissioning of newly installed ESS, and existing ESS that have been retrofitted, replaced or previously decommissioned and are returning to service shall be conducted prior to the ESS being placed in service in accordance with a commissioning plan that has been approved prior to initiating commissioning. The commissioning plan shall include the following:

1. A narrative description of the activities that will be accomplished during each phase of commissioning including the personnel intended to accomplish each of the activities.

2. A listing of the specific ESS and associated components, controls and safety related devices to be tested, a description of the tests to be performed and the functions to be tested.

3. Conditions under which all testing will be performed, which are representative of the conditions during normal operation of the system.

4. Documentation of the owner's project requirements and the basis of design necessary to understand the installation and operation of the ESS.

5. Verification that required equipment and systems are installed in accordance with the approved plans and specifications.

6. Integrated testing for all fire and safety systems.

7. Testing for any required thermal management, ventilation or exhaust systems associated with the ESS installation.

8. Preparation and delivery of operation and maintenance documentation.

9. Training of facility operating and maintenance staff.

10. Identification and documentation of the requirements for maintaining system performance to meet the original design intent during the operation phase.

11. Identification and documentation of personnel who are qualified to service, maintain and decommission the ESS, and respond to incidents involving the ESS, including documentation that such service has been contracted for.

12. A decommissioning plan for removing the ESS from service, and from the facility in which it is located. The plan shall include details on providing a safe, orderly shutdown of energy storage and safety systems with notification to the code officials prior to the actual decommissioning of the system. The decommissioning plan shall include contingencies for removing an intact operational ESS from service, and for removing an ESS from service that has been damaged by a fire or another event.

Guidance Only - Extracted language Copyright ICC and NFPA

Exception: Commissioning shall not be required for lead acid and nickel cadmium battery systems at facilities under the exclusive control of communications utilities that comply with NFPA 76 and operate at less than 50 VAC and 60 VDC. However, a decommissioning plan shall be provided and maintained when required by the fire code official.

1207.2.1.1 Initial acceptance testing. During the commissioning process an ESS shall be evaluated for proper operation in accordance with the manufacturer's instructions and the commissioning plan prior to final approval.

1207.2.1.2 Commissioning report. A report describing the results of the system commissioning and including the results of the initial acceptance testing required in Section 1206.2.1.1 shall be provided to code official prior to final inspection and approval and maintained at an approved on-site location.

☐ **1207.2.3 Decommissioning.** The code official shall be notified prior to decommissioning of an ESS. Decommissioning shall be performed in accordance with the decommissioning plan that includes the following:

1 A narrative description of the activities to be accomplished for removing the ESS from service, and from the facility in which it is located.

2. A listing of any contingencies for removing an intact operational ESS from service, and for removing an ESS from service that has been damaged by a fire or another event.

Considerations that should be included in the decommissioning plan would include but not be limited to the following:

(1) An overview of the decommissioning process developed specifically for the ESS that is to be decommissioned.
(2) Roles and responsibilities for all those involved in the decommissioning of the ESS and their removal from the site.
(3) Means and methods in the decommissioning plan submitted during the permitting process to be made available at a point in time corresponding to the decision to decommission the ESS.
(4) Plans and specifications necessary to understand the ESS and all associated operational controls and safety systems, as built, operated, and maintained.
(5) A detailed description of each activity to be conducted during the decommissioning process and who will perform that activity and at what point in time.
(6) Procedures to be used in documenting the ESS and all associated operational controls and safety systems that have been decommissioned.
(7) Guidelines and format for a decommissioning checklist and relevant operational testing forms and necessary decommissioning logs and progress reports
(8) A description of how any changes to the surrounding areas and other systems adjacent to the ESS, including, but not limited to, structural elements, building penetrations, means of egress, and required fire detection and suppression systems, will be protected during decommissioning and confirmed as being acceptable after the system is removed.

Source: NFPA 855

Guidance Only - Extracted language Copyright ICC and NFPA

Large-Scale Fire Testing

☐ **1207.1.5 Large scale fire test.** Where required elsewhere in Section 1207, large-scale fire testing shall be conducted on a representative ESS in accordance with UL 9540A. The testing shall be conducted or witnessed and reported by an approved testing laboratory and show that a fire involving one ESS will not propagate to an adjacent ESS, and where installed within buildings, enclosed areas and walk-in units will be contained within the room, enclosed area or walk-in unit for a duration equal to the fire-resistance rating of the room separation specified in Section 1207.7.4. The test report shall be provided to the fire code official for review and approval in accordance with Section 104.8.2.

1207.5.1 Size and separation. Electrochemical ESS shall be segregated into groups not exceeding 50 kWh (180 megajoules). Each group shall be separated a minimum of 3 feet (914 mm) from other groups and from walls in the storage room or area. The storage arrangements shall comply with Chapter 10.

Exceptions:

1. Lead acid and nickel cadmium battery systems in facilities under the exclusive control of communications utilities and operating at less than 50 VAC and 60 VDC in accordance with NFPA 76.

2. The fire code official is authorized to approve larger capacities or smaller separation distances based on large scale fire testing complying with Section 1207.1.5.

1207.5.2 Maximum allowable quantities. Fire areas within rooms, areas and walk-in units containing electrochemical ESS shall not exceed the maximum allowable quantities in Table 1207.5.

Exceptions:

1. Where approved by the fire code official, rooms, areas and walk in units containing electrochemical ESS that exceed the amounts in Table 1207.5 shall be permitted based on a hazardous mitigation analysis in accordance with Section 1207.1.4 and large scale fire testing complying with Section 1207.1.5.

2. Lead-acid and nickel cadmium battery systems installed in facilities under the exclusive control of communications utilities, and operating at less than 50 VAC and 60 VDC in accordance with NFPA 76.

3. Dedicated use buildings in compliance with Section 1207.7.1.

1207.5.2.1 Mixed electrochemical energy systems. Where rooms, areas and walk-in units contain different types of electrochemical energy technologies, the total aggregate quantities of the systems shall be determined based on the sum of percentages of each technology type quantity divided by the maximum allowable quantity of each technology type. The sum of the percentages shall not exceed 100 percent of the maximum allowable quantity.

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TABLE 1207.5
MAXIMUM ALLOWABLE QUANTITIES OF ELECTROCHEMICAL ESS

TECHNOLOGY	MAXIMUM ALLOWABLE QUANTITIES[a]
STORAGE BATTERIES	
Flow batteries[b]	600 kWh
Lead-acid, all types	Unlimited
Lithium-ion	600 kWh
Nickel metal hydride (Ni-MH)	Unlimited
Nickel-cadmium (Ni-Cd)	Unlimited
Other battery technologies	200 kWh
CAPACITORS	
All types	20 kWh
OTHER ELECTROCHEMICAL ESS	
All types	20 kWh

a. For electrochemical ESS units rated in amp-hours, kWh shall equal rated voltage times the amp-hour rating divided by 1,000.
b. Shall include vanadium, zinc-bromine, polysulfide-bromide and other flowing electrolyte-type technologies.

+ Note

☐ **Deflagration Analysis**

Large sale testing is required for the generation of data necessary for deflagration analysis and explosion prevention whether the installation is in a room, cabinet or enclosure. May be part of the HMA.

1207.6.3 Explosion control.
Where required by Table 1207.6 or elsewhere in this code, explosion control complying with Section 911 shall be provided for rooms, areas or walk-in units containing electrochemical ESS technologies.

Exceptions:

1. Where approved, explosion control is permitted to be waived by the fire code official based on large-scale fire testing complying with Section 1207.1.5 that demonstrates that flammable gases are not liberated from electrochemical ESS cells or modules where tested in accordance with UL 9540A.

2. Where approved, explosion control is permitted to be waived by the fire code official based on documentation provided in accordance with Section 104.7 that demonstrates that the electrochemical ESS technology to be used does not have the potential to release flammable gas concentrations in excess of 25 percent of the LFL anywhere in the room, area, walk-in unit or structure under thermal runaway or other fault conditions.

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TABLE 911.1
EXPLOSION CONTROL REQUIREMENTS[f]

MATERIAL	CLASS	EXPLOSION CONTROL METHODS	
		Barricade construction	Explosion (deflagration) venting or explosion (deflagration) prevention systems
Hazard Category			
Combustible dusts[a]	—	Not required	Required
Cryogenic fluids	Flammable	Not required	Required
Explosives	Division 1.1	Required	Not required
	Division 1.2	Required	Not required
	Division 1.3	Not required	Required
	Division 1.4	Not required	Required
	Division 1.5	Required	Not required
	Division 1.6	Required	Not required
Flammable gas	Gaseous	Not required	Required
	Liquefied	Not required	Required
Flammable liquids	IA[b]	Not required	Required
	IB[c]	Not required	Required
Organic peroxides	Unclassified detonable	Required	Not permitted
	I	Required	Not permitted
Oxidizer liquids and solids	4	Required	Not permitted
Pyrophoric	Gases	Not required	Required
Unstable (reactive)	4	Required	Not permitted
	3 detonable	Required	Not permitted
	3 nondetonable	Not required	Required
Water-reactive liquids and solids	3	Not required	Required
	2[e]	Not required	Required
Special Uses			
Acetylene generator rooms	—	Not required	Required
Electrochemical energy storage systems[g]	—	Not required	Required
Energy storage systems[g]	—	Not required	Required
Grain processing	—	Not required	Required
Liquefied petroleum gas distribution facilities	—	Not required	Required
Where explosion hazards exist[d]	Detonation	Required	Not permitted
	Deflagration	Not required	Required

a. Combustible dusts where manufactured, generated or used in such a manner that the concentration and conditions create a fire or explosion hazard based on information prepared in accordance with Section 104.8.2. See definition of "Combustible dust" in Chapter 2.
b. Storage or use.
c. In open use or dispensing.
d. Rooms containing dispensing and use of hazardous materials where an explosive environment can occur because of the characteristics or nature of the hazardous materials or as a result of the dispensing or use process.
e. A method of explosion control shall be provided where Class 2 water-reactive materials can form potentially explosive mixtures.
f. Explosion venting is not required for Group H-5 Fabrication Areas complying with Chapter 27 and the *California Building Code*.
g. Where explosion control is required in Section 1207.6.3.

TABLE 1207.6
ELECTROCHEMICAL ESS TECHNOLOGY-SPECIFIC REQUIREMENTS

COMPLIANCE REQUIRED[b]		BATTERY TECHNOLOGY				OTHER ESS AND BATTERY TECHNOLOGIES[b]	CAPACITOR ESS[b]
Feature	Section	Lead-acid	Ni-Cd and Ni-MH	Lithium-ion	Flow		
Exhaust ventilation	1207.6.1	Yes	Yes	No	Yes	Yes	Yes
Explosion control	1207.6.3	Yes[a]	Yes[a]	Yes	No	Yes	Yes
Safety caps	1207.6.4	Yes	Yes	No	No	Yes	Yes
Spill control and neutralization	1207.6.2	Yes[c]	Yes[c]	No	Yes	Yes	Yes
Thermal runaway	1207.6.5	Yes[d]	Yes	Yes[e]	No	Yes[e]	Yes

a. Not required for lead-acid and nickel-cadmium batteries at facilities under the exclusive control of communications utilities that comply with NFPA 76 and operate at less than 50 VAC and 60 VDC.
b. Protection shall be provided unless documentation acceptable to the fire code official is provided in accordance with Section 104.8.2 that provides justification why the protection is not necessary based on the technology used.
c. Applicable to vented-type (i.e., flooded) nickel-cadmium and lead-acid batteries.
d. Not required for vented-type (i.e., flooded) lead-acid batteries.
e. The thermal runaway protection is permitted to be part of a battery management system that has been evaluated with the battery as part of the evaluation to UL 1973.

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Operation and maintenance (submission prior to final approval)

☐ **1207.2.2 Operation and maintenance.**-An operating and maintenance manual shall be provided to both the ESS owner or their authorized agent and the ESS operator before the ESS is put into operation and shall include the following:

1. Manufacturer's operation manuals and maintenance manuals for the entire ESS or for each component of the system requiring maintenance, that clearly identify the required routine maintenance actions.

2. Name, address and phone number of a service agency that has been contracted to service the ESS and its associated safety systems.

3. Maintenance and calibration information, including wiring diagrams, control drawings, schematics, system programming instructions and control sequence descriptions, for all energy storage control systems.

4. Desired or field-determined control set points that are permanently recorded on control drawings at control devices or, for digital control systems, in system programming instructions.

5. A schedule for inspecting and recalibrating all ESS controls.

6. A service record log form that lists the schedule for all required servicing and maintenance actions and space for logging such actions that are completed over time and retained on site.

The ESS shall be operated and maintained in accordance with the manual and a copy of the manual shall be retained at an approved onsite location.

NFPA 855

7.1.2 The operation and maintenance documentation shall include the following:

(1) Procedures for the safe startup of the ESS system and associated equipment

(2) Procedures for inspection and testing of associated alarms, interlocks, and controls

(3) Procedures for maintenance and operation of the following, where applicable:

(a) Energy storage management systems (ESMS)

(b) Fire protection equipment and systems

(c) Spill control and neutralization systems

(d) Exhaust and ventilation equipment and systems

(e) Gas detection systems

(f) Other required safety equipment and systems

(4) Response considerations similar to a safety data sheet (SDS) that address response safety concerns and extinguishment where an SDS is not required

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(5)* An instruction that equipment or system changes to the installation are required to be recorded by updating any engineering documentation

1207.2.2.1 Ongoing inspection and testing. Systems that monitor and protect the ESS installation shall be inspected and tested in accordance with the manufacturer's instructions and the operating and maintenance manual. Inspection and testing records shall be maintained in the operation and maintenance manual.

NFPA 855-2023

7.2 * System Maintenance. The ESS shall be maintained in accordance with the system manufacturer's instructions.

7.2.1 The maintenance documentation shall include a detailed maintenance schedule covering all affected equipment and the activities to be performed.

7.2.2 Maintenance shall be performed by qualified individuals.

7.2.3 Maintenance documentation indicating the maintenance action taken, the date of the action, who implemented the action, and the results associated with the action shall be maintained as required by Section 6.3.

7.2.4 Maintenance documentation shall record information on any repair, renewal, or renovation made to the ESS.

7.2.5 Training. Training shall be provided to all those responsible for system operation and maintenance.

7.2.5.1 Training on system operation and maintenance shall be provided by the system owner or their designated agent.

7.2.5.2 After recommissioning the system, training on any changes to the operation and maintenance documentation shall be provided.

7.2.5.3 Training records of site operations and maintenance personnel shall be retained and accessible to the AHJ, indicating the training taken, the name(s) of those taking the training, and the training date.

7.3 System Testing. 7.3.1 System testing shall be performed when required by the operating instructions or maintenance documentation in accordance with testing procedures provided by the ESS manufacturer.

7.3.2 A record of all testing shall be maintained in accordance with the requirements in Section 6.3.

7.3.2.1 Testing records shall be permitted to be made available electronically.

☐ **105.5.14Energy storage systems.** An operational permit is required for stationary and mobile energy storage systems regulated by Section 1207.

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☐ Emergency Action Plan

+ Note: An Emergency action plan will be required in all cases both during construction and operation after final approval. Fire remediation may be written into that plan.

1207.1.6 Fire remediation. Where a fire or other event has damaged the ESS and ignition or re-ignition of the ESS is possible, the system owner, agent, or lessee shall take the following actions, at their expense, to mitigate the hazard or remove damaged equipment from the premises to a safe location.

1207.1.6.1 Fire mitigation personnel. Where, in the opinion of the fire code official, it is essential for public safety that trained personnel be on site to respond to possible ignition or re-ignition of a damaged ESS, the system owner, agent or lessee shall immediately dispatch one or more fire mitigation personnel to the premise, as required and approved, at their expense. These personnel shall remain on duty continuously after the fire department leaves the premise until the damaged energy storage equipment is removed from the premises, or earlier if the fire code official indicates the public safety hazard has been abated.

1207.1.6.2 Duties. On-duty fire mitigation personnel shall have the following responsibilities:

1. Keep diligent watch for fires, obstructions to means of egress and other hazards.

2. Immediately contact the fire department if their assistance is needed to mitigate any hazards or extinguish fires.

3. Take prompt measures for remediation of hazards in accordance with the decommissioning plan in Section 1207.2.3.

4. Take prompt measures to assist in the evacuation of the public from the structures.

Considerations that should be included in the emergency action plan would include but not be limited to the following:

4.3 Emergency Planning and Training.

4.3.1 * General.
For ESS installations that exceed the maximum stored energy limits of Table 9.4.1, emergency planning and training shall be provided by the owner of the ESS or their authorized representative so that ESS facility operations and maintenance personnel and emergency responders can address foreseeable hazards associated with the on-site systems.

4.3.2 Facility Staff Planning and Training.
For ESS installations that exceed the maximum stored energy limits of Table 9.4.1, an emergency operations plan and associated training shall be established, maintained, and conducted by ESS facility operations and maintenance personnel.

4.3.2.1 Emergency Operations Plan.
4.3.2.1.1
An emergency operations plan shall be readily available for use by facility operations and maintenance personnel.

4.3.2.1.2
For normally occupied facilities, the emergency operations plan shall be on site.

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4.3.2.1.3
The plan shall be updated when conditions that affect the response considerations and procedures change.

4.3.2.1.4
The emergency operations plan shall include the following:

(1) Procedures for safe shutdown, de-energizing, or isolation of equipment and systems under emergency conditions to reduce the risk of fire, electric shock, and personal injuries, and for safe start-up following cessation of emergency conditions

(2) Procedures for inspection and testing of associated alarms, interlocks, and controls

(3)* Procedures to be followed in response to notifications of system alarms or out-of-range conditions that could signify potentially dangerous conditions, including shutting down equipment, summoning service or repair personnel, and providing agreed-upon notification to fire department personnel, if required

(4)* Emergency procedures to be followed in case of fire, explosion, release of liquids or vapors, damage to critical moving parts, or other potentially dangerous conditions

(5) Response considerations similar to a safety data sheet (SDS) that will address response safety concerns and extinguishment when an SDS is not required

(6) Procedures for dealing with ESS equipment damaged in a fire or other emergency event, including contact information for personnel qualified to safely remove damaged ESS equipment from the facility

(7) Other procedures as determined necessary by the AHJ to provide for the safety of occupants and emergency responders

(8) Procedures and schedules for conducting drills of these procedures

4.3.2.1.5
The emergency operations plan in 4.3.2.1 shall not be required for electric utility facilities under the exclusive control of the electric utility located outdoors or in building spaces used exclusively for such installations.

4.3.2.2 Facility Staff Training.
4.3.2.2.1
Personnel responsible for the operation, maintenance, repair, servicing, and response of the ESS shall be trained in the procedures included in the emergency operations plan in 4.3.2.1.

4.3.2.2.2
Refresher training shall be conducted at least annually and records of such training retained in an approved manner.

Source: NFPA 855

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☐ Listings

1207.3 Equipment. ESS equipment shall be in accordance with Sections 1207.3.1 through 1207.3.9.

1207.3.1 Energy storage system listings. ESS shall be listed in accordance with UL 9540.

> **Exception:** Lead-acid and nickel-cadmium battery systems installed in facilities under the exclusive control of communications utilities, and operating at less than 50 VAC and 60 VDC in accordance with NFPA 76, are not required to be listed.

1207.3.2 Equipment listing. Chargers, inverters and energy storage management systems shall be covered as part of the UL 9540 listing or shall be listed separately.

1207.3.3 Utility interactive systems. Inverters shall be listed and labeled in accordance with UL 1741. Only inverters listed and labeled for utility interactive system use and identified as interactive shall be allowed to operate in parallel with the electric utility power system to supply power to common loads.

1207.3.4 Energy storage management system. Where required by the ESS listing, an approved energy storage management system that monitors and balances cell voltages, currents and temperatures within the manufacturer's specifications shall be provided. The system shall disconnect electrical connections to the ESS or otherwise place it in a safe condition if potentially hazardous temperatures or other conditions such as short circuits, over voltage or under voltage are detected.

1207.3.5 Enclosures. Enclosures of ESS shall be of noncombustible construction.

NFPA 70

ARTICLE 706 Energy Storage Systems
Part I. General

706.1 Scope.
This article applies to all energy storage systems (ESS) having a capacity greater than 3.6 MJ (1 kWh) that may be stand-alone or interactive with other electric power production sources. These systems are primarily intended to store and provide energy during normal operating conditions.

> **Informational Note No. 1:** For batteries rated in ampere hours, kWh is equal to the nominal rated voltage times ampere-hour rating
> divided by 1000.
>
> **Informational Note No. 2**: There can be a subtle distinction between a battery storing energy and an energy storage system. A battery storing energy is not necessarily an ESS. See Article 480. An ESS can be comprised of batteries storing energy. See Article 706.
>
> **Informational Note No. 3**: The following standards are frequently referenced for the installation of energy storage systems:
>
> (1) NFPA 111, Standard on Stored Electrical Energy Emergency and Standby Systems
> (2) NECA 416, Recommended Practice for Installing Energy Storage Systems (ESS)
> (3) UL 810A, Electrochemical Capacitors
> **(4) UL 1973**, Standard for Batteries for Use in Stationary, Vehicle Auxiliary Power, and Light Electric Rail (LER) Applications
> (5) UL 1989, Standard for Standby Batteries
> **(6) UL 9540**, Standard for Safety Energy Storage Systems and Equipment
> (7) UL Subject 2436, Spill Containment For Stationary Lead Acid Battery Systems

706.5 Listing.
Energy storage systems shall be listed.

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Fire Protection Systems Generally

901.2 Construction documents. The fire code official shall have the authority to require construction documents and calculations for all fire protection and life safety systems and to require permits be issued for the installation, rehabilitation or modification of any fire protection and life safety systems. Construction documents for fire protection and life safety systems shall be submitted for review and approval prior to system installation.

☐ Automatic Sprinkler Systems (*Requires a C16 License*)

903.3.1.1 NFPA 13 sprinkler systems. Where the provisions of this code require that a building or portion thereof be equipped throughout with an automatic sprinkler system in accordance with this section, sprinklers shall be installed throughout in accordance with NFPA 13 as amended in Chapter 80 except as provided in Sections 903.3.1.1.1 and 903.3.1.1.3.
[*See also NFPA 13-22 for plan submittal details*]

☐ Fire Alarm Systems (*Requires a C10 License*)

907.1.1 Construction documents. Construction documents for fire alarm systems shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code, the California Building Code and relevant laws, ordinances, rules and regulations, as determined by the fire code official.

907.1.2 Fire alarm shop drawings. Shop drawings for fire alarm systems shall be prepared in accordance with NFPA 72 and submitted for review and approval prior to system installation.
[See also NFPA 72-22 for plan submittal details]

> **Exception**: Other symbols are allowed where approved by the enforcing agency.

907.1.3 Equipment.
Systems and components shall be listed and approved for the purpose for which they are installed.

☐ Gas Detection Systems (*Requires a C10 License*)

916.2.1 Construction documents. Documentation of the gas detection system design and equipment to be used that demonstrates compliance with the requirements of this code shall be provided with the application for permit.
[See also NFPA 72-22 Section 17.10 Gas Detection]

☐ FIRE PROTECTION WATER SUPPLIES (*Requires a C16 License*)

507.1 Required water supply. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

507.2 Type of water supply. A water supply shall consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems capable of providing the required fire flow.

> **507.2.1 Private fire service mains**. Private fire service mains and appurtenances shall be installed in accordance with NFPA 24 as amended in Chapter 80.
>
> **507.2.2 Water tanks**. Water tanks for private fire protection shall be installed in accordance with NFPA 22.

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Compliance Tables

TABLE 1207.1.1
ENERGY STORAGE SYSTEM (ESS) THRESHOLD QUANTITIES

TECHNOLOGY	ENERGY CAPACITY[a]
Capacitor ESS	3 kWh
Flow batteries[b]	20 kWh
Lead-acid batteries, all types	70 kWh[c]
Lithium-ion batteries	20 kWh
Nickel metal hydride (Ni-MH)	70 kWh
Nickel-cadmium batteries (Ni-Cd)	70 kWh
Other battery technologies	10 kWh
Other electrochemical ESS technologies	3 kWh

For SI: 1 kilowatt hour = 3.6 megajoules.

a. Energy capacity is the total energy capable of being stored (nameplate rating), not the usable energy rating. For units rated in amp-hours, kWh shall equal rated voltage times amp-hour rating divided by 1,000.

b. Shall include vanadium, zinc-bromine, polysulfide-bromide and other flowing electrolyte-type technologies.

c. Fifty gallons of lead-acid battery electrolyte shall be considered equivalent to 70 kWh.

TABLE 1207.5
MAXIMUM ALLOWABLE QUANTITIES OF ELECTROCHEMICAL ESS

TECHNOLOGY	MAXIMUM ALLOWABLE QUANTITIES[a]
STORAGE BATTERIES	
Flow batteries[b]	600 kWh
Lead-acid, all types	Unlimited
Lithium-ion	600 kWh
Nickel metal hydride (Ni-MH)	Unlimited
Nickel-cadmium (Ni-Cd)	Unlimited
Other battery technologies	200 kWh
CAPACITORS	
All types	20 kWh
OTHER ELECTROCHEMICAL ESS	
All types	20 kWh

a. For electrochemical ESS units rated in amp-hours, kWh shall equal rated voltage times the amp-hour rating divided by 1,000.

b. Shall include vanadium, zinc-bromine, polysulfide-bromide and other flowing electrolyte-type technologies.

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TABLE 1207.6
ELECTROCHEMICAL ESS TECHNOLOGY-SPECIFIC REQUIREMENTS

COMPLIANCE REQUIRED[b]		BATTERY TECHNOLOGY				OTHER ESS AND BATTERY TECHNOLOGIES[b]	CAPACITOR ESS[b]
Feature	Section	Lead-acid	Ni-Cd and Ni-MH	Lithium-ion	Flow		
Exhaust ventilation	1207.6.1	Yes	Yes	No	Yes	Yes	Yes
Explosion control	1207.6.3	Yes[a]	Yes[a]	Yes	No	Yes	Yes
Safety caps	1207.6.4	Yes	Yes	No	No	Yes	Yes
Spill control and neutralization	1207.6.2	Yes[c]	Yes[c]	No	Yes	Yes	Yes
Thermal runaway	1207.6.5	Yes[d]	Yes	Yes[e]	No	Yes[e]	Yes

a. Not required for lead-acid and nickel-cadmium batteries at facilities under the exclusive control of communications utilities that comply with NFPA 76 and operate at less than 50 VAC and 60 VDC.
b. Protection shall be provided unless documentation acceptable to the fire code official is provided in accordance with Section 104.8.2 that provides justification why the protection is not necessary based on the technology used.
c. Applicable to vented-type (i.e., flooded) nickel-cadmium and lead-acid batteries.
d. Not required for vented-type (i.e., flooded) lead-acid batteries.
e. The thermal runaway protection is permitted to be part of a battery management system that has been evaluated with the battery as part of the evaluation to UL 1973.

TABLE 1207.7
INDOOR ESS INSTALLATIONS

COMPLIANCE REQUIRED		DEDICATED-USE BUILDINGS[a]	NONDEDICATED-USE BUILDINGS[b]
Feature	Section		
Dwelling units and sleeping units	1207.7.3	NA	Yes
Elevation	1207.5.3	Yes	Yes
Fire suppression systems	1207.5.5	Yes[c]	Yes
Fire-resistance-rated separations	1207.7.4	Yes	Yes
General installation requirements	1207.4	Yes	Yes
Maximum allowable quantities	1207.5.2	No	Yes
Size and separation	1207.5.1	Yes	Yes
Smoke and automatic fire detection[e]	1207.5.4	Yes[d]	Yes
Technology specific protection	1207.6	Yes	Yes

NA = Not Allowed.
a. See Section 1207.7.1.
b. See Section 1207.7.2.
c. Where approved by the fire code official, fire suppression systems are permitted to be omitted in dedicated-use buildings located more than 100 feet (30.5 m) from buildings, lot lines, public ways, stored combustible materials, hazardous materials, high-piled stock and other exposure hazards.
d. Where approved by the fire code official, alarm signals are not required to be transmitted to a central station, proprietary or remote station service in accordance with NFPA 72, or a constantly attended location where local fire alarm annunciation is provided and trained personnel are always present.
e. Lead-acid and nickel-cadmium battery systems installed in Group U buildings and structures less than 1,500 square feet (139 m^2) under the exclusive control of communications utilities, and operating at less than 50 VAC and 60 VDC in accordance with NFPA 76, are not required to have an approved automatic smoke or fire detection system.

TABLE 1207.8
OUTDOOR ESS INSTALLATIONS[a]

COMPLIANCE REQUIRED		REMOTE INSTALLATIONS[a]	INSTALLATIONS NEAR EXPOSURES[b]
Feature	Section		
All ESS installations	1207.4	Yes	Yes
Clearance to exposures	1207.8.3	Yes	Yes
Fire suppression systems	1207.5.5	Yes[c]	Yes
Maximum allowable quantities	1207.5.2	No	Yes
Maximum enclosure size	1207.5.6	Yes	Yes
Means of egress separation	1207.5.8	Yes	Yes
Size and separation	1207.5.1	No	Yes[d]
Smoke and automatic fire detection	1207.5.4	Yes	Yes
Technology-specific protection	1207.6	Yes	Yes
Vegetation control	1207.5.7	Yes	Yes

a. See Section 1207.8.1.
b. See Section 1207.8.2.
c. Where approved by the fire code official, fire suppression systems are permitted to be omitted.
d. In outdoor walk-in units, spacing is not required between ESS units and the walls of the enclosure.

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☐ **1207.8 Outdoor installations.** Outdoor installations shall be in accordance with Sections 1207.8.1 through 1207.8.3. Exterior wall installations for individual ESS units not exceeding 20 KWh shall be in accordance with Section 1207.8.4.

1207.8.1 Remote outdoor installations. For the purpose of Table 1207.8, remote outdoor installations include ESS located more than 100 feet (30.5 M) from buildings, lot lines, public ways, stored combustible materials, hazardous materials, high piled stock and other exposure hazards.

1207.8.2 Installations near exposures. For the purpose of Table 1207.8, installations near exposures include all outdoor ESS installations that do not comply with Section 1207.8.1 remote outdoor location requirements.

1207.8.3 Clearance to exposures. ESS located outdoors shall be separated by a minimum ten feet (3048 mm) from the following exposures:

1. Lot lines
2. Public ways
3. Buildings
4. Stored combustible materials
5. Hazardous materials
6. High-piled stock
7. Other exposure hazards

Exceptions:

1. Clearances are permitted to be reduced to 3 feet (914 mm) where a 1 hour free standing fire barrier, suitable for exterior use, and extending 5 feet (1.5 m) above and extending 5 feet (1.5 m) beyond the physical boundary of the ESS installation is provided to protect the exposure.

2. Clearances to buildings are permitted to be reduced to 3 feet (914.4 mm) where a weatherproof enclosure constructed of noncombustible materials is provided over the ESS, and it has been demonstrated that a fire within the enclosure will not ignite combustible materials outside the enclosure based on large scale fire testing complying with Section 1207.1.5.

☐ **1207.8.4 Exterior wall installations.** ESS shall be permitted to be installed outdoors on exterior walls of buildings when all the following conditions are met: (Units of 20kWh or less)

1. The maximum energy capacity of individual ESS units shall not exceed 20 kWh.
2. The ESS shall comply with applicable requirements in Section 1207.
3. The ESS shall be installed in accordance with the manufacturer's instructions and their listing.
4. Individual ESS units shall be separated from each other by at least three feet (914 mm).
5. The ESS shall be separated from doors, windows, operable openings into buildings, or HVAC inlets by at least five feet (1524 mm).

Exception: Where approved smaller separation distances in items 4 and 5 shall be permitted based on large scale fire testing complying with Section 1207.1.5.

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TABLE 1207.9
SPECIAL ESS INSTALLATIONS

COMPLIANCE REQUIRED		ROOFTOPS[a]	OPEN PARKING GARAGES[b]
Feature	Section		
All ESS installations	1207.4	Yes	Yes
Clearance to exposures	1207.9.3	Yes	Yes
Fire suppression systems	1207.9.4	Yes	Yes
Maximum allowable quantities	1207.5.2	Yes	Yes
Maximum enclosure size	1207.5.6	Yes	Yes
Means of egress separation	1207.5.8	Yes	Yes
Open parking garage installations	1207.9.6	No	Yes
Rooftop installations	1207.9.5	Yes	No
Size and separation	1207.5.1	Yes	Yes
Smoke and automatic fire detection	1207.5.4	Yes	Yes
Technology-specific protection	1207.6	Yes	Yes

a. See Section 1207.9.1.
b. See Section 1207.9.2.

1207.9 Special installations. Rooftop and open parking garage ESS installations shall comply with Sections 1207.9.1 through 1207.9.6.

☐ **1207.9.1 Rooftop installations.** For the purpose of Table 1207.9, rooftop ESS installations are those located on the roofs of buildings.

☐ **1207.9.2 Open parking garage installations.** For the purpose of Table 1207.9, open parking garage ESS installations are those located in a structure or portion of a structure that complies with Section 406.5 of the California Building Code.

1207.9.3 Clearance to exposures. ESS located on rooftops and in open parking garages shall be separated by a minimum ten feet (3048 mm) from the following exposures:

1. Buildings, except the building on which rooftop ESS is mounted
2. Any portion of the building on which a rooftop system is mounted that is elevated above the rooftop on which the system is installed
3. Lot lines
4. Public ways
5. Stored combustible materials
6. Locations where motor vehicles can be parked
7. Hazardous materials
8. Other exposure hazards

Exceptions:

1. Clearances are permitted to be reduced to 3 feet (914 mm) where a 1 hour free standing fire barrier, suitable for exterior use, and extending 5 feet (1.5 m) above and extending 5 feet (1.5 m) beyond the physical boundary of the ESS installation is provided to protect the exposure.

2. Clearances are permitted to be reduced to 3 feet (914.4 mm) where a weatherproof enclosure constructed of noncombustible materials is provided over the ESS and it has been demonstrated that a fire within the enclosure will not ignite combustible materials outside the enclosure based on large scale fire testing complying with Section 1207.1.5

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TABLE 1207.10
MOBILE ENERGY STORAGE SYSTEMS (ESS)

COMPLIANCE REQUIRED		DEPLOYMENT[a]
Feature	Section	
All ESS installations	1207.4	Yes[b]
Fire suppression systems	1207.5.5	Yes[c]
Maximum allowable quantities	1207.5.2	Yes
Maximum enclosure size	1207.5.6	Yes
Means of egress separation	1207.5.8	Yes
Size and separation	1207.5.1	Yes[d]
Smoke and automatic fire detection	1207.5.4	Yes[e]
Technology-specific protection	1207.6	Yes
Vegetation control	1207.5.7	Yes

a. See Section 1207.10.2.
b. Mobile operations on wheeled vehicles and trailers shall not be required to comply with Section 1207.4.4 seismic and structural load requirements.
c. Fire suppression system connections to the water supply shall be permitted to use approved temporary connections.
d. In walk-in units, spacing is not required between ESS units and the walls of the enclosure.
e. Alarm signals are not required to be transmitted to an approved location for mobile ESS deployed 30 days or less.

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Fire Protection Guidance

SECTION 901
GENERAL

901.1 Scope. The provisions of this chapter shall specify where fire protection and life safety systems are required and shall apply to the design, installation, inspection, operation, testing and maintenance of all fire protection systems.

901.2.1 Statement of compliance. Before requesting final approval of the installation, where required by the fire code official, the installing contractor shall furnish a written statement to the fire code official that the subject fire protection system has been installed in accordance with approved plans and has been tested in accordance with the manufacturer's specifications and the appropriate installation standard. Any deviations from the design standards shall be noted and copies of the approvals for such deviations shall be attached to the written statement.

901.5. Administration of installation acceptance testing. Fire protection and life safety systems and appurtenances thereto shall be subject to acceptance tests as contained in the installation standards and as approved by the fire code official. The fire code official shall be notified before any required acceptance testing.

> **901.5.1 Occupancy**. It shall be unlawful to occupy any portion of a building or structure until the required fire protection and life safety systems have been tested and approved.
>
> **901.6.2 Integrated testing**. Where two or more fire protection or life safety systems are interconnected, the intended response of subordinate fire protection and life safety systems shall be verified when required testing of the initiating system is conducted. In addition, integrated testing shall be performed in accordance with Sections 901.6.2.1 and 901.6.2.2.

SECTION 903
AUTOMATIC SPRINKLER SYSTEMS

903.1 General. Automatic sprinkler systems shall comply with this section.

> **903.1.1 Alternative protection**. Alternative automatic fire-extinguishing systems complying with Section 904 shall be permitted instead of automatic sprinkler protection where recognized by the applicable standard and approved by the fire code official.

903.3 Installation requirements. Automatic sprinkler systems shall be designed and installed in accordance with Sections 903.3.1 through 903.3.8.

> **903.3.1 Standards**. Sprinkler systems shall be designed and installed in accordance with Section 903.3.1.1, unless otherwise permitted by Sections 903.3.1.2 and 903.3.1.3 and other chapters of this code, as applicable.
>
> **903.3.1.1 NFPA 13 sprinkler systems.** Where the provisions of this code require that a building or portion thereof be equipped throughout with an automatic sprinkler system in accordance with this section, sprinklers shall be installed throughout in accordance with NFPA 13 as amended in Chapter 80 except as provided in Sections 903.3.1.1.1 and 903.3.1.1.3.

903.4 Sprinkler system supervision and alarms. Valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels and temperatures, critical air pressures and waterflow switches on all sprinkler systems shall be electrically supervised by a listed fire alarm control unit.

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903.4.1 Monitoring. Alarm, supervisory and trouble signals shall be distinctly different and shall be automatically transmitted to an approved supervising station or, where approved by the fire code official, shall sound an audible signal at a constantly attended location.

903.4.2 Alarms. One exterior approved audible device, located on the exterior of the building in an approved location, shall be connected to each automatic sprinkler system. Such sprinkler waterflow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system. Visible alarm notification appliances shall not be required except when required by Section 907.

SECTION 904
ALTERNATIVE AUTOMATIC FIRE-EXTINGUISHING SYSTEMS

904.1 General. Automatic fire-extinguishing systems, other than automatic sprinkler systems, shall be designed, installed, inspected, tested and maintained in accordance with the provisions of this section and the applicable referenced standards.

904.2 Where permitted. Automatic fire-extinguishing systems installed as an alternative to the required automatic sprinkler systems of Section 903 shall be approved by the fire code official.

904.3 Installation. Automatic fire-extinguishing systems shall be installed in accordance with this section.

904.3.1 Electrical wiring. Electrical wiring shall be in accordance with the California Electrical Code.

904.3.2 Actuation. Automatic fire-extinguishing systems shall be automatically actuated and provided with a manual means of actuation in accordance with Section 904.13.1. Where more than one hazard could be simultaneously involved in fire due to their proximity, all hazards shall be protected by a single system designed to protect all hazards that could become involved.

> **Exception:** Multiple systems shall be permitted to be installed if they are designed to operate simultaneously.

904.3.3 System interlocking. Automatic equipment interlocks with fuel shutoffs, ventilation controls, door closers, window shutters, conveyor openings, smoke and heat vents and other features necessary for proper operation of the fire-extinguishing system shall be provided as required by the design and installation standard utilized for the hazard.

904.3.4 Alarms and warning signs. Where alarms are required to indicate the operation of automatic fire-extinguishing systems, distinctive audible, visible alarms and warning signs shall be provided to warn of pending agent discharge. Where exposure to automatic-extinguishing agents poses a hazard to persons and a delay is required to ensure the evacuation of occupants before agent discharge, a separate warning signal shall be provided to alert occupants once agent discharge has begun. Audible signals shall be in accordance with Section 907.5.2.

904.3.5 Monitoring. Where a building fire alarm system is installed, automatic fire-extinguishing systems shall be monitored by the building fire alarm system in accordance with NFPA 72.

904.4 Inspection and testing. Automatic fire-extinguishing systems shall be inspected and tested in accordance with the provisions of this section prior to acceptance.

904.4.1 Inspection. Prior to conducting final acceptance tests, all of the following items shall be inspected:

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1. Hazard specification for consistency with design hazard.
2. Type, location and spacing of automatic- and manual-initiating devices.
3. Size, placement and position of nozzles or discharge orifices.
4. Location and identification of audible and visible alarm devices.
5. Identification of devices with proper designations.
6. Operating instructions.

904.4.2 Alarm testing. Notification appliances, connections to fire alarm systems and connections to approved supervising stations shall be tested in accordance with this section and Section 907 to verify proper operation.

904.4.2.1 Audible and visible signals. The audibility and visibility of notification appliances signaling agent discharge or system operation, where required, shall be verified.

904.4.3 Monitor testing. Connections to protected premises and supervising station fire alarm systems shall be tested to verify proper identification and retransmission of alarms from automatic fire-extinguishing systems.

SECTION 907
FIRE ALARM AND DETECTION SYSTEMS

907.1 General. This section covers the application, installation, performance and maintenance of fire alarm systems and their components in new and existing buildings and structures. The requirements of Section 907.2 are applicable to new buildings and structures. The requirements of Section 907.9 are applicable to existing buildings and structures.

907.1.3 Equipment. Systems and components shall be California State Fire Marshal listed and approved in accordance with California Code of Regulations, Title 19, Division 1 for the purpose for which they are installed.

907.2.23 Energy storage systems. An automatic smoke detection system or radiant-energy detection system shall be installed in rooms, areas and walk-in units containing energy storage systems as required in Section 1207.5.4..

907.4 Initiating devices. Where a fire alarm system is required by another section of this code, occupant notification in accordance with Section 907.5 shall be initiated by one or more of the following. Initiating devices shall be installed in accordance with Sections 907.4.1 through 907.4.3.1.

1. Manual fire alarm boxes.
2. Automatic fire detectors.
3. Automatic sprinkler system waterflow devices.
4. Automatic fire-extinguishing systems.

907.4.1 Protection of fire alarm control unit. In areas that are not continuously occupied, a single smoke detector shall be provided at the location of each fire alarm control unit, notification appliance circuit power extenders and supervising station transmitting equipment.

Exception: Where ambient conditions prohibit installation of smoke detector, a heat detector shall be permitted.

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907.5 Occupant notification systems. Occupant notification by fire alarms shall be in accordance with Sections 907.5.1 through 907.5.2.5. Occupant notification by smoke alarms in Group R-1 and R-2 occupancies shall comply with Section 907.5.2.1.3.2.

907.5.1 Alarm activation and annunciation. Upon activation, fire alarm systems shall initiate occupant notification and shall annunciate at the fire alarm control unit, or where allowed elsewhere by Section 907, at a constantly attended location.

907.5.2 Alarm notification appliances. Alarm notification appliances shall be provided and shall be listed for their purpose.

907.5.2.1 Audible alarms. Audible alarm notification appliances shall be provided and emit a distinctive sound that is not to be used for any purpose other than that of a fire alarm. In Group I-2 occupancies, audible appliances located in patient areas shall be only chimes or similar sounding appliances for alerting staff. See Section 907. 5.2.5.

907.6 Installation and monitoring. A fire alarm system shall be installed and monitored in accordance with Sections 907.6.1 through 907.6.6.3 and NFPA 72.

907.6.1 Wiring. Wiring shall comply with the requirements of the California Electrical Code and NFPA 72. Wireless protection systems utilizing radio-frequency transmitting devices shall comply with the special requirements for supervision of low-power wireless systems in NFPA 72.

907.6.2 Power supply. The primary and secondary power supply for the fire alarm system shall be provided in accordance with NFPA 72.

907.6.3 Initiating device identification. The fire alarm system shall identify the specific initiating device address, location, device type, floor level where applicable and status including indication of normal, alarm, trouble and supervisory status, as appropriate.

907.6.3.1 Annunciation. The initiating device status shall be annunciated at an approved on-site location.

NFPA 72
10.18.3 * Annunciator Access and Location.
10.18.3.1
All required annunciation means shall be readily accessible to responding personnel.

10.18.3.2
All required annunciation means shall be located as required by the authority having jurisdiction to facilitate an efficient response to the situation.

10.18.6 * Emergency Services Interfaces.
Where required by the enforcing authority; governing laws, codes, or standards; or other parts of this Code, annunciators, information display systems, and controls for portions of a system provided for use by emergency service personnel shall be designed, arranged, and located in accordance with the requirements of the organizations intended to use the equipment.

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A.10.18.6
Emergency Services Interfaces. Annunciators, information display systems, and controls for portions of a system provided for use by emergency service personnel should be designed, arranged, and located in accordance with the needs of the organizations intended to use the equipment.

907.6.5 Access. Access shall be provided to each fire alarm device and notification appliance for periodic inspection, maintenance and testing.

907.6.6 Monitoring. Fire alarm systems required by this chapter or by the California Building Code shall be monitored by an approved supervising station in accordance with NFPA 72 and this section.

907.7 Acceptance tests and completion. Upon completion of the installation, the fire alarm system and all fire alarm components shall be tested in accordance with NFPA 72.

907.7.2 Record of completion. A record of completion in accordance with NFPA 72 verifying that the system has been installed and tested in accordance with the approved plans and specifications shall be provided.

907.7.3 Instructions. Operating, testing and maintenance instructions and record drawings (“as builts”) and equipment specifications shall be provided at an approved location.

SECTION 916
GAS DETECTION SYSTEMS
Note: gas detection systems shall also comply with NFPA 72

916.1 Gas detection systems. Gas detection systems required by this code shall comply with Sections 916.2 through 916.11.

916.2 Permits. Permits shall be required as set forth in Section 105.6.10.

916.3 Equipment. Gas detection system equipment shall be designed for use with the gases being detected and shall be installed in accordance with manufacturer’s instructions.

916.6 Sensor locations. Sensors shall be installed in approved locations where leaking gases are expected to accumulate.

916.11 Inspection, testing and sensor calibration. Inspection and testing of gas detection systems shall be conducted not less than annually. Sensor calibration shall be confirmed at the time of sensor installation and calibration shall be performed at the frequency specified by the sensor manufacturer.

SECTION 503
FIRE APPARATUS ACCESS ROADS

503.1 Where required. Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.3.

503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

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SECTION 507
FIRE PROTECTION WATER SUPPLIES

507.1 Required water supply. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

507.2 Type of water supply. A water supply shall consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems capable of providing the required fire flow.

> **507.2.1 Private fire service mains**. Private fire service mains and appurtenances shall be installed in accordance with NFPA 24 as amended in Chapter 80.
>
> **507.2.2 Water tanks**. Water tanks for private fire protection shall be installed in accordance with NFPA 22.

507.3 Fire flow. Fire-flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method or Appendix B.

507.5 Fire hydrant systems. Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6 and Appendix C or by an approved method.

> **507.5.1 Where required**. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

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Fire Detection for ESS Outdoor Installations - Required
2018/2021 IFC
2020 NFPA 855
2021 NFPA 1 Fire Code

Questions have arisen concerning the requirement for fire detection for outdoor installations of ESS due to a correlation issue with general language and specific language for installation locations. This document explains the history of the detection and alarm requirements, the correlation issue and that detection is still required regardless of the language correlation issue based upon language in Chapter 1 of the fire codes addressing such situations.

In the drafting and acceptance of the 2018 International Fire Code ESS requirements a general section was added requiring the energy management system to transmit an alarm to an approved location for any potentially hazardous temperature or other conditions including short circuits, over voltage or under voltage, early in the process, Section 1206.2.10.3. The purpose was so the fire department would be alerted of a need to respond. “Approved” is defined as acceptable to the fire code official and “approved location” is a common part of design and approval of monitoring/annunciation of signals for fire suppression and fire detection systems. The AHJ approves the location.

The 2018 edition of the IFC had not yet been published when difficulties were identified with this requirement as part of the energy management system. One problem was separating out specific signals that could be tied into listed FACPs. The other problem was identifying what qualified as “potentially hazardous temperatures or *other conditions*”, the language was subjective. In discussing the requirement with fire departments, they didn’t want notification of events that the energy management system could handle safely based upon design and listing, i.e., preventing a cascading thermal runaway or other fire event. Many such events that the system could handle would end up causing a fire department response and upon arrival there would be nothing to address or even see.

Fire service members indicated they wanted to be alerted only when they needed to respond, i.e., a cascading thermal runaway or fire event, and as a result, providing fire detection in accordance with Chapter 9 of the IFC and NFPA 72 was recommended to be followed in place of applying the alarm signal language of Section 1206.2.10.3. Instructors intimate with the ESS code development process that were providing ESS presentations at that time advised attendees not to apply the alarm portion of Section 1206.2.10.3 of the 2018 IFC since it was problematic and instead require fire detection.

2018 IFC

1206.2.10.3 Energy management system. An approved energy management system shall be provided for battery technologies other than lead-acid and nickel cadmium for monitoring and balancing cell voltages, currents and temperatures within the manufacturer’s specifications. The system shall transmit an alarm signal to an approved location if potentially hazardous temperatures or other conditions such as short circuits, over voltage or under voltage are detected.

Based upon the above, the alarm signal language for energy managements systems was not included in the 2020 edition of NFPA 855 or in the 2021 edition language of the IFC, instead, fire detection was included for all the various locations that the ESS may be installed. Indoors, rooftops, open parking garages and outdoors.

Unfortunately, during the 2020 NFPA 855 and 2021 IFC code development process the general language was not completely correlated with the specific location requirements and if one was to simply read the general fire detection language a person could incorrectly believe the fire detection is not required for outdoor installations.

2021 IFC

1207.5.4 Fire detection. An approved automatic smoke detection system or radiant energy-sensing fire detection system complying with Section 907.2 shall be installed in rooms, indoor areas and walk-in units containing electrochemical ESS. An approved radiant energy-sensing fire detection system shall be installed to protect open parking garage and rooftop installations. Alarm signals from detection systems shall be transmitted to a central station, proprietary or remote station service in accordance with NFPA 72, or where approved to a constantly attended location.

1207.5.4.1 System status. Where required by the fire code official, visible annunciation shall be provided on cabinet exteriors or in other approved locations to indicate that potentially hazardous conditions associated with the ESS exist.

1207.8 Outdoor installations. Outdoor installations shall be in accordance with Sections 1207.8.1 through 1207.8.3. Exterior wall installations for individual ESS units not exceeding 20 kWh shall be in accordance with Section 1207.8.4.

1207.8.1 Remote outdoor installations. For the purpose of Table 1207.8, remote outdoor installations include ESS located more than 100 feet (30 480 mm) from buildings, lot lines, public ways, stored combustible materials, hazardous materials, high-piled stock and other exposure hazards.

1207.8.2 Installations near exposures. For the purpose of Table 1207.8, installations near exposures include all outdoor ESS installations that do not comply with Section 1207.8.1 remote outdoor location requirements.

TABLE 1207.8
OUTDOOR ESS INSTALLATIONS[a]

COMPLIANCE REQUIRED		REMOTE INSTALLATIONS[a]	INSTALLATIONS NEAR EXPOSURES[b]
Feature	Section		
All ESS installations	1207.4	Yes	Yes
Clearance to exposures	1207.8.3	Yes	Yes
Fire suppression systems	1207.5.5	Yes[c]	Yes
Maximum allowable quantities	1207.5.2	No	Yes
Maximum enclosure size	1207.5.6	Yes	Yes
Means of egress separation	1207.5.8	Yes	Yes
Size and separation	1207.5.1	No	Yes[d]
Smoke and automatic fire detection	1207.5.4	Yes	Yes
Technology-specific protection	1207.6	Yes	Yes
Vegetation control	1207.5.7	Yes	Yes

a. See Section 1207.8.1.
b. See Section 1207.8.2.
c. Where approved by the fire code official, fire suppression systems are permitted to be omitted.
d. In outdoor walk-in units, spacing is not required between ESS units and the walls of the enclosure.

The portion of the IFC specific to outdoor installations, Section 1207.8 coupled with Table 1207.8 clearly indicates that fire detection is required. This correlation breakdown occasionally occurs and is typically identified as jurisdictions adopt the newer editions of codes and standards and start applying them. It is also common to have general language and specific language applying to the same topic within a code and as a result Chapter 1 of the IFC and Chapter 1 of NFPA 1 Fire Code contain provisions when such a collision occurs. (The IBC has the same language in it's Chapter 1).

Section [A] 102.10 of the IFC specifies that if there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. In this case Section 1207.5.4 is the general requirement for detection and Section 1207.8 is the requirement specific to outdoor installations and would prevail. The second sentence of [A]102.10 would also default to the fire detection being required because it would be the most restrictive in this case.

> **[A] 102.10 Conflicting provisions**. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. Where, in a specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern.

The bottom line is that fire detection is required for outdoor installations of ESS other than detached one- and two-family dwellings and townhouses.

In NFPA 855 the correlation issue involved the general requirement for detection with the outdoor and rooftop installation specific requirements.

> **2020-NFPA 855**
>
> **4.10 Smoke and Fire Detection**. 4.10.1 All fire areas containing ESS systems located within buildings or structures shall be provided with a smoke detection system in accordance with NFPA 72.
>
> > **4.10.4** The smoke detection system shall be permitted to be replaced with a radiant energy–sensing detection system installed in accordance with NFPA 72 in open parking garages and similar occupancies where conditions negatively impact the use of smoke detection technologies.
>
> **4.4.3 Outdoor Installations**. Outdoor ESS installations shall comply with this section and as detailed in Table 4.4.3.
>
> **4.4.4 Rooftop and Open Parking Garage Installations**. Rooftop and open parking garage ESS installations shall comply with this section and as detailed in Table 4.4.4.

However, since the application of NFPA 855 by an AHJ is through its extraction into NFPA 1, similar language in NFPA 1, Chapter 1, as is in the IFC and IBC, provides for the specific location language to be applied.

> **2021 NFPA 1 Fire Code**
>
> **1.3.3.2** When a conflict between a general requirement and a specific requirement occurs, the specific requirement shall apply.

Table 4.4.3 Outdoor Stationary ESS Installations

Compliance Required	Remote Locations[a]	Locations Near Exposures[b]	Reference
Administrative	Yes	Yes	Chapters 1–3
General	Yes	Yes	Sections 4.1–4.3
Maximum size	Yes	Yes	4.4.3.2
Clearance to exposures	NA	Yes	4.4.3.3
Means of egress separation	NA	Yes	4.4.3.4
Walk-in units	Yes	Yes	4.4.3.5
Vegetation control	Yes	Yes	4.4.3.6
Enclosures	Yes	Yes	4.4.3.7
Size and separation	No	Yes[c]	Section 4.6
Maximum stored energy	No	Yes	Section 4.8
Smoke and fire detection	Yes	Yes	Section 4.10
Fire control and suppression	Yes[d]	Yes	Section 4.11
Water supply	Yes[d]	Yes	Section 4.13
Signage	Yes	Yes	4.3.5
Occupied work centers	Not allowed	Not allowed	Section 4.7
Technology-specific protection	Yes	Yes	Chapters 9–13

NA: Not applicable.
[a]See 4.4.3.1(1).
[b]See 4.4.3.1(2).
[c]In outdoor walk-in units, spacing is not required between ESS and the enclosure walls.
[d]When agreeable with the ESS owner and approved by the AHJ, fire suppression systems and water supply are permitted to be omitted.

Table 4.4.4 Rooftop and Open Parking Garage ESS Installations

Compliance Required	Rooftops*	Open Parking Garages†	Reference
Administrative	Yes	Yes	Chapters 1–3
General	Yes	Yes	Sections 4.1–4.3
Maximum size	Yes	Yes	4.4.3.2
Means of egress separation	Yes	Yes	4.4.3.4
Walk-in units	Yes	Yes	4.4.3.5
Enclosures	Yes	Yes	4.4.3.7
Clearance to exposures	Yes	Yes	4.4.4.2
Fire suppression and control	Yes	Yes	Section 4.11
Rooftop installations	Yes	No	4.4.4.4
Open parking garages	No	Yes	4.4.4.5
Size and separation	Yes	Yes	Section 4.6
Maximum stored energy	Yes	Yes	Section 4.8
Elevation	Yes	Yes	4.3.9
Smoke and fire detection	Yes	Yes	Section 4.10
Signage	Yes	Yes	4.3.5
Occupied work centers	Not allowed	Not allowed	Section 4.7
Open rack installations	Not allowed	Not allowed	4.3.11
Technology-specific protection	Yes	Yes	Chapters 9–13

NA: Not applicable.
*See 4.4.4.1(1).
†See 4.4.4.1(2).

Standard No. 1204-2		
Kern County Fire Department Fire Prevention	**Solar Panels Ground Mounted (Commercial)** Fire Protection Requirements	Fire Marshal Date: May 25, 2023

Scope

This standard is for the requirements and construction of commercial ground mounted solar installations and is pursuant to the 2022 California Fire Code and Kern County Ordinance.

Requirements

This standard uses guidelines from several sources which outline solar panel installation requirements. This standard will be associated with the proper installation of photovoltaic ground mounted solar systems. It will be applied indefinitely and reviewed/revised as part of the new code adoption process or as otherwise necessary.

Water Supply

When required by the fire code official, fire protection water shall be provided for ground mounted solar systems of one MW or larger. The presence of structures, location in the wildland areas, and the size of the array will determine the amount of fire protection water.

One 10,000-gallon tank with a 4" NSM (National Standard Male) connection will be provided for fire department use. A level indicator shall be attached to the water tank. Tank and outlet location shall be accessible to emergency vehicles, near the entrance and approved by the Kern County Fire Department. Water tank design, materials, fabrication, and installation shall be in accordance with NFPA 22. Submit plans and obtain a building permit from the Kern County Public Works Inspection Division for water tanks that exceed 5,000 gallons. (2022 CBC Section 105)

When a fire water source is available within a reasonable distance, the fire water tank requirement may be waived. This fire water source must have a 4" NSM (National Standard Male) connection. All water sources shall be approved by the Kern County Fire Department.

Clearance/Combustibles

1. A minimum clearance of 10' is required for all weeds and combustibles around the project perimeter. All vegetation under the array shall be maintained to a height of 6" or less.
2. In SRA and Wildland areas, 30' of clearance of all combustibles shall be maintained.

Access

1. A 20' minimum road width- is required around the perimeter of the entire project for the fire department and emergency vehicles.
2. All internal roads shall be a minimum of 20' wide.
3. Fire apparatus access roads shall be constructed with an asphalt, concrete, or other approved driving surface capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds.
4. Separations and clear spaces between solar panel array blocks and/or other associated equipment on the interior of the solar array that are twelve (12) feet or larger in width shall be provided with a compacted surface capable of supporting the imposed load of fire apparatus weighing up to 20,000 pounds.

Response to Comment Letter 5: KCFD

5-A

The comment describes the KCFD as the local fire authority for the project. The comment states that the proposed project will require Fire Department plan review prior to construction and meet requirements set forth in the KCFD Solar Panel standard. Additionally, the comment indicates that the proposed project would be subject to payment of applicable fees prior to permit issuance. The project will comply with all applicable KCFD requirements. This comment and the associated exhibits attached to the letter do not otherwise raise a substantive issue on the content of the Draft EIR. The comments provided have been noted for the record, and no revisions to the Draft EIR are required.

5-B

The comment states that BESS require a separate and direct permit process with KCFD and states requirements necessary for KCFD approval of permits for BESS. The County acknowledges the comments provided; such requirements as stated will be made conditions of approval for the proposed project. This comment does not otherwise raise a substantive issue on the content of the Draft EIR. The comments provided have been noted for the record, and no revisions to the Draft EIR are required.

5-C

The comment states that KCFD will provide more detailed review comments at the time of KCFD plan review and building permit issuance. This comment does not raise a substantive issue on the content of the Draft EIR. The comments provided have been noted for the record, and revisions to the Draft EIR are not required. The County thanks the author for their comments and participation in the public review of the environmental document.

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Comment Letter 6: Kern County Superintendent of Schools

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KCSOS
Kern County Superintendent of Schools
Office of John G. Mendiburu, Ed.D. — Advocates For Children

RECEIVED
FEB 24 2026
Kern County Planning &
Natural Resources Dept.

February 18, 2026

Kern County Planning Department
Attn: Mark Tolentino, Planner III
2700 M Street, Suite 100
Bakersfield, CA 93301

Our File No.: CO26-0021

RE: DEVELOPER FEES FOR: Notice of Availability; Draft EIR – Discovery Solar Project;
Map No. 197-21, 31-33 / 198-25, 26, 35 ,36 / 214-2-8, 10, 18 / 215-1, 2, 11, 12 ,14 ,15, 22, 23
(Approximately 6 miles southeast of Mojave, 9 miles southeast of Tehachapi, 8 miles northwest of Rosamond and 20 miles west of Edwards Airforce Base)

Dear Mr. Tolentino,

This office represents the Mojave Unified and Southern Kern Unified School Districts with regard to the imposition of school facility fees and appreciates the opportunity to respond on behalf of the districts regarding the proposed project. This letter is limited to addressing the possible effects which the project might have on school facilities created by students attributable to the project. It is not intended to address other possible environmental concerns which might be identified by the district(s) after reviewing it. 6-A

As referenced in correspondence dated August 12, 2025 (File No: CO25-0086), we are affirming the above mentioned Notice of Availability for Public Review and Hearing on the Draft Environmental Impact Report for the proposed Discovery Solar PV and Storage Project proposing the development of a photovoltaic solar facility with associated infrastructure on an approximate 7,700-acre project site, across 473 privately owned parcels with multiple Zone Classification Changes, Conditional Use Permits, Zone Variances, General Plan Amendments, and Vesting Tentative Parcel Maps 12587, 12589, 12590, 12591, 12592, 12593, 12594, 12595, 12597, 12598, 12599, 12600, 12601, 12602 and 12603 will not have significant effects on either of these district's facilities. 6-B

Thank you for the opportunity to comment on the project. Should you have any questions, or if we can be of any further assistance in this matter, please contact me at 636-4599, or through e-mail at anwatson@kern.org.

Sincerely,

awatson

Andrea Watson, Specialist
School District Facility Services

Cc: Districts

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Response to Comment Letter 6: Kern County Superintendent of Schools

6-A

The comment expresses appreciation for the opportunity to respond on behalf of the district regarding the project. This comment clarifies that the letter's contents are intended to address possible effects that the project may have on school facilities, and not to comment on any other environmental concerns.

6-B

The commenter states that the Kern County Superintendent of Schools affirms that the project would not have significant impacts on the Mojave Unified or Southern Kern Unified School Districts. The proposed project will incorporate a standard condition of approval as part of the requested Conditional Use Permits that requires the payment of all statutory fees at the time of issuance of building permits. This comment does not raise a substantive issue on the content of the Draft EIR. The comment has been noted for the record, and revisions to the Draft EIR are not required. The County thanks the author for their comments and participation in the public review of the environmental document.

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Comment Letter 7: Kern County Public Works Department, County Surveyor

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March 4, 2026

To: Craig M. Murphy, Director
Planning and Natural Resources Department
Mark Tolentino, Planner III

From: Jeremy M. Brock, County Surveyor
By: Andres Arias, Engineering Support Supervisor Phone: 28959

Subject: Draft Environmental Impact Report for the Discovery Solar PV and Storage Project by Discovery Solar Storage, LLC (PP24408).

I have reviewed the above noted Draft Environmental Impact Report and recommend the following conditions be placed on the Conditional Use Permits:

1. Prior to issuance of a building or grading permit: All survey monuments shall be tied out by a Licensed Land Surveyor. A corner record for each monument or record of survey shall be submitted to the County Surveyor for *review and processing, per Section 8771 of the Professional Land Surveyor's (PLS) Act.*

2. Prior to Final Inspection: All survey monuments that were destroyed during construction shall be re-set or have a suitable witness corner set. A post construction corner record for each monument re-set or a record of survey shall be submitted to the County Surveyor for processing, per Section 8771 of the Professional Land Surveyor's Act.

3. Upon completion of project: All survey monuments shall be accessible by a Licensed Land Surveyor or their representatives, with prior notice, per Section 8774 of the PLS Act and Civil Code 846.5 (a).

7-A

Thank you for the opportunity to review and comment on this project. Should you have any questions please contact me.

7-B

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Response to Comment Letter 7: Kern County Public Works Department, County Surveyor

7-A

The comment states that the County Public Works Department—County Surveyor has reviewed the Draft EIR and recommends the following conditions be placed on the project:

1. Prior to issuance of a building or grading permit: All survey monuments shall be tied out by a Licensed Land Surveyor. A corner record for each monument or record of survey shall be submitted to the County Surveyor for review and processing, per Section 8771 of the Professional Land Surveyor's (PLS) Act.
2. Prior to final inspection: All survey monuments that were destroyed during construction shall be re-set or have a suitable witness corner set. A post construction corner record for each monument re-set or a record of survey shall be submitted to the County Surveyor for processing, per Section 8771 of the PLS Act.
3. Upon completion of the project: All survey monuments shall be accessible by a Licensed Land Surveyor or their representatives, with prior notice, per Section 8774 of the PLS Act and Civil Code 846.5(a).

In response, Staff acknowledges the comment's requested conditions and confirms that all requested conditions will be included as conditions of approval for the requested Conditional Use Permits. The comment does not raise a substantive issue on the content of the Draft EIR. The comment has been noted for the record, and revisions to the Draft EIR are not necessary.

7-B

The comment is a conclusion to the comment letter. The author is appreciative of the opportunity to comment on the project. The comment does not raise a substantive issue on the content of the Draft EIR. The comment has been noted for the record, and revisions to the Draft EIR are not necessary. The County thanks the author for their comments and participation in the public review of the document.

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Comment Letter 8: Eastern Kern Air Pollution Control District (EKAPCD)

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Eastern Kern
Air Pollution Control District

Gary Ray, Jr.
Air Pollution Control Officer

RECEIVED
MAR 0 6 2026
Kern County Planning &
Natural Resources Dept.

March 4, 2026

Mark Tolentino, Planner III
Kern County Planning and Natural Resources Department
2700 "M" Street Suite 100
Bakersfield, CA 93301

SUBJECT: Comments for Draft Environmental Impact Report for Discovery Solar PV and Storage Project (PP24408)

Dear Mr. Tolentino:

Eastern Kern Air Pollution Control District (District) is in receipt of the Draft Environmental Impact Report (DEIR) for the Discovery Solar PV and Storage Project.

The conclusion that the project would not present a significant air quality impact for emissions of particulate matter less than 10 microns in aerodynamic diameter (PM_{10}) appears to rely upon the applicant limiting grading to only 500 acres of the 7,770-acre site. The District estimates that if all 500 acres were to be cleared in one phase of grading, a single 25-mph wind event could result in PM_{10} emissions from that disturbed area greater than the significant threshold (15 ton/yr) without sufficient mitigation. Therefore, consistent implementation of phased grading, water & dust suppressant application to disturbed areas, and other measures specified in Mitigation Measure 4.3-2 will be critical for this conclusion to be valid. 8-A

With regard to chemical dust palliatives specified in Kern County's Best Management Practices for Dust Management, use of deliquescent/hygroscopic dust suppressants that rely on moisture in ambient air to be effective is not recommended, as relative humidity for the Mojave-Rosamond area can dip below 20% during summer months. 8-B

If installation of the generation tie in line will require disturbing more than 10 contiguous acres of land outside of the facility boundary, it may be considered a separate "large operation" (as defined in District Rule 402 (Fugitive Dust)), and a separate Fugitive Dust Emission Control Plan for the tie in line construction may be required to be submitted to the District. 8-C

Stationary internal combustion engines, portable engines used to provide primary or supplemental power to a building, or portable engines that remain at one site for more than 12 consecutive months require a Permit to Operate from the District if they are rated greater than 50-bhp. Gasoline storage tanks with a capacity greater than 250-gallons also require a Permit to Operate from the District. 8-D

Thank you for your cooperation in this matter. Should you have any questions, please telephone Samuel Johnson our office at (661) 862-5250.

Sincerely,

Gary Ray, Jr.

Gary Ray, Jr.
Air Pollution Control Officer

GR:SJ:VM

8-E

Response to Comment Letter 8: EKAPCD

8-A

The comment states that the Eastern Kern Air Pollution Control District (EKAPCD) is in receipt of the Draft EIR and states the following:

1. The less-than-significant impact finding for PM_{10} is based on grading of 500 acres within the 7,700-acre site. This finding may not remain valid if all 500 acres were cleared in a single grading phase, particularly during high wind conditions, without sufficient mitigation.
2. The district recommends consistent implementation of phased grading, water and dust suppressant application to disturbed areas, and other measures specified in **Mitigation Measure MM 4.3-2**.

In response, the County confirms that the project will implement phased grading, water and dust suppressant application of disturbed areas, and incorporate measures specified in **Mitigation Measure MM 4.3-2** to ensure that PM_{10} impacts remain less than significant. The comment has been noted for the record, and revisions to the Draft EIR are not required.

8-B

The comment is regarding chemical dust palliatives specified in Kern County's Best Management Practices for Dust Management. EKAPCD does not recommend the use of deliquescent/hygroscopic dust suppressants that rely on moisture in ambient air to be effective as relative humidity for the Mojave-Rosamond area can dip below 20 percent during summer months.

In response, the County acknowledges EKAPCD's recommendation and confirms that deliquescent/ hygroscopic dust suppressants will not be used for dust suppression. The comment has been noted for the record, and revisions to the Draft EIR are not required.

8-C

The comment is regarding the installation of the generation tie-in (gen-tie) line with respect to the definition of a "large operation." EKAPCD notes that if construction of the gen-tie line will disturb more than 10 contiguous acres of land outside of the facility boundary, it may be considered a separate "large operation" under District Rule 402 (Fugitive Dust), in which case submission of a separate Fugitive Dust Emission Control Plan may be required.

In response, the County confirms that the project will submit a separate Fugitive Dust Emission Control Plan for the generation tie in line if disturbance exceeds 10 contiguous acres of land outside of the facility boundary. The County has revised **Mitigation Measure MM 4.3-2** as follows to address the comment.

MM 4.3-2: To control fugitive PM emissions during implementation of the project, prior to the issuance of grading or building permits, the project proponent shall prepare a comprehensive Site-Specific Fugitive Dust Control Plan in coordination with the Eastern Kern Air Pollution Control District. <u>If installation of the gen-tie line will result in disturbance of more than 10 contiguous acres, a separate Fugitive Dust Control Plan may be required to be submitted.</u> A copy of the final plan shall be submitted to the Kern County Planning and Natural Resources Department to be kept on file. The plan shall include

Eastern Kern Air Pollution Control District-recommended measures, including but not limited to, the following:

a. Identify a comprehensive grading schedule for the entire project site. When feasible, grading activities shall be phased and minimized to those areas necessary for project access and installation of solar panels and other areas of infrastructure associated with the solar facility.

b. The Site-Specific Fugitive Dust Control Plan shall identify, in addition to those measures required by the air district, measures being undertaken during construction activities, operational activities and decommissioning activities to ensure fugitive dust being blown off site is minimized. Measures may include, but are not limited to:

    1. Use of water trucks as required for the expected level of winds in the area.
    2. Use of dust suppressant (i.e., soil binders or mulch).
    3. Pre-seeding and irrigating prior to construction to create vegetation with useful root structures.
    4. Construction of dust screening in appropriate locations around the project site (i.e., fence slats or mesh screening).
    5. A copy of the final Site-Specific Fugitive Dust Control Plan shall be kept at the site construction office and measures included in the Site-Specific Fugitive Dust Control Plan shall be included on Grading Plans issued for the project by the Kern County Public Works Department.

8-D

The comment is regarding stationary internal combustion engines, portable engines used to provide primary or supplemental power to a building, or portable engines that remain at one site for more than 12 consecutive months. EKAPCD requires the applicant to obtain a Permit to Operate if they are rated greater than 50 bhp. Additionally, gasoline storage tanks with a capacity greater than 250 gallons require a Permit to Operate from the District.

In response, the County confirms the following:

1. Stationary internal combustion engines used during project operations will obtain a Permit to Operate from the District, as required.

2. Portable engines used during construction will not remain at a single site for more than 12 consecutive months and therefore will not require a Permit to Operate.

3. Although gasoline storage tanks are not expected to be used for the project, a Permit to Operate will be obtained if project conditions change.

The comment has been noted for the record, and additional revisions to the Draft EIR are not required.

8-E

The comment is conclusionary, providing contact information for EKAPCD staff, and has been noted for the record; no additional revisions to the Draft EIR are necessary. The County thanks EKAPCD for their comments and participation in the public review of the environmental document.

Interested Parties

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Comment Letter 9: Hisham Elkhatib

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Mark Tolentino

From: H E <mbtu@earthlink.net>
Sent: Thursday, February 19, 2026 3:08 PM
To: Mark Tolentino
Subject: Fwd: Impacted by Discovery Solar 474-171-27-00-1

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or provide information unless you recognize the sender and know the content is safe.

Dear Mark Tolentino,

Back in August after I sent this letter, I was contacted by a party representing the developer of the proposed Discovery Solar PV and Storage Project.

Unfortunately, all they were interested in was forcing me to sell the land at a cheap price. I am not interested in selling the land, but would like a fair settlement or compensation for the lost value and opportunity resulting from the project.
Am I asking too much?
It was a single call and no one has contacted me since. 9-A

I pray that you understand our position, and advocate our best of interest. The project plan shows that we are almost land locked in the project.

Respectfully,
Hisham Elkhatib
M.I.S. Refrigeration Corp.
951-316-4484
mbtu@earthlink.net
Re: 474-171-27-00-1

Begin forwarded message:

> **From:** H E <mbtu@earthlink.net>
> **Date:** August 4, 2025 at 7:43:29 PM PDT
> **To:** TolentinoM@kerncounty.com
> **Subject: Impacted by Discovery Solar**
>
> Dear Mr. Mark Tolentino,
>
> I like to bring your attention to the negative impact Discovery Solar Project will have on our 2.5 Acre lot and adjacent lots. We thank you for asking. Yes we have environmental concerns.
>
> 1. Our lot (APN 474-171-27-00) is located in the northern half of section 14 of map 215. You can clearly see that this 1/4 square mile will be almost totally surrounded by Solar 9-B

infrastructure.
2. The solar project will obstruct view from and to any future home we plan to build, raising security concerns, and the quick arrival of emergency vehicles. 9-C
3. The price of these lands will be negatively impacted being residential lots in the middle of a huge solar farm. 9-D
4. Access to the lots will be restricted if you plan to vacate existing section and intermediate section roads. 9-E
5. We have concerns about electromagnetic interferences, and white noise. 9-F

We therefore ask that the planning department kindly give every consideration to alleviate our loss, which may include the following. 9-G
1. Include our lots in the project guaranteeing that we receive the fair and appropriate royalties from energy generation. OR
2. Limit road vacations and allow access to our lots from multiple directions. 9-H
3. Mandate that the project developers install consumer-level power lines to serve this impacted section of the project. 9-I
4. Provide for paved roads to allow the efficient access of county police, fire, and medical service vehicle. 9-J

I hate to spoil the party, but I think that our concerns are valid and paramount.
Please tell us what you plan on doing.

Thank you respectfully,

Hisham Elkhatib
mbtu@earthlink.net
951-316-4484
Re : 474-171-27-00

Response to Comment Letter 9: Hisham Elkhatib

9-A

The commenter states that they are landowners in the vicinity of the project and requests compensation for lost land value. The comment indicates discussions between the property owner and project proponent had occurred and elaborates further regarding an intention to receive fair settlement or compensation for their property due to potential impacts resulting from the project. The comment also states that the subject property is "nearly landlocked" by the project.

With regards to lost land value, CEQA requires an analysis of physical impacts to the environment; it does not require analysis of social and economic impacts. Under CEQA, "an economic or social change by itself shall not be considered a significant effect on the environment." Effects analyzed under CEQA must be related to a physical change. Social and economic impacts alone do not constitute a significant effect on the environment under CEQA. It should be noted that the County, as Lead Agency for the proposed project, does not facilitate or engage in land use transactions between the project proponent and prospective property owners. The comment has been noted for the record, and revisions to the Draft EIR are not required. See Response to Comment 9-B, below, regarding access to the property.

9-B

The commenter states that the subject property will be "almost totally surrounded by solar infrastructure." The property is currently undeveloped and access will be maintained from the east. **Mitigation Measure MM 4.15-1** requires access rights (private or public easements) be provided to properties that do not belong to the project such that they are not land locked, unless existing private or public easements provide sufficient access. The measure requires these easements remain open during construction and operation of the project or the project proponent/operator must provide temporary or permanent alternative access easements**.** The comment has been noted for the record, and revisions to the Draft EIR are not required. **Mitigation Measure MM 4.15-1** is provided below for reference.

MM 4.15-1: Prior to the issuance of grading or building permits, the project proponent/operator shall:

a. Prepare and submit a Construction Traffic Control Plan to Kern County Public Works Department- Development Review and the California Department of Transportation offices for District 9, as appropriate, for approval. The Construction Traffic Control Plan must be prepared in accordance with both the California Department of Transportation Manual on Uniform Traffic Control Devices and Work Area Traffic Control Handbook and must include, but not be limited to, the following issues:
    1. Timing of deliveries of heavy equipment and building materials during off-peak hours to the extent feasible;
    2. Review of transport routes to determine how turns on existing roads would be accomplished and identifying intersections at which use of a flag person would be required to assist large trucks in making unobstructed turns, including along Tehachapi Willow Springs Road;
    3. Placing temporary signing, lighting, and traffic control devices if required, including, but not limited to, appropriate signage along access routes to indicate the presence of heavy vehicles and construction traffic; including along Tehachapi Willow Springs Road,
    4. Establish procedures for coordinating with local emergency response agencies to ensure dissemination of information regarding emergency response vehicle routes

affected by construction activities;

5. Temporarily closing travel lanes or delaying traffic during materials delivery, transmission line stringing activities, or any other utility connections;
6. Maintaining access to adjacent property;
7. Encourage carpooling among workers to reduce worker commute trips entering and exiting the study area; and
8. Specifying both construction-related vehicle travel and oversize load haul routes, minimizing construction traffic during the AM and PM peak hour, distributing construction traffic flow across alternative routes to access the project sites, and avoiding residential neighborhoods to the maximum extent feasible.

b. Obtain all necessary encroachment permits for work within the road right-of-way or use of oversized/overweight vehicles that will utilize County-maintained roads, which may require California Highway Patrol or a pilot car escort. Copies of the approved traffic plan and issued permits shall be submitted to the Kern County Planning and Natural Resources Department and the Kern County Public Works Department-Development Review.

c. Enter into a secured agreement with Kern County to ensure that any County roads that are demonstrably damaged by project-related activities are promptly repaired and, if necessary, paved, slurry-sealed, or reconstructed as per requirements of the State and/or Kern County.

d. Submit documentation that identifies the roads to be used during construction. The project proponent/operator shall be responsible for repairing any damage to non-county maintained roads that may result from construction activities. The project proponent/operator shall submit a preconstruction video log and inspection report regarding roadway conditions for roads used during construction to the Kern County Public Work Department-Development Review and the Kern County Planning and Natural Resources Department.

e. Dedicate a 55-foot half-width right-of-way for Tehachapi Willow Springs Road, where the project borders and/or fronts said roadway, provided such lands are controlled by project proponent/operator shall dedicate required right-of-way as designated for Tehachapi Willow Springs Road, where project borders and/or fronts said roadway, provided such lands are controlled by the project proponent/operator.

f. Provide and/or dedicate access rights (private or public easements) to properties that do not belong to the project such that they are not land locked, unless existing private or public easements provide sufficient access. Such easements shall remain open during construction and operation of the project or the project proponent/operator shall provide temporary or permanent alternative access easements.

g. Within 30 days of completion of construction, the project proponent/operator shall submit a post-construction video log and inspection report to the County. This information shall be submitted in electronic format. The County, in consultation with the project proponent/operator's engineer, shall determine the extent of remediation required, if any.

9-C

The comment states the project would obstruct views from future development and would raise security concerns due to emergency vehicle access.

The subject property is currently undeveloped. Under CEQA, the lead agency assesses the significance of the impacts of a proposed project by comparing those impacts against the environmental baseline. Pursuant to Section 15125(a) of the CEQA *Guidelines*, the baseline generally consists of the physical conditions that exist at the time a Notice of Preparation (NOP) is published for an EIR. Impacts such as obstruction of future views to hypothetical, future development are not considered under CEQA. Additionally, aesthetic impacts resulting from the project are described in detail in **Section 4.1**.

Emergency access will be maintained, as supported by **Mitigation Measure 4.15-1** which requires access rights (private or public easements) be provided to properties that do not belong to the project such that they are not land locked, unless existing private or public easements provide sufficient access. The measure requires these easements remain open during construction and operation of the project or the project proponent/operator must provide temporary or permanent alternative access easements. Further, **Mitigation Measure 4.15-1** requires the project establish procedures for coordinating with local emergency response agencies to ensure dissemination of information regarding emergency response vehicle routes affected by construction activities. **Mitigation Measure 4.15-1** is provided above for reference. The comment has been noted for the record, and revisions to the Draft EIR are not required.

9-D

The comment states that the land value of the subject property will be affected. Please see the response to comment 9-A. The comment has been noted for the record, and revisions to the Draft EIR are not required.

9-E

The comment states that access will be restricted by the project. Please see the responses to comments 9-A and 9-C. The comment has been noted for the record, and revisions to the Draft EIR are not required.

9-F

The comment expresses concerns regarding electromagnetic interferences and white noise. With regards to electromagnetic fields (EMF), **Section 4.9**, *Hazards and Hazardous Materials*, of the Draft EIR provides the following information:

> "Electric voltage (electric field) and electric current (magnetic field) from transmission lines create EMFs. Power frequency EMF is a natural consequence of electrical circuits and can be either directly measured using the appropriate measuring instruments or calculated using appropriate information. The project includes generation tie (gen-tie) lines and would interconnect to the existing power grid via connection to the Southern California Edison (SCE) Windhub Substation, thereby creating EMFs. Grid connection and gen-tie alignment are discussed in further detail in **Chapter 3**, *Project Description*, of this EIR.
>
> On January 15, 1991, the California Public Utilities Commission (CPUC) initiated an investigation to consider its role in mitigating the health effects, if any, of electric and magnetic fields from utility facilities and power lines. A working group of interested parties, the California EMF Consensus Group, was created by the CPUC to advise on this issue. The California EMF Consensus Group's fact-finding process was open to the public, and its report incorporated public concerns. Its recommendations were filed with the CPUC in March 1992. Based on the work of the California EMF Consensus Group, written testimony, and evidentiary hearings, the CPUC's decision (93-11-013) was issued on November 2, 1993, to address public concern about possible EMF health effects from electric utility facilities. The conclusions and findings included the following:

> *We find that the body of scientific evidence continues to evolve. However, it is recognized that public concern and scientific uncertainty remain regarding the potential health effects of EMF exposure. We do not find it appropriate to adopt any specific numerical standard in association with EMF until we have a firm scientific basis for adopting any particular value.*

This continues to be the stance of the CPUC regarding standards for EMF exposure. Currently, the State has not adopted any specific limits or regulations regarding EMF levels from electric power facilities.

In addition to transmission lines, the project proposes energy storage system(s), which would use direct current (DC)-coupled and/or alternating current (AC)-coupled battery storage. The energy storage technology and design for energy storage facilities has not been determined at this time. Regardless of the energy storage system ultimately selected, the system would occur as DC or AC-coupled, which produce static EMFs that have not been associated with adverse health effects."

Noise impacts are evaluated in **Section 4.13**, *Noise* in the Draft EIR. The subject property is currently undeveloped. As discussed in the response to comment 9-C, under CEQA, the lead agency assesses the significance of the impacts of a proposed project by comparing those impacts against the environmental baseline. Impacts, such as noise, to hypothetical, future development are not considered under CEQA, and therefore the subject property was not included as a Noise Sensitive Area (NSA) in the analysis in the Draft EIR. Additionally, in accordance with **Figure 13-4**, *Received Sound Levels, Project Operation*, the sound level at the subject property would be 51 dBA L_{dn}, which would be below the County threshold.

For existing NSAs, the Draft EIR concluded that operational noise impacts would be less than significant and would comply with the Kern County noise standards (see **Section 4.13**, *Noise* of the Draft EIR). Noise during construction would comply the Kern County Code of Ordinances, and impacts would be less than significant. Although potential temporary construction noise impacts would be less than significant, to ensure compliance with Kern County's Noise Ordinance, Code-required hourly limitations have been included in **Mitigation Measure MM 4.13-1**. Additional components to this mitigation measure have also been included to further minimize noise levels associated with construction activities. Implementation of **Mitigation Measures MM 4.13-1** and **MM 4.13-2** below would further reduce impacts during construction activities. **Mitigation Measure MM 4.13-3** would also be implemented to notify the public of the project schedule and provide contact information, if needed. The comment has been noted for the record, and revisions to the Draft EIR are not required. **Mitigation Measures MM 4.13-1** through **MM 4.13-3** are included below for reference.

MM 4.13-1: The following measures are to be implemented to further reduce short-term noise levels associated with project construction and decommissioning:

a. Construction and decommissioning activities at the project site shall comply with the hourly restrictions for noise-generating construction activities, as specified in the Kern County Noise Ordinance, Chapter 8.36. Construction activities shall be prohibited between the hours of 9:00 p.m. to 6:00 a.m. on weekdays, and between 9:00 p.m. to 8:00 a.m. on weekends, if they result in noise 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. These hourly limitations shall not apply to activities where hourly limitations would result in increased safety risk to workers or the public, such as commissioning and maintenance

activities that must occur after dark to ensure photovoltaic arrays are not energized, unanticipated emergencies requiring immediate attention, or security patrols.

b. Stage equipment in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during construction to the extent practical. Place stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site, where feasible.

c. Ensure construction equipment is fitted with noise-reduction features such as mufflers and engine shrouds that are no less effective than those originally installed by the manufacturer.

d. Limit haul trucks from idling for periods greater than 5 minutes, except as needed to perform a specified function (e.g., concrete mixing).

e. Limit onsite vehicle speeds to 15 miles per hour, or less (except in cases of emergency).

f. Adjust back-up beepers for construction equipment to the lowest noise levels possible, provided that the Occupational Safety and Health Administration and California Division of Occupational Safety and Health's safety requirements are not violated. On vehicles where back-up beepers are not available, employ alternative safety measures such as escorts and spotters.

MM 4.13-2: Prior to the issuance of grading permits, the construction contractor shall establish a Noise Disturbance Coordinator for the project during construction. The Noise Disturbance Coordinator is responsible for responding to any complaints about construction noise. The Noise Disturbance Coordinator shall be responsible for determining the cause of the complaint and shall be required to implement reasonable measures to resolve the complaint. Contact information for the Noise Disturbance Coordinator shall be submitted to the Kern County Planning and Natural Resources Department prior to commencement of any ground disturbing activities.

MM 4.13-3: Prior to commencement of any onsite construction and decommissioning activities (i.e., fence construction, mobilization of construction equipment, initial grading, etc.), the project proponent/operator shall provide written notice to the public through mailing a notice, which shall include:

a. The mailing notice shall be to all residences within 1,000 feet of the project site, 15 days or less prior to construction activities. The notices shall include the construction schedule and a telephone number and email address where complaints and questions can be registered with the noise disturbance coordinator.

b. A minimum of one sign, legible at a distance of 50 feet, shall be posted at the construction site, or adjacent to the nearest public access to the main construction entrance, throughout construction activities that shall provide the construction schedule (updated as needed) and a telephone number where noise complaints can be registered with the noise disturbance coordinator.

c. Documentation that the public notice has been sent and the sign has been posted shall be provided to the Kern County Planning and Natural Resources Department.

9-G

The comment requests compensation related to the project. This comment does not address the analysis provided in the EIR, and no further response is required.

9-H

The comment requests the project retain access to the subject property. Please see the responses to comments 9-A and 9-C.

9-I

The comment requests the project install consumer-level power lines to serve the subject property. This comment does not address the analysis provided in the EIR, and no further response is required.

9-J

The comment requests paved emergency access to the subject property. Please see the responses to comments 9-A and 9-C regarding emergency access. The County thanks the author for their comments and participation in the public review of the document.

Comment Letter 10: Reina R. Cornejo

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Reina R. Cornejo
Owner - Rosamond Farms
APN 474-040-27
Rosamond, CA
Phone: (909) 452-4380
legalservicingcenter@gmail.com

RECEIVED
FEB 20 2026
Kern County Planning & Natural Resources Dept.

February 14, 2026

Kern County Planning & Natural Resources Department
Attn: Mark Tolentino, Planner III
2700 "M" Street, Suite 100
Bakersfield, CA 93301

Dear Mr. ~~Tolentino~~ Tolentino,

I am submitting this formal comment letter regarding the Draft Environmental Impact Report (EIR) for the proposed Discovery Solar Photovoltaic (PV) and Energy Storage Project. I am the owner of **APN 474-040-27**, located along **Tehachapi Willow Springs Road** in Rosamond, California. My property, which I am developing as **Rosamond Farms**, is intended for a future residence, small-scale agriculture, and the keeping of farm animals. The rural character and natural drainage patterns of this area are essential to my long-term plans. **10-A**

Because the project description states that portions of the development are located **adjacent to and on both sides of Tehachapi Willow Springs Road**, I am concerned that the project may be located extremely close to my parcel. I respectfully request that the following issues be fully evaluated and addressed in the *Final EIR.*

The Preliminary Hydrology Study indicates that the project site experiences **frequent and widespread flooding**, including: **10-B**

- **76.8%** of the site flooding up to **0.5 ft** during a 100-year storm
- **23%** of the site flooding between **0.5 ft and 6+ ft**
- Washes and creeks exceeding **6 ft** of depth
- **0.5–2 ft** of alluvial fan flow across the central portion of the site
- Similar flooding patterns even during **5-year and 10-year storms**

These findings demonstrate that the project site is part of an active alluvial system with unpredictable flow paths. Any grading, fencing, road construction, or retention basin placement has the potential to **alter natural drainage patterns**, redirect stormwater, or increase flood risk to neighboring parcels — including mine.

I request:

- Parcel-specific hydrology maps showing flow direction relative to APN 474-040-27
- Documentation demonstrating that no stormwater will be redirected toward my property
- Analysis of potential overflow or failure of proposed retention basins
- Evaluation of how solar fencing and access roads may block or divert natural flows
- Confirmation that my **easement driveway** will not be impacted by redirected water or construction activities
- Given the proximity of the project to my parcel, I additionally request:
    - Increased **setbacks** from residential and agricultural properties
    - Vegetative or natural **buffer zones**
    - Consideration of **boundary adjustments** to protect existing and planned uses
    - Screening measures to preserve rural character

10-B cont'd

The EIR says:

- The project will *not* substantially alter drainage
- Basins will *slow water down*
- Basins will *not be exceeded*
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- No substantial additional polluted runoff

But the hydrology data shows:

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- Scour is expected in the middle of the site and in drainages
- The site is part of an **active, dynamic floodplain**

10-C

These two sets of statements cannot logically coexist.

The report ends with:

"Hydrologic concerns can be addressed by avoiding high flood depths or through detailed engineering design."

This is **not** a mitigation measure.
It is **not** a commitment.
It is **not** enforceable.
It is **not** CEQA-compliant.

A site with:

- deep washes
- alluvial fan flow
- frequent flooding
- scour potential
- and widespread shallow inundation

10-D

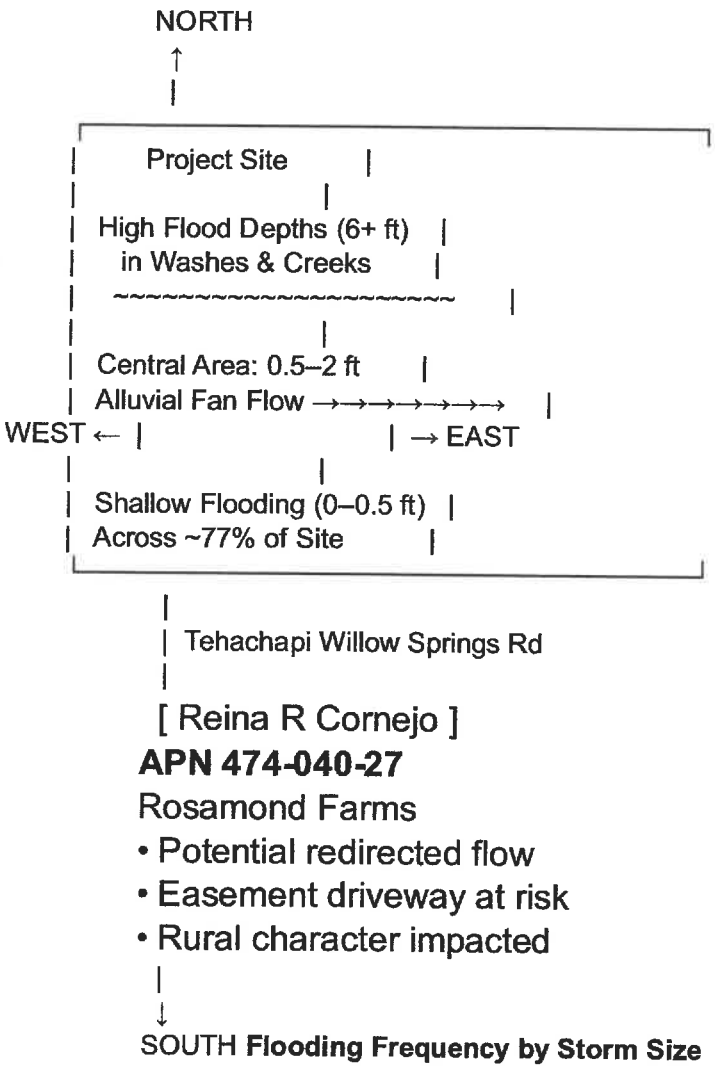
cannot undergo:

- grading
- trenching
- road construction
- fencing
- panel installation
- basin excavation

without altering drainage patterns.

This is a textbook CEQA inconsistency.

Flood Depths Across the Project Site



Flooding Frequency by Storm Size

10-E

CEQA Guidelines § 15088

Requires the County to provide **"good faith, reasoned analysis"** and to address **significant environmental issues** raised by the public.

CEQA Guidelines § 15126.2 – Significant Environmental Effects

Requires analysis of:

- **Direct and indirect impacts**
- **Off-site impacts**
- **Flooding, drainage, and hydrology impacts**
- **Impacts that may "increase hazards to people or property"**

10-F

CEQA Guidelines § 15151 – Standards of Adequacy

An EIR must:

- Contain **"sufficient degree of analysis"**
- Allow decision-makers to make a **reasoned judgment**
- Be **internally consistent**
- Be supported by **substantial evidence**

CEQA Guidelines § 15126.2

CEQA Guidelines § 15151

DISCOVERY SOLAR PROJECT SITE (7,700 acres)

| HYDROLOGY DATA (FROM THE REPORT)
| • 76.8% floods 0–0.5 ft
| • 23% floods 0.5–6+ ft
| • Washes exceed 6 ft
| • 0.5–2 ft alluvial fan flow across central site
| • Flooding occurs even in 5-year storms
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| EIR CLAIMS (CONTRADICTORY)
| • "Project will not alter drainage patterns"
| • "Basins will not be exceeded during normal storms"
| • "No structures will impede or redirect flows"
| • "No substantial water quality impacts"
|
| REALITY
| • Solar arrays, roads, fencing, and basins WILL alter flow
| • No modeling provided for off-site impacts
| • No parcel-specific analysis for APN 474-040-27

10-G

↓ Natural Downslope Flow Direction

Reina R Cornejo's PROPERTY — ROSAMOND FARMS (APN 474-040-27)

- **Downslope of project**
- **Easement driveway vulnerable**
- **No analysis provided**

Administrative Record Submission (CEQA)

This letter is submitted for inclusion in the **administrative record** for the proposed **Discovery Solar Photovoltaic and Energy Storage Project** pursuant to the **California Environmental Quality Act (CEQA)** and the **CEQA Guidelines**, including but not limited to **Guidelines §§ 15088, 15126.2, and 15151**.

This correspondence raises **substantial evidence**, **specific factual concerns**, and **legal deficiencies** regarding hydrology, flooding, drainage, and off-site impacts affecting **APN 474-040-27 (Rosamond Farms)**. All issues, requests, analyses, diagrams, and citations contained herein are intended to ensure **meaningful public participation**, preserve issues for decision-makers, and allow for **informed and reasoned judgment** as required by CEQA.

10-H

I respectfully request that:

1. This letter be **fully considered** in preparation of the **Final EIR**;
2. All issues raised be **explicitly responded to in writing**; and
3. This submission be **retained in its entirety** as part of the **official CEQA administrative record** for this project.

Failure to address the significant environmental issues raised herein would constitute a lack of **good-faith, reasoned analysis** and an **inadequate response to public comment** under CEQA.

For the reasons stated above, I respectfully request parcel-specific hydrology analysis, enforceable mitigation measures, increased setbacks and buffers, and a corrected and internally consistent Final EIR that fully addresses off-site flooding and drainage impacts to my property.

Please provide Reina R Cornejo – owner of APN below:

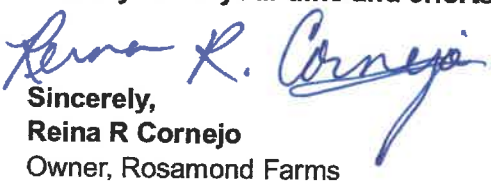
10-I

- Parcel-specific hydrology maps showing flow direction relative to APN 474-040-27
- Documentation demonstrating that no stormwater will be redirected toward my property
- Analysis of potential overflow or failure of proposed retention basins
- Evaluation of how solar fencing and access roads may block or divert natural flows
- Confirmation that my **easement driveway** will not be impacted by redirected water or construction activities
- Given the proximity of the project to my parcel, I additionally request:
    - Increased **setbacks** from residential and agricultural properties
    - Vegetative or natural **buffer zones**
    - Consideration of **boundary adjustments** to protect existing and planned uses
    - Screening measures to preserve rural character.

I respectfully anticipate that, prior to the April 23, 2026, public hearing on this project, the County will provide a **written, good-faith response** addressed to Reina R Cornejo regarding APN 474-040-27, to the significant environmental issues raised in this submission, including parcel-specific hydrology analysis, clarification of internal inconsistencies in the Draft EIR, and identification of **enforceable mitigation measures** where impacts cannot be avoided. Providing these responses in advance of the hearing is essential to ensure meaningful public participation and to allow decision-makers to make an informed and reasonable judgment, as required by CEQA.

10-J

Thank you for your time and efforts.



Sincerely,
Reina R Cornejo
Owner, Rosamond Farms
APN 474-040-27
Rosamond, California

(909) 452-4380

Response to Comment Letter 10: Reina R. Cornejo (February 20, 2026 version)

10-A

The commenter states that they are a landowner in the vicinity of the project, provides the location of the parcel, and expresses concern regarding maintaining rural character and natural drainage patterns near the parcel. The parcel is located approximately 695 feet from the closest project site boundary. This comment introduces the comments with itemized responses that appear below. The comment has been noted for the record, and revisions to the Draft EIR are not required.

10-B

The comment summarizes data reported in the Preliminary Hydrology Study, provided as **Appendix I** to the Draft EIR, and requests hydrology maps and flow direction relative to the property described, documentation that stormflow will not be directed towards the property, analysis of potential overflow or failure of proposed retention basins, evaluation of potential effects on natural flows from project fencing and access roads, and confirmation that the property driveway will not be affected by redirected flow or construction activities. The comment further requests increased setbacks from residential and agricultural properties, vegetative or natural buffer zones, boundary adjustments to protect existing and planned uses, and screening measures to preserve rural character. These issues are addressed in the Draft EIR, and the comment does not otherwise raise a substantive issue on the content of the Draft EIR. The comment has been noted for the record, and revisions to the Draft EIR are not required. Further details about the Draft EIR analysis are provided below.

As described in the response to comment 10-A, the subject property is approximately 695 feet from the closest project site boundary. As described in **Section 4.10**, *Hydrology and Water Quality* of the Draft EIR, the project will not substantially alter the existing drainage patterns of the project site resulting in substantial erosion, siltation, or increase the rate of surface runoff after mitigation. Prior to the approval of the final project deign and issuance of grading permits, the project is required to comply with **Mitigation Measure MM 4.10-2** to provide a Final Drainage Plan that includes detailed requirements to demonstrate the project minimizes stormwater runoff, erosion, sedimentation and flooding both on- and off-site. The Final Drainage Plan must be reviewed and approved by the Kern County Public Works Department for adherence to the Kern County Grading Code. The Final Drainage Plan is appropriately timed prior to approval of grading permits, when more advanced project design is available. The Final Drainage Plan is required to demonstrate how the project, including fencing and access roads, will minimize offsite stormflow to avoid impacts to adjacent properties, and demonstrate adequate capacity of retention ponds under potential flood occurrences. **Mitigation Measure MM 4.10-2** is provided below for reference.

MM 4.10-2: Prior to the issuance of grading permits, the project proponent/operator shall complete a Final Drainage Plan designed to evaluate and minimize potential increases in runoff from the project site. The study shall include, but is not limited to, the following:

a. A numerical stormwater model for the project site that evaluates existing and proposed (with project) drainage conditions during storm events ranging up to the 100-year event.

b. The study shall also consider potential for erosion and sedimentation in light of modeled changes in stormwater flow across the project area that would result from project implementation.

c. Engineering recommendations to be incorporated into the project design and applied within the site boundary. Engineering recommendations will include measures to offset increases in stormwater runoff that would result from the project, as well as implementation of design measures to minimize or manage flow concentration and changes in flow depth or velocity so as to minimize erosion, sedimentation, and flooding onsite or offsite.

d. A specification that the final design of the solar arrays shall include one foot of freeboard clearance above the calculated maximum flood depths for the solar arrays or the finished floor of any permanent structures. Solar panels placed within a 100-year floodplain shall be graded to direct potential flood waters without increasing the water surface elevations more than one foot or as required by Kern County's Floodplain Management Ordinance.

e. The Final Drainage Plan shall be prepared in accordance with the Kern County Grading Code and Kern County Development Standards, and approved by the Kern County Public Works Department prior to the issuance of grading permits.

The property is approximately 695 feet from the closest project site boundary, such that it will not be affected by construction activities. Further, **Mitigation Measure 4.15-1** requires access rights (private or public easements) be provided to properties that do not belong to the project such that they are not land locked, unless existing private or public easements provide sufficient access. The measure requires these easements remain open during construction and operation of the project or the project proponent/operator must provide temporary or permanent alternative access easements**. Mitigation Measure MM 4.15-1** is provided below for reference.

MM 4.15-1: Prior to the issuance of grading or building permits, the project proponent/operator shall:

a. Prepare and submit a Construction Traffic Control Plan to Kern County Public Works Department- Development Review and the California Department of Transportation offices for District 9, as appropriate, for approval. The Construction Traffic Control Plan must be prepared in accordance with both the California Department of Transportation Manual on Uniform Traffic Control Devices and Work Area Traffic Control Handbook and must include, but not be limited to, the following issues:

1. Timing of deliveries of heavy equipment and building materials during off-peak hours to the extent feasible;

2. Review of transport routes to determine how turns on existing roads would be accomplished and identifying intersections at which use of a flag person would be required to assist large trucks in making unobstructed turns, including along Tehachapi Willow Springs Road;

3. Placing temporary signing, lighting, and traffic control devices if required, including, but not limited to, appropriate signage along access routes to indicate the presence of heavy vehicles and construction traffic; including along Tehachapi Willow Springs Road,

4. Establish procedures for coordinating with local emergency response agencies to ensure dissemination of information regarding emergency response vehicle routes affected by construction activities;

5. Temporarily closing travel lanes or delaying traffic during materials delivery, transmission line stringing activities, or any other utility connections;

6. Maintaining access to adjacent property;

7. Encourage carpooling among workers to reduce worker commute trips entering and exiting the study area; and

8. Specifying both construction-related vehicle travel and oversize load haul routes, minimizing construction traffic during the AM and PM peak hour, distributing construction traffic flow across alternative routes to access the project sites, and avoiding residential neighborhoods to the maximum extent feasible.

b. Obtain all necessary encroachment permits for work within the road right-of-way or use of oversized/overweight vehicles that will utilize County-maintained roads, which may require California Highway Patrol or a pilot car escort. Copies of the approved traffic plan and issued permits shall be submitted to the Kern County Planning and Natural Resources Department and the Kern County Public Works Department - Development Review.

c. Enter into a secured agreement with Kern County to ensure that any County roads that are demonstrably damaged by project-related activities are promptly repaired and, if necessary, paved, slurry-sealed, or reconstructed as per requirements of the State and/or Kern County.

d. Submit documentation that identifies the roads to be used during construction. The project proponent/operator shall be responsible for repairing any damage to non-county maintained roads that may result from construction activities. The project proponent/operator shall submit a preconstruction video log and inspection report regarding roadway conditions for roads used during construction to the Kern County Public Work Department-Development Review and the Kern County Planning and Natural Resources Department.

e. Dedicate a 55-foot half-width right-of-way for Tehachapi Willow Springs Road, where the project borders and/or fronts said roadway, provided such lands are controlled by project proponent/operator shall dedicate required right-of-way as designated for Tehachapi Willow Springs Road, where project borders and/or fronts said roadway, provided such lands are controlled by the project proponent/operator.

f. Provide and/or dedicate access rights (private or public easements) to properties that do not belong to the project such that they are not land locked, unless existing private or public easements provide sufficient access. Such easements shall remain open during construction and operation of the project or the project proponent/operator shall provide temporary or permanent alternative access easements.

g. Within 30 days of completion of construction, the project proponent/operator shall submit a post-construction video log and inspection report to the County. This information shall be submitted in electronic format. The County, in consultation with the project proponent/operator's engineer, shall determine the extent of remediation required, if any.

With regard to visual impacts and preservation of scenic character, **Mitigation Measures MM 4.1-4** and **MM 4.1-5** already require visual screening and setbacks from residential properties, as requested by the comment. **Mitigation Measures MM 4.1-4** and **MM 4.1-5** are included below for reference.

MM 4.1-4: The project proponent shall install fence slats or similar view-screening materials, as approved by the Kern County Planning and Natural Resources Department, in on-site perimeter fencing for the portion of the solar site that abuts parcels zoned for residential use, including E (Estate Residential), R-1 (Low-Density Residential), R-2 (Medium-Density Residential), R-3 (High-

Density Residential), or PL (Platted Lands) zoning unless the adjacent property is owned by the project proponent (to be verified by the Kern County Planning and Natural Resources Department) or a public or private agency that has submitted correspondence to the Kern County Planning and Natural Resources Department requesting this requirement to be waived. Should the project proponent sell the adjacent property, slat fencing or similar view-screening materials shall be installed prior to the sale.

MM 4.1-5: For portions of the project that abut residentially zoned parcels not controlled by the project proponent, an aesthetics setback of 100 feet shall be required from the project property boundary line, which includes the centerline of any public roadway or easement. If a public roadway or easement does not exist between the project site and the residentially zoned property, the 100-foot setback shall be measured from the edge of the shared property line. The project proponent shall be responsible for continued dust control and weed maintenance within this additional setback area. No solar arrays, substations or operating equipment shall be located in or stored in the identified setback area.

The Draft EIR addresses the concerns raised in the comment and demonstrates that impacts will be less than significant with implementation of mitigation. No revisions to the Draft EIR or additional mitigation measures are required.

10-C

The comment summarizes the Draft EIR analysis concluding that, with mitigation, the project would not substantially alter drainage, basins would be designed as needed to reduce water flow speeds and ensure basin capacity would not be exceeded, and net increase in runoff would not occur after construction of the project, including polluted runoff. The comment also summarizes existing project site conditions based on data from the Preliminary Hydrology Study provided as Appendix I to the Draft EIR, including data regarding flood hazards during 100-, 10-, and 5-year storms, depth of anticipated flooding at the existing project site under flood conditions, presence of alluvial fan flows, and scour potential at the existing project site.

The comment further states that the conclusions of the Draft EIR are incompatible with the description of the existing project site conditions described in the Preliminary Hydrology Study.

The purpose of the Preliminary Hydrology Study is to analyze and review the existing hydrology of the project site to inform the design and layout of the project. The Preliminary Hydrology Study does not analyze post-project hydrology.

The Draft EIR describes how the project has been designed to minimize grading to reduce the possibility for erosion or siltation onsite or offsite. The project would include limited grading such that offsite flow that enters the site would continue to flow through the site much as it does currently. Proposed stormwater basins would also reduce the volume and velocity of stormwater discharging from the site. Stormwater basins would be designed in accordance with Kern County Development Standards for Drainage. These include retention volume design specifications based off of anticipated impervious coverage. The design volume of basins is calculated via the Intermediate Storm Design Discharge five-day storm, sourced from the Kern County Engineering Bulletin 11-02. Proposed basins are permitted after they have been tested to meet equipment manufacturer recommendations, complete operation and maintenance manuals, drainage rate standards and associated drainage tests. However, installation of project facilities discussed in **Chapter 3**, *Project Description,* of the EIR could alter existing onsite drainage patterns and flow paths to some

degree and could alter the way that stormwater from upgradient flows across the project site during major storm events. Given the unconsolidated and erosive nature of soils within the project site and its vicinity, these changes could result in increased erosion onsite. Additionally, if the project controls stormwater runon to the site through berms or other engineered channels, increased concentration of flows could cause head-cutting, scour, and other erosional processes. Increases in erosion could result in sedimentation downstream. Finally, new impervious surfaces created by development of the project would generate additional stormwater runoff onsite. This could exacerbate potential erosion and sedimentation onsite or downstream.

To minimize these impacts, the project would implement a Stormwater Pollution Prevention Plan per **Mitigation Measure MM 4.10-1** (inserted below for reference) that would require preservation of existing vegetation and topography to the maximum extent feasible, as well as include erosion and sediment control BMPs designed to prevent erosion and sedimentation from occurring during project construction. Compliance with the Kern County Grading Code requires erosion prevention measures be implemented. In addition, large amounts of pervious ground surface would remain during project operation that would continue to absorb the majority of surface flows. Further, **Mitigation Measure MM 4.10-2** (provided above in response to Comment 10-B) would require preparation of a Final Drainage Plan and would evaluate and minimize potential increases in runoff and ensure that the retention basins and other stormwater management features are implemented consistently with existing regulatory requirements.

MM 4.10-1: Prior to issuance of a grading permit, the project proponent/operator shall submit a Stormwater Pollution Prevention Plan (SWPPP) for review and approval by the Kern County Planning and Natural Resources Department and/or Kern County Public Works Department. The SWPPP shall be designed to minimize runoff and shall specify best management practices to prevent all construction pollutants from contacting stormwater, with the intent of keeping sediment or any other pollutants from moving offsite and into receiving waters. The requirements of the SWPPP shall be incorporated into design specifications and construction contracts. Recommended best management practices to be incorporated in the SWPPP may include the following:

a. Minimization of vegetation removal;

b. Implementing sediment controls, including silt fences a necessary;

c. Installation of a stabilized construction entrance/exit and stabilization of disturbed areas;

d. Properly containing and disposing of hazardous materials used for construction onsite;

e. Properly covering stockpiled soils to prevent wind erosion;

f. Proper protections and containment for fueling and maintenance of equipment and vehicles; and

g. Appropriate disposal of demolition debris, concrete and soil, and aggressively controlling litter.

h. Cleanup of silt and mud on adjacent street due to construction activity.

i. Checking all lined and unlined ditches after each rainfall.

j. Restore all erosion control devices to working order to the satisfaction of the Kern County Planning and Natural Resources Department and/or Kern County Public Works Department after each rainfall runoff.

k. Install additional erosion control measures as may be required due to uncompleted grading operations or unforeseen circumstances which may arise.

With implementation of **Mitigation Measures MM 4.10-1** and **MM 4.10-2**, the Draft EIR concludes that the issues raised in the comment, including potential alterations of drainage patterns, adequate basin design, and increases in runoff, including polluted runoff, would be mitigated to less than significant levels. The comment has been noted for the record, and revisions to the Draft EIR are not required.

10-D

The comment states that the conclusion of the Preliminary Hydrology Study provided as Appendix I to the Draft EIR that hydrologic concerns can be addressed by avoiding high flood depths or through detailed engineering design is not a mitigation measure or commitment and is not enforceable or CEQA-compliant.

The purpose of the Preliminary Hydrology Study is to analyze and review the existing hydrology of the project site to inform the design and layout of the project. The Preliminary Hydrology Study does not analyze post-project hydrology or propose final design features or mitigation measures. Consistent with the requirements of the CEQA *Guidelines*, the Draft EIR proposes enforceable mitigation measures, such as **Mitigation Measure MM 4.10-2**, to mitigate potential impacts of the project, such that the impacts related to alteration of drainage patterns (**Impact 4.10-3**) were concluded to be less than significant with mitigation. Please see responses to comments 10-B and 10-C above.

10-E

The comment provides a diagram illustrating comments 10-A through 10-D. Please see responses to comments 10-A through 10-D. The comment has been noted for the record, and revisions to the Draft EIR are not required.

10-F

The comment provides a summary of CEQA Guidelines Sections 15088, 15126.2, and 15151. The comment has been noted for the record, and revisions to the Draft EIR are not required. See responses to comments 10-a-10-D regarding flooding, drainage, and hydrology impacts.

10-G

The comment provides bullet points summarizing comments 10-A through 10-D. Please see responses to comments 10-A through 10-D. The comment has been noted for the record, and revisions to the Draft EIR are not required.

10-H

The comment requests the letter be included in the project administrative record, that all comments be responded to in writing, and that all comments be fully considered in preparation of the Final EIR, in compliance with the CEQA Guidelines. The comment has been noted for the record, and revisions to the Draft EIR are not required.

10-I

The comment provides summary of comments 10-A through 10-D. Please see responses to comments 10-A through 10-D. The comment has been noted for the record, and revisions to the Draft EIR are not required.

10-J

The comment requests a response to comments included in the letter prior to the April 23, 2026, Planning Commission hearing for the project. The comment has been noted for the record, and revisions to the Draft EIR are not required. The County thanks the author for their comments and participation in the public review of the document.

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Comment Letter 11: Reina R. Cornejo

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Reina R. Cornejo
Owner - Rosamond Farms
APN 474-040-27
Rosamond, CA
Phone: (909) 452-4380
legalservicingcenter@gmail.com

RECEIVED
FEB 24 2026
Kern County Planning & Natural Resources Dept.

February 14, 2026

Kern County Planning & Natural Resources Department
Attn: Mark Tolentino, Planner III
2700 "M" Street, Suite 100
Bakersfield, CA 93301

Dear Mr. Tolentino,

I am submitting this formal comment letter regarding the Draft Environmental Impact Report (EIR) for the proposed Discovery Solar Photovoltaic (PV) and Energy Storage Project. I am the owner of **APN 474-040-27**, located along **Tehachapi Willow Springs Road** in Rosamond, California. My property, which I am developing as **Rosamond Farms**, is intended for a future residence, small-scale agriculture, and the keeping of farm animals. The rural character and natural drainage patterns of this area are essential to my long-term plans. **11-A**

Because the project description states that portions of the development are located **adjacent to and on both sides of Tehachapi Willow Springs Road**, I am concerned that the project may be located extremely close to my parcel. I respectfully request that the following issues be fully evaluated and addressed in the *Final EIR.*

The Preliminary Hydrology Study indicates that the project site experiences **frequent and widespread flooding**, including: **11-B**

- **76.8%** of the site flooding up to **0.5 ft** during a 100-year storm
- **23%** of the site flooding between **0.5 ft and 6+ ft**
- Washes and creeks exceeding **6 ft** of depth
- **0.5–2 ft** of alluvial fan flow across the central portion of the site
- Similar flooding patterns even during **5-year and 10-year storms**

These findings demonstrate that the project site is part of an active alluvial system with unpredictable flow paths. Any grading, fencing, road construction, or retention basin placement has the potential to **alter natural drainage patterns**, redirect stormwater, or increase flood risk to neighboring parcels — including mine.

I request:

- Parcel-specific hydrology maps showing flow direction relative to APN 474-040-27
- Documentation demonstrating that no stormwater will be redirected toward my property
- Analysis of potential overflow or failure of proposed retention basins
- Evaluation of how solar fencing and access roads may block or divert natural flows
- Confirmation that my **easement driveway** will not be impacted by redirected water or construction activities
- Given the proximity of the project to my parcel, I additionally request:
    - Increased **setbacks** from residential and agricultural properties
    - Vegetative or natural **buffer zones**
    - Consideration of **boundary adjustments** to protect existing and planned uses
    - Screening measures to preserve rural character

11-B Cont'd

The EIR says:

- The project will *not* substantially alter drainage
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But the hydrology data shows:

- **76.8%** of the site floods in 100-year storms
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- **5-year and 10-year storms** show the same flow patterns
- Scour is expected in the middle of the site and in drainages
- The site is part of an **active, dynamic floodplain**

11-C

These two sets of statements cannot logically coexist.

The report ends with:

"Hydrologic concerns can be addressed by avoiding high flood depths or through detailed engineering design."

This is **not** a mitigation measure.
It is **not** a commitment.
It is **not** enforceable.
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A site with:

- deep washes
- alluvial fan flow
- frequent flooding
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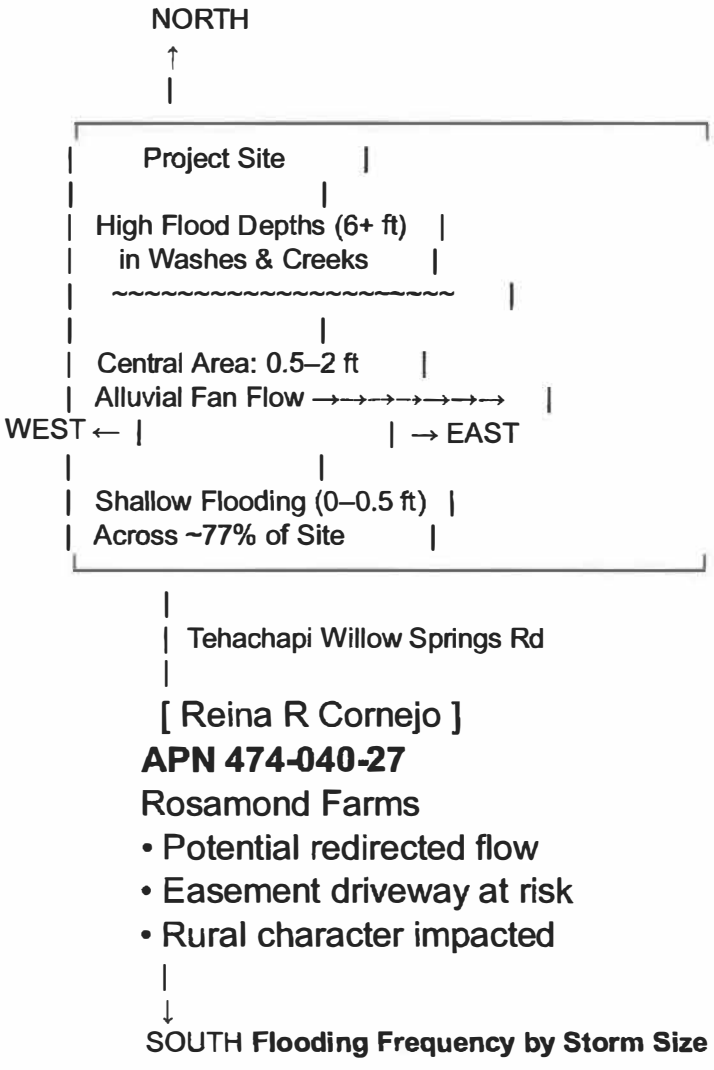
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- panel installation
- basin excavation

without altering drainage patterns.

This is a textbook CEQA inconsistency.

11-D

Flood Depths Across the Project Site



Flooding Frequency by Storm Size

11-E

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Requires the County to provide **"good faith, reasoned analysis"** and to address **significant environmental issues** raised by the public.

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Requires analysis of:

- **Direct and indirect impacts**
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CEQA Guidelines § 15126.2

CEQA Guidelines § 15151

11-F

DISCOVERY SOLAR PROJECT SITE (7,700 acres)

| HYDROLOGY DATA (FROM THE REPORT)
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11-G

↓ Natural Downslope Flow Direction

Reina R Cornejo's PROPERTY — ROSAMOND FARMS (APN 474-040-27)
- **Downslope of project**
- **Easement driveway vulnerable**
- **No analysis provided**

Administrative Record Submission (CEQA)

This letter is submitted for inclusion in the **administrative record** for the proposed **Discovery Solar Photovoltaic and Energy Storage Project** pursuant to the **California Environmental Quality Act (CEQA)** and the **CEQA Guidelines**, including but not limited to **Guidelines §§ 15088, 15126.2, and 15151**.

This correspondence raises **substantial evidence**, **specific factual concerns**, and **legal deficiencies** regarding hydrology, flooding, drainage, and off-site impacts affecting **APN 474-040-27 (Rosamond Farms)**. All issues, requests, analyses, diagrams, and citations contained herein are intended to ensure **meaningful public participation**, preserve issues for decision-makers, and allow for **informed and reasoned judgment** as required by CEQA. 11-H

I respectfully request that:

1. This letter be **fully considered** in preparation of the **Final EIR**;
2. All issues raised be **explicitly responded to in writing**; and
3. This submission be **retained in its entirety** as part of the **official CEQA administrative record** for this project.

Failure to address the significant environmental issues raised herein would constitute a lack of **good-faith, reasoned analysis** and an **inadequate response to public comment** under CEQA.

For the reasons stated above, I respectfully request parcel-specific hydrology analysis, enforceable mitigation measures, increased setbacks and buffers, and a corrected and internally consistent Final EIR that fully addresses off-site flooding and drainage impacts to my property.

Please provide Reina R Cornejo – owner of APN below:

- Parcel-specific hydrology maps showing flow direction relative to APN 474-040-27
- Documentation demonstrating that no stormwater will be redirected toward my property
- Analysis of potential overflow or failure of proposed retention basins 11-I
- Evaluation of how solar fencing and access roads may block or divert natural flows
- Confirmation that my **easement driveway** will not be impacted by redirected water or construction activities
- Given the proximity of the project to my parcel, I additionally request:
    - Increased **setbacks** from residential and agricultural properties
    - Vegetative or natural **buffer zones**
    - Consideration of **boundary adjustments** to protect existing and planned uses
    - Screening measures to preserve rural character.

I respectfully anticipate that, prior to the April 23, 2026, public hearing on this project, the County will provide a **written, good-faith response** addressed to Reina R Cornejo regarding APN 474-040-27, to the significant environmental issues raised in this submission, including parcel-specific hydrology analysis, clarification of internal inconsistencies in the Draft EIR, and identification of **enforceable mitigation measures** where impacts cannot be avoided. Providing these responses in advance of the hearing is essential to ensure meaningful public participation and to allow decision-makers to make an informed and reasonable judgment, as required by CEQA.

11-J

Thank you for your time and efforts.



Sincerely,
Reina R Cornejo
Owner, Rosamond Farms
APN 474-040-27
Rosamond, California

(909) 452-4380

Response to Comment Letter 11: Reina R. Cornejo (February 24, 2026 version)

11-A

This comment is a duplicate of Comment 10-A. Please see response to comment 10-A.

11-B

This comment is a duplicate of Comment 10-B. Please see response to comment 10-B.

11-C

This comment is a duplicate of Comment 10-C. Please see response to comment 10-C.

11-D

This comment is a duplicate of Comment 10-D. Please see response to comment 10-D.

11-E

This comment is a duplicate of Comment 10-E. Please see response to comment 10-E.

11-F

This comment is a duplicate of Comment 10-F. Please see response to comment 10-F.

11-G

This comment is a duplicate of Comment 10-G. Please see response to comment 10-G.

11-H

This comment is a duplicate of Comment 10-H. Please see response to comment 10-H.

11-I

This comment is a duplicate of Comment 10-I. Please see response to comment 10-I.

11-J

This comment is a duplicate of Comment 10-J. Please see response to comment 10-J.

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Comment Letter 12: Defenders of Wildlife and California Native Plant Society

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March 13, 2025

Mark Tolentino
Kern County Planning and Natural Resources Department
2700 M Street, Suite 100
Bakersfield, CA 93301

Delivered via email to TolentinoM@kerncounty.com

Re: Draft Environmental Impact Report for the Proposed Discovery Solar PV and Storage Project; SCH No. 2025071048

Dear Mr. Tolentino,

Thank you for the opportunity to provide comments in response to the Draft Environmental Impact Report (DEIR) for the proposed Discovery Solar PV and Storage Project (Project). Defenders of Wildlife (Defenders) is dedicated to protecting all wild animals and plants in their natural communities and has nearly 2.1 million members and supporters in the United States, with more than 311,000 residing in California. The California Native Plant Society (CNPS) is a non-profit environmental organization with over 13,000 members in 35 Chapters across California and Baja California, Mexico. CNPS's mission is to protect California's native plants and their natural habitats, today and into the future, through science, education, stewardship, gardening, and advocacy. We work closely with decision-makers, scientists, and local planners to advocate for well-informed policies, regulations, and land management practices.

12-A

Our organizations strongly support renewable energy generation. A low-carbon energy future is critical for California's economy, communities and environment. As we transition toward a clean energy future, it is imperative that we consider the near-term impacts of renewable energy development on our biodiversity, fish and wildlife habitat and natural landscapes while addressing the long-term impacts of climate change. Therefore, renewable energy projects must be planned, sited, developed and operated to avoid, minimize and mitigate adverse impacts on wildlife and lands with known high-resource values.

The proposed Project is a solar photovoltaic facility that would generate up to 1,400 MW of renewable energy and includes up to 1,000 MW of battery storage. The proposed Project would be located on 473 privately owned parcels totaling approximately 7,700 acres in the

Antelope Valley region of unincorporated Kern County. The Project area consist primarily of undeveloped desert lands and lies within a region that has experienced substantial utility-scale solar development over the past decade.

12-A cont'd

Comments
We offer the following comments on the DEIR for the proposed Project.

Project Objectives
The DEIR identifies several Project objectives that are environmental in nature, including minimizing new disturbance associated with transmission infrastructure, designing the Project in an environmentally responsible manner consistent with Kern County guidelines and utilizing vacant land with water availability.

We appreciate the inclusion of environmental considerations within the Project objectives. However, if minimizing disturbance is a stated objective, then minimizing impacts to high-value habitat and wildlife movement areas must be incorporated into the design of the Project. The DEIR repeatedly references "vacant" land as a siting justification. In desert ecosystems such as the Antelope Valley, undeveloped or vacant lands frequently provide high-value habitat for special-status species. Limited water availability does not equate to low biological value. Intact desert lands often function as foraging habitat, dispersal corridors and refugia for species such as Swainson's hawk (SWHA) and burrowing owl (BUOW).

12-B

Project objectives should explicitly recognize that preferred sites are those that both minimize new disturbance and avoid high conservation value lands.

Wildlife Connectivity
As identified in our prior scoping comments[1], portions of the Project footprint overlap Areas of Conservation Emphasis (ACE) ranked 4 and 5 for connectivity and irreplaceability. These rankings identify lands of particularly high ecological importance. The DEIR fails to adequately evaluate the functional connectivity impacts, corridor severance or cumulative connectivity degradation within the Antelope Valley. Furthermore, it fails to even mention the location within an ACE ranked 4 and 5.

12-C

We recommend that the Final EIR:

- Quantify the acreage of ACE Rank 4 and 5 lands impacted;
- Evaluate functional connectivity loss; and
- Require fencing designs that maintain site-wide permeability.

Wildlife corridors across intact desert lands are essential to long-term species viability and

[1] Defenders of Wildlife. 2025. *Notice of Preparation of a Draft Environmental Impact Report – Discovery Solar PV and Storage Project (2025071048)*.

the failure to analyze corridor impacts risks isolating conserved lands as ecological "islands."

12-C cont'd

Protocol Level Surveys

The Project scoping comments submitted by the California Department of Fish and Wildlife (CDFW) expressly recommend that species-specific protocol-level surveys be conducted to support the DEIR.

> "CDFW recommends this initial work be documented within the DEIR and used to inform further efforts that may be needed thereafter including the need for additional protocol surveys and/or the development of avoidance, minimization, and/or mitigation measures. This information and analysis may then be used in the DEIR to consider the development of modified or new Project alternatives to avoid and minimize potentially significant environmental impacts on the biological environment. This information is critical to make an informed decision during the CEQA process and to ensure Project compliance with CESA, Fish and Game Code, and other applicable State and federal laws and regulations."[2]

12-D

Protocol-level surveys are not simply a pre-construction compliance step; they are foundational to establishing the environmental baseline, determining impact significance and developing appropriate avoidance and mitigation measures. However, according to the Biological Resources Summary Technical Report, protocol-level surveys do not appear to have been conducted prior to preparation of the DEIR for BUOW or Mohave ground squirrel (MGS). In fact, the survey for the MGS was limited to a "desktop assessment."

This approach is inconsistent with the fundamental purpose of California Environmental Quality Act (CEQA): to inform the public and decision-makers of a project's environmental consequences before approval. Without protocol-level surveys, the DEIR cannot reliably determine whether special-status species are present, where they occur within the Project site or how Project construction and operation would impact them. As a result, the DEIR lacks the necessary factual baseline to evaluate impacts or to determine whether proposed avoidance, minimization and mitigation measures are sufficient to reduce impacts to a less-than-significant level. We request the following species-specific protocol-level surveys be performed that adhere to CDFW and/or US Fish and Wildlife Service guidance.

- BUOW surveys[3,4]

[2] California Department of Fish and Wildlife. 2025. *Discovery Solar PV and Storage Project (Project) Notice of Preparation (NOP) State Clearinghouse No. 2025071048*.
[3] California Burrowing Owl Consortium. 1993. *Burrowing Owl Survey Protocol and Mitigation Guidelines*.
[4] California Department of Fish and Game. 2012. *Staff Report on Burrowing Owl Mitigation*.

- Crotch's Bumble Bee surveys[5]
- MGS surveys[6]

Deferring protocol-level surveys until after circulation of the DEIR or until the pre-construction survey phase undermines meaningful public review and violates CEQA. If the survey results differ from those premature conclusions made within the DEIR, then the avoidance, minimization and mitigation measures must be altered to ensure there is no significant impact to these biological resources.

12-D cont'd

Western Joshua Tree

The DEIR identifies approximately 325 acres of Joshua tree woodland that was mapped at the Project and acknowledges that approximately 106,100 live Western Joshua tree (WJT) stems and approximately 69,600 dead WJT stems occur within the development footprint. The Project purposes relocation of a minimum of 10,000 onsite WJT stems to the onsite Woodland Habitat Preservation Areas. The DEIR acknowledges that individual trees were not mapped. The Final EIR for the Project should include an inventory of all Joshua Trees within the Project footprint and identify the compensatory mitigation required for their loss as specified in the Western Joshua Tree Conservation Act and CDFW Census Instructions.[7]

The DEIR does not establish:

- Defined survival thresholds;
- A minimum monitoring period;
- Annual reporting requirements; or,
- Adaptive management triggers for relocated trees.

12-E

Translocation of WJT remains scientifically uncertain, and CDFW has acknowledged in its Western Joshua Tree Candidate Species Status Review and associated take authorization guidance that impacts to the species require careful mitigation planning, long-term monitoring and enforceable performance standards to ensure that relocated or preserved individuals contribute to the species' long-term viability.[8] Without clearly defined performance standards and contingency measures if mortality exceeds thresholds, the relocation program cannot be considered fully formulated or enforceable mitigation.

Additionally, Woodland Habitat Preservation Areas are described as protected for the life of the Project. Protection limited to the operational life of the Project is insufficient mitigation for impacts to a long-lived desert species. Joshua trees can live for centuries, and meaningful mitigation must account for ecological time scales far exceeding a typical

[5] California Department of Fish and Wildlife. 2023. *Survey Considerations for California Endangered Species Act (CESA) Candidate Bumble Bee Species*

[6] Swainson's Hawk technical Advisory Committee. 2000. *Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley*.

[7] https://wildlife.ca.gov/Conservation/Environmental-Review/WJT/Permitting/Census-Instructions

[8] California Department of Fish and Wildlife (CDFW). 2022–2024. *Western Joshua Tree (Yucca brevifolia) Candidate Species Status Review and Take Authorization Guidance*.

renewable energy project lifespan.

Beyond the longevity of the species itself, the Project would permanently alter the landscape and ecosystem. Grading, soil compaction, vegetation removal, infrastructure and installation fundamentally change desert systems. Even if the Project were eventually retired and not repowered, it is likely that some other quasi-industrial use would occupy the site, as major infrastructure, transmission access and road networks would already be in place. The presence of that infrastructure substantially increases the likelihood of continued industrial or semi-industrial land use. In the unlikely event that the Project is fully retired, the ecological impacts of soil disturbance, altered hydrology and habitat fragmentation would persist far beyond the Project lifespan. 12-E cont'd

We request that Woodland Habitat Preservation Areas be placed under a recorded conservation easement and protected in perpetuity. Furthermore, we recommend avoidance and footprint reduction be prioritized wherever feasible over reliance on large-scale relocation and temporary preservation measures.

Deferred Mitigation and Missing Plans

The DEIR defers final fencing design to future consultation. CEQA requires that mitigation measures be fully formulated and enforceable at the time of environmental review and does not allow mitigation to be deferred in this manner, as it deprives the public and decision-makers of the ability to evaluate whether impacts would be reduced to a less-than-significant level.

The DEIR also defers the development of several key biological management plans to future consultation. This includes the following: 12-F

- Avian Mortality Monitoring Program
- Joshua Tree Preservation Plan
- Raven Management Plan
- Weed Control Plan

The intent of CEQA is to fully inform the public and decisionmakers of potential environmental impacts and to allow for meaningful review and comment during the environmental review process. Deferring the development of such plans until after the development of the DEIR undermines this intent, as it prevents the public from evaluating the adequacy of the proposed avoidance, minimization and mitigation measures. We request that the Final EIR includes fully developed plans, otherwise the EIR fails to comply with CEQA's requirements for enforceable and effective mitigation.

Wildlife Friendly Fencing

Mitigation measure (MM) 4.4-3p requires that permanent perimeter fencing be designed to allow for passage of desert kit foxes and other wildlife. The measure allows for wildlife 12-G

movement either through a raised four- to seven-inch gap at the base of fencing or through 4- to 7-inch portals. Limiting fence openings to specific portals, rather than maintaining a continuous ground-level opening, can significantly restrict movement and reduce functional connectivity for sensitive species. Portals concentrate wildlife movement at limited locations, increase vulnerability to predation and fail to provide consistent, site-wide permeability along the fence line.

12-G cont'd

We recommend revising MM 4.4-3p to require that the entire perimeter fence be raised four to six inches above ground level to allow free and continuous wildlife passage throughout the Project site.

Burrowing Owl Buffers

MM 4.4-10 states that buffer distances around occupied BUOW burrows will depend on the time of year and level of construction activity. However, the DEIR fails to clearly identify what those specific parameters are within the measure. We recommend the DEIR incorporate the table below into MM 4.4-10.

Table 1: Burrowing Owl Avoidance Buffers

Location	Time of Year	Level of Disturbance		
		Low	Med	High
Nesting Sites	April 1 – Aug 15	200 meters	500 meters	500 meters
Nesting Sites	Aug 16 – Oct 15	200 meters	200 meters	500 meters
Nesting Sites	Oct 16 – Mar 31	50 meters	100 meters	500 meters

12-H

In addition, MM 4.4-10 states that a smaller buffer may be established at the discretion of the Lead Biologist. We strongly recommend that any reduction in buffer distance occur only with approval from CDFW. Furthermore, CDFW's guidelines state that if it is decided to allow activities closer than the recommended setback distances, a broad-scale, long-term and scientifically rigorous monitoring program must be implemented. Any deviation from established setback distances must therefore be supported by a structured monitoring framework with defined performance standards and reporting requirements.

Swainson's Hawk Compensatory Mitigation

The Project is located within five miles of known SWHA nests. The Antelope Valley represents the southernmost breeding population of SWHA in the Mojave Desert and has experienced substantial habitat conversion from renewable energy development. Recent monitoring data indicate that in 2022, 10 nesting pairs were observed in the Antelope Valley, with only four successfully fledging young.[9] Given this context, the DEIR must quantify permanent loss of functional foraging habitat, analyze cumulative habitat

12-I

[9] Bloom, P.H., C.M. Barton, and M.J. Kuehn. 2023. *Swainson's Hawk Nesting Population In the Antelope Valley for the Western Mojave Desert, California*.

conversion within five-mile nest buffers and require compensatory mitigation that ensures no-net-loss of functional foraging habitat.

In its scoping comments, CDFW recommended that the loss of SWHA foraging habitat be compensated at a ratio consistent with SWHA guidelines.[10] That guidance recommends that impacts to foraging habitat within five miles of active nests be mitigated at a minimum 2:1 ratio within the Antelope Valley SWHA range in order to reduce impacts to less than significant. Despite this recommendation, MM 4.4-12 proposes a substantially lower mitigation standard up to a 0.5:1 ratio. This ratio is inconsistent with CDFW's recommendation and SWHA guidelines and would result in a net loss of foraging habitat.

12-I cont'd

Furthermore, the use of "up to" suggest uncertainty regarding the amount of compensatory habitat that will ultimately be secured. CEQA requires mitigation measures to be specific, enforceable and sufficient to reduce impacts to less than significant levels. A discretionary ceiling, rather than a defined minimum ratio, does not provide assurance that habitat loss will be adequately offset.

Mitigation of Botanical Resources Impacts

MM 4.4-3 b. This mitigation measure should be amended to require that all activities outside of the impact zone be avoided.

MM 4.4-4 The mitigation measures for botanical resources do not include any requirement that preconstruction surveys occur at a time that special status plant species would be identifiable as recommended in our scoping comments for this project. This mitigation measure should be amended to require that preconstruction surveys for special status plant species with the potential to occur shall occur at the nearest time prior to breaking ground that target species would be identifiable. These surveys should follow the CDFW Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities[1] (Protocols). As many of the special status plant species with the potential to occur are not visible and identifiable in years with low rainfall, reference sites need to be used to verify that target species would be identifiable during preconstruction surveys. Neither the Biological Resources Summary Technical Report or DEIR indicate that reference sites were visited to ensure that the surveys for botanical resources would be able to detect special status plant species with the potential to occur, and no discussion of the climatic conditions or how they may have influenced survey results are included. We encouraged the use of reference sites and a discussion of climatic conditions in our scoping comments, yet this critical information regarding the baseline conditions of the project site was not incorporated into surveys or project analysis. CEQA §15002 requires the EIR to "Inform governmental decision makers and the

12-J

[10] California Energy Commission and Department of Fish and Game. 2010. *Swainson's Hawk Survey Protocols, Impact Avoidance, and Minimization Measures for Renewable Energy Projects in the Antelope Valley of Los Angeles and Kern Counties*.

public about the potential, significant environmental effects of proposed activities." Given that the DEIR lacks sufficient information to inform the presence of special status species on the project site, presence of special status plant species with the potential to occur must be assumed on all suitable habitat if reference sites used in preconstruction surveys do not show that target species would be identifiable or if surveys occur at a time that a species would not be present and/or identifiable.

MM 4.4-4 a. Avoidance of impacts to special status species and sensitive vegetation communities should be prioritized over any form of restoration or compensatory mitigation. Minor modifications to the project footprint, access road alignment, placement of staging areas, stockpile storage areas, or other project related activities should be considered when evaluating and establishing avoidance areas.

MM 4.4-4 b. This mitigation measure should outline minimum requirements for the maintenance and monitoring of any botanical resources impacted by project activities. This mitigation measure should incorporate the following:

- Species-specific restoration plans should be developed for all special status plants with the potential to be impacted, including detailed criteria for determining the success of restoration or compensatory mitigation.
- Restoration plans should be developed for all sensitive plant communities with the potential to be impacted, including detailed criteria for determining the success of restoration or compensatory mitigation.
- Areas identified as potential recipient sites must be surveyed following CDFW Protocols to ensure that compensatory mitigation sites would be suitable for target species or vegetation communities and that mitigation efforts would not cause harmful impacts to existing botanical resources. Low conflict areas that have been degraded by previous land uses should be prioritized for restoration, leaving intact natural habitat undisturbed by restoration efforts.
- While onsite mitigation is preferred, if contiguous acreage to achieve mitigation needs is not present on the project site restoration activities may be implemented offsite.
- Maintenance and monitoring of compensatory mitigation and restoration sites should occur each year for the first five years of the mitigation term. After five years of maintenance, yearly monitoring of the site should demonstrate a self-sustaining area of occupation and population numbers with no management actions for years 6-8.
- If monitoring shows stable populations after three years (following the initial 5-year period of annual monitoring) with no maintenance, the populations should be monitored every two years throughout the life of the project.
- If the populations do not demonstrate stability/adherence to species specific success criteria after the initial five year maintenance and monitoring period, after three years without maintenance, or if subsequent monitoring shows loss or decline

12-J cont'd

of populations, as determined by the required mitigation ratio and/or performance standards for compensatory mitigation and/or restoration, then yearly maintenance and monitoring shall be resumed for a five year period, again requiring that yearly monitoring show self-sustaining populations for three years post maintenance before returning to a two year monitoring cycle.

MM 4.4-14 b. This measure should require that any seed mix or native plants used for re-vegetation be locally sourced and genetically appropriate for the project site and preferably be sourced from material within the project site.

MM 4.4-4 This measure should include monitoring and control of any additional or expanding populations of invasive species throughout the life of the project and include measures to prevent the introduction and spread of invasive species during the operation and maintenance of the facility.

12-J cont'd

Conclusion

Thank you once again for the opportunity to provide comments on the DEIR for the Discovery Solar PV and Storage Project and for considering our comments. We look forward to reviewing the Final EIR for the Project and requests to be notified when it is available. Please feel free to contact us with any questions.

12-K

Respectfully submitted,

Sophia Markowska
Senior California Representative
Defenders of Wildlife
SMarkowska@defenders.org

Brendan Wilce
Conservation Program Coordinator
California Native Plant Society
BWilce@cnps.org

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Response to Comment Letter 12: Defenders of Wildlife and California Native Plant Society

12-A

The comment states that comments are submitted on behalf of Defenders of Wildlife (Defenders) and the California Native Plant Society (CNPS). The comment further states that the organizations strongly support the development of renewable energy production and believe that transitioning to a renewable energy future need not exacerbate the ongoing extinction crisis by thoughtfully planning projects while protecting habitat critical to species.

This is an introductory comment and does not raise a substantive issue on the content of the Draft EIR analysis. No changes or modifications have been made to the Draft EIR in response to this comment, and no further response is required.

12-B

The comment states that project objectives include minimizing new disturbance, designing the project in an environmentally responsible manner, and utilizing land with [low] water availability. The comment further states that undeveloped, or vacant, lands provide high-value habitat for special-status species and that low water availability does not equate to low biological value and the project objectives should recognize that preferred sites minimize new disturbance and avoid high conservation value lands.

The project objectives emphasize project siting to minimize new disturbance and associated environmental impacts. As the CEQA lead agency, the County has broad discretion to incorporate applicant submitted project objectives, and the project objectives set forth in the EIR meet the requirements of CEQA such that no EIR changes or modifications are required in response to this comment. Further, the Draft EIR analyzes potential project impacts related to issues noted in the comment, including impacts on special-status species habitat, and identifies mitigation measures designed to reduce impacts on plant and wildlife habitat. The Draft EIR relies upon site-specific surveys and biological assessments prepared by professional biologists, including a Biological Resources Technical Report and associated special-status survey reports (**Appendices D1 through D7**, **D9**, and **D10** of the Draft EIR), and a Jurisdictional Delineation Report (**Appendix D8** of the Draft EIR). Biological resources evaluated in the Draft EIR include sensitive habitats, special-status plant and animal species, and potential wildlife movement corridors. As described in the Draft EIR, the potential for special-status species to occur on the project site is based on the results of database research, biological assessments, surveys conducted on the project site and vicinity, presence of suitable habitat, and the proximity of the project site to previously recorded occurrences in the CNDDB, CDFW, and USFWS data. Based on these comprehensive surveys and biological assessments, the Draft EIR evaluates project impacts to biological resources, including habitat quality, connectivity, and proximity to sensitive biological resources. **Mitigation Measures MM 4.1-1, MM 4.1-3, MM 4.1-6, MM 4.1-7, MM 4.3-3, MM 4.4-1** through **MM 4.4-20**, **MM 4.9-2, MM 4.10-1, MM 4.10-2, MM 4.13-1**, and **MM 4.14-1** are included in the Draft EIR to further reduce impacts on biological resources.

12-C

The comment states the project overlaps Areas of Conservation Emphasis (ACE) ranked 4 and 5 for connectivity and irreplaceability and that the Draft EIR does not adequately evaluate functional connectivity impacts, including corridor severance and cumulative connectivity degradation in the Antelope Valley.

As described in **Section 4.4**, *Biological Resources* of the Draft EIR and the Biological Resources Technical Report provided as **Appendix E1** to the Draft EIR, wildlife movement corridors, also referred to as

dispersal corridors or landscape linkages, are generally defined as linear features along which animals can travel from one habitat or resource area to another. The Essential Connectivity Map on the CDFW BIOS Habitat Connectivity Viewer was reviewed to determine whether the Study Area is located within or near a CDFW designated Natural Landscape Block or Essential Connectivity Area. Natural Landscape Blocks are blocks of contiguous natural habitat connectivity in California. Essential Connectivity Areas are large areas important to maintaining ecological integrity that connect multiple Natural Landscape Blocks. Additional resources reviewed include aerial imagery and Audubon data.

Per the BIOS Habitat Connectivity Viewer, the Study Area is not located within a Natural Landscape Block or Essential Connectivity Area. The closest Essential Connectivity Area is located approximately 4 miles northwest of the Study Area and the closest Natural Landscape Block (ID#49) occurs approximately 9 miles north of the Study Area.

Additionally, ACE is a CDFW effort to gather spatial data on wildlife, vegetation, and habitats from across the state, and then synthesize this information into thematic maps to help inform discussions on the conservation of biodiversity, habitat connectivity, and climate change resiliency. The ACE maps provide a coarse level view of information for conservation planning purposes. The ACE project draws from multiple sources of vetted species occurrence data, as well as predictive species modelling efforts. ACE data products, however, do not replace the need for site-specific evaluation of biological resources and should not be used for regulatory purposes.

CDFW's ACE data were reviewed for the project area, and biological surveys and special-status species reports for the project were used to verify on-the-ground conditions and form the basis for impact conclusions. In locations where ACE suggested potential habitat, but field surveys did not confirm occupancy or reproductive use, the EIR relies on the field-verified survey results because ACE is not intended for regulatory determinations and is a coarse level analysis. Where ACE and field surveys were consistent in identifying habitat or movement features, with implementation of the EIR's **Mitigation Measure MM 4.1-6**, which requires compliance with Kern County's Dark Skies Ordinance to minimize nighttime lighting in unincorporated areas of Kern County, the project would not restrict local or regional wildlife movement. On that basis, consideration of ACE does not change the Draft EIR's conclusions regarding the magnitude or significance of impacts to terrestrial connectivity or wildlife movement

Further, the EIR analyzes potential impacts to connectivity and wildlife movement, explaining that impacts on wildlife and their movement would be elevated during construction and temporary in nature. The EIR's analysis is based on comprehensive site-specific surveys and biological assessments prepared by professional biologists, including a Biological Resources Technical Report and associated special-status survey reports (**Appendices D1 through D7**, **D9**, and **D10** of the Draft EIR), and a Jurisdictional Delineation Report (**Appendix D8** of the Draft EIR). The EIR explains that while the project would introduce structures and features to the project site that could physically impede wildlife movement in certain areas and directions, potential long-term direct and indirect impacts on wildlife movement are not likely to be significant because of the abundant adjacent lands available for wildlife movement and the use of wildlife-permeable fencing, thus allowing wildlife to move freely through and around the project site. In addition, implementation of **Mitigation Measure MM 4.1-6** would ensure that project lighting would not deter wildlife from the project site. (See Draft EIR, pp. 4.4-88 through 4.4-89.) At the cumulative level, the EIR notes the project could combine with other projects to reduce local wildlife movement, but ultimately concludes those impacts would not be significant because wildlife movement in the project site and area is likely diffuse, and flat, undeveloped lands in the area would remain available to facilitate wildlife movement. (See Draft EIR, pp. 4.4-91 through –92.) The potential location of ACE ranked areas on the

project site does not change this analysis because, as noted above, the combination of project design and location ensures impacts on wildlife movement and connectivity would be minimized, thereby avoiding corridor severance or cumulative impacts to connectivity in the area. In summary, the Biological Resources Technical Report and Draft EIR provide an adequate analysis of the Project area's terrestrial connectivity and conservation value within the region, and no EIR changes or modifications are required in response to this comment.

12-D

The commenter is requesting that additional species-specific protocol surveys adhering to recommendations from the appropriate wildlife agency are conducted for burrowing owl, Crotch's bumble bee, and Mohave ground squirrel. The comment states that protocol-level surveys are required for the Draft EIR to reliably determine whether special-status species are present, where they occur within the Project site, and how the Project would impact each species.

CEQA requires a good faith effort at disclosure and analysis to support the environmental findings. An EIR should be prepared with sufficient degree of analysis to provide decision-makers with information that enables them to make a decision which intelligently takes account of environmental consequences (CEQA Guidelines Section 15151.) An evaluation of the environmental effects of a project need not be exhaustive, but the sufficiency of an EIR is reviewed in light of what is reasonably feasible (Id.). CEQA does not require a lead agency to conduct every test or perform all research, study, and experimentation recommended or demanded by commentors (CEQA *Guidelines* section 15204(a).) Protocol level surveys are not required to be conducted to support an EIR's analysis of biological resource impacts. *See, e.g.,* Association of Irritated Residents v County of Madera (2003) 107 Cal.App.4th 1383, 1397 (biological survey is substantial evidence supporting EIR and protocol surveys not required).

As described in Draft EIR **Section 4.4***, Biological Resources*, prior to conducting surveys for the project, literature reviews and database analyses were completed. The literature review included available information in relevant literature, databases, agency web sites, reports and management plans, geographic information system (GIS) data, maps, and aerial imagery. Resources reviewed included U.S. Geological Survey (USGS) 7.5-minute topographic maps; the CDFW California Natural Diversity Database (CNDDB); the United States Fish and Wildlife Service's (USFWS) online Information for Planning and Consultation (IPaC) system; the California Native Plant Society's Electronic Inventory of Rare and Endangered Plants of California; Kern County's General Plan, ordinances, and municipal codes; CDFW's Biogeographic and Information Observation System (BIOS); USFWS' Critical Habitat online mapper; USFWS' National Wetlands Inventory (NWI) database and Wetlands Mapper; USGS National Hydrographic Dataset (NHD) maps; CDFW's BIOS Habitat Connectivity Viewer; and fin ally Audubon California's Important Bird Areas interactive site map.

Multiple field surveys were conducted for the project between 2022 and 2025. The surveys and associated technical reports are included below:

- Botanical field surveys were conducted between April 3 to May 16, 2023, June 6 to 21, 2023, April 8 to 12, 2024, June 3 to 5, 2024, and September 3 to 4, 2025. Detailed findings are documented in the *Botanical Inventory Report for the Discovery Solar PV & Storage Project, Kern County, California* included as **Appendix D2** of the Draft EIR.

- Detailed western Joshua tree (WJT) surveys were conducted for the project (survey results are provided as **Appendix D10** of the Draft EIR**)**. Contiguous stands of Joshua tree woodland have been set aside as Woodland Habitat Preservation Areas.

- Between November 2022 and September 2025, a DETO habitat suitability assessment and protocol presence/absence survey was conducted within the 8,606-acre Study Area. The methods and results of the survey are included in the *Mojave Desert Tortoise Survey Report, Discovery Solar PV and Storage Project, Kern County, California* included as **Appendix D3** of the Draft EIR.

- Between November 2022 and September 2025, a burrowing owl habitat assessment and burrow survey was conducted within the 8,606-acre Study Area. The methods and results of the survey are included the *Burrowing Owl Survey Report, Discovery Solar PV and Storage Project, Kern County, California* included as **Appendix D4** of the Draft EIR.

- Between November 2022 and September 2025, a habitat assessment and burrow survey was conducted for desert kit fox within the 8,606-acre Study Area. The methods and results of the survey are included in the *Desert Kit Fox Survey Report, Discovery Solar PV and Storage Project, Kern County, California* included as **Appendix D5** of the Draft EIR.

- Between April and July of 2023, 2024, and 2025, protocol-level Swainson's hawk surveys were conducted within the project site and a 5-mile radius of the project site. The methods and results of the survey are included in the *Swainson's Hawk (Buteo swainsoni) and Nesting Raptor Survey Report* included as **Appendix D6** of the Draft EIR.

- In April and May 2023, biologists conducted golden eagle protocol surveys within the project site and a 2-mile radius of the project site. Visual surveys for the presence of condors were conducted simultaneously. Results are documented in the *Golden Eagle (Aquila chrysaetos) and California Condor (Gymnogyps californianus) Analysis of Use* included as **Appendix D7** of the Draft EIR.

Burrowing Owl

With specific regard to western burrowing owl, **Section 4.4***, Biological Resources* of the Draft EIR describes how between November 2022 and April 2024, biologists conducted a habitat assessment and burrow survey for western burrowing owl in accordance with the guidelines in the *Burrowing Owl Survey Protocol and Mitigation Guidelines* (The California Burrowing Owl Consortium, 1993) and the CDFW's *Staff Report on Burrowing Owl Mitigation*. The surveys included the 8,606-acre Study Area that encompasses the 7,700-acre project site and the proposed gen-tie line corridor. The methods and results surveys are documented in the *Burrowing Owl Survey Report for the Discovery Solar PV and Storage Project, Kern County, California* included as **Appendix D4** of the Draft EIR.

During the surveys, biologists mapped potentially suitable burrows (greater than 4 inches in diameter) for burrowing owl and recorded any observations of burrowing owl sign or individuals. Burrows and observations were categorized as potential burrows, occupied known burrows, occupied nesting burrows, and live owls defined as follows:

- **Potential Burrow:** Any subterranean hole 4 inches or larger for which no current evidence is present to conclude that the burrow is being used or any past use by a burrowing owl.

- **Occupied Known Burrow:** A burrow that shows sign of burrowing owl presence (whitewash, feathers, pellets, prey remains, eggshell fragments) and presence of at least one burrowing owl.

- **Occupied Nesting Burrow:** A burrow where monitoring overseen by a designated biologist demonstrated the presence of burrowing owl eggs, chicks, dependent young, and/or brooding or egg incubation (via inter-burrow scope).
- **Live owl:** Locations where a live burrowing owl individual was observed foraging or perched, but no burrow was located within the vicinity of the observation.

During western burrowing owl surveys, 397 potential burrows were within the mapped within the Study Area, of which 348 were located within the project site. Two occupied known burrows with live individuals were observed in the project site. No occupied nesting burrows, or evidence of breeding, were observed within the Study Area. Burrows that are of sufficient size and correct shape can be used by burrowing owl and/or desert kit fox. At some burrows and dens, evidence of use by more than one species was observed. The Draft EIR concludes that the Study Area, including the project site, provides suitable foraging habitat for western burrowing owls.

The Draft EIR discusses that while impacts to western burrowing owls are potentially significant, impacts would be reduced through implementation of **Mitigation Measure MM 4.4-10,** which requires pre-construction surveys to locate occupied known and/or occupied nesting burrowing owl burrows within the project site and 500-foot buffer (where legally accessible). Pre-construction surveys shall be consistent with the methods outlined in the 2012 CDFG Staff Report. If occupied known and/or occupied nesting burrowing owl burrows are detected, a no-disturbance avoidance buffer would be implemented for the duration the burrow remains occupied. If avoidance is not feasible, the project proponent will consult with CDFW regarding the potential for project construction activities to result in take of western burrowing owl and shall comply with all avoidance, minimization, and compensatory mitigation requirements set forth in any ITP issued for the project by CDFW authorizing take of the species (**Mitigation Measure MM 4.4-10**). The text of **Mitigation Measure MM 4.4-10** is provided below for reference.

MM 4.4-10: No more than 14 days prior to commencement of ground-disturbing activities, a Lead Biologist or their designee shall conduct a pre-construction survey in areas with suitable western burrowing owl habitat proposed for disturbance within the project site and 500-meter radius (where legally accessible) to determine if occupied known and/or occupied nesting western burrowing owl burrows are present. Burrowing owl burrows shall be evaluated and classified per the definitions below:

a. Potential Burrow: Any subterranean hole four inches or larger for which no current evidence is present to conclude that the burrow is being used by a burrowing owl.

b. Occupied Known Burrow: A burrow that shows sign of burrowing owl presence (whitewash, feathers, pellets, prey remains, eggshell fragments) and presence of at least one burrowing owl. If monitoring confirms that burrowing owl are no longer using a burrow, it will be redesignated as potential.

c. Occupied Nesting Burrow: A burrow where monitoring overseen by the Lead Biologist or approved Biological Monitor demonstrates the presence of burrowing owl eggs, chicks, dependent young, and/or brooding or egg incubation (via inter-burrow scope).

Survey methodology shall be consistent with the methods outlined in the 2012 California Department of Fish and Game Staff Report on Burrowing Owl Mitigation and shall consist of walking parallel transects 7 to 20 meters apart, adjusting for vegetation height and density as needed, and noting burrows with fresh burrowing owl sign or presence of burrowing owl. Surveys need not be conducted for all areas of suitable habitat at one time;

they may be phased so that surveys occur prior to disturbance in specific areas of the site. The western burrowing owl surveys may be conducted in conjunction with other required preconstruction surveys, if timing is appropriate. Copies of the survey results shall be submitted to the Kern County Planning and Natural Resources Department.

a. If potential burrowing owl burrows are detected any time of year, burrows may be excavated under the direct supervision of the Lead Biologist without prior camera monitoring.

b. If occupied known and/or occupied nesting burrowing owl burrows are detected, a no-disturbance buffer shall be established around the burrow and no ground-disturbing activities may occur within the buffer zone.

c. An established burrowing owl burrow no-disturbance buffer may be removed once the burrowing owl(s) is/are no longer using the burrow (redesignated as a potential burrow).

The size of employed no-disturbance buffers may be up to 500 meters from an occupied known and/or occupied nesting burrowing owl burrow year-round. Buffer size is dependent upon time of year and level of construction activity disturbance. Depending on the level of disturbance, a smaller buffer may be established by the Lead Biologist based on the visibility and sensitivity responses of each individual burrowing owl. Buffers shall be maintained for the duration the burrowing owl burrow remains occupied as determined by the Lead Biologist.

In October 2024, western burrowing owl was designated a candidate species under the CESA. If, at the commencement of project construction, western burrowing owl is present and is either still a candidate species, or has been listed as threatened or endangered under CESA, and avoidance of occupied known and/or occupied nesting western burrowing owl burrows is infeasible, the Applicant shall consult with CDFW regarding the potential for project construction activities to result in take of western burrowing owl and shall comply with all avoidance, minimization, and compensatory mitigation requirements set forth in any Incidental Take Permit (ITP) issued for the project by CDFW authorizing take of the species.

Crotch's Bumble Bee

With specific regard to Crotch's bumble bee, the species was previously documented once in the Mojave quad in the CNDDB, about 7 miles northeast of the Study Area in 1936, and the Study Area is within its current range (as described in **Appendix D1** of the Draft EIR). During 2024 Crotch's bumble bee surveys conducted for another project in the region, one Crotch's bumble bee individual was found approximately 1.2 miles northwest of the Study Area (as described in **Appendix D1** of the Draft EIR). No nests were observed during surveys for other projects and no nests have been documented near the Study Area. This species primarily nests in late February to late October in thatched grasses, abandoned rodent burrows or bird nests, brush piles, rock piles, and fallen logs. This species may occur onsite due to the presence of floral resources (potential foraging habitat), burrows and crevices (potential nesting habitat), and overwintering habitat. No confirmed Crotch's bumble bees were observed and no Crotch's bumble bee nests were incidentally observed within the Study Area during surveys conducted for the project.

The Draft EIR describes that though Crotch's bumble bee have not been confirmed present on the site to date, vegetation or ground-disturbing activities during project construction have the potential to result in direct and indirect impacts on this species. If Crotch's bumble bee is present, impacts on the species would

be considered potentially significant. Pursuant to **Mitigation Measure MM 4.4-17**, prior to initial ground-disturbing activities, a Lead Biologist or their designee will conduct Crotch's bumble bee nesting surveys within suitable habitat on the project site. Surveys would be consistent with the survey methodologies set out in the *CDFW Survey Considerations for CESA Candidate Bumble Bee* or as determined adequate for the project per coordination with CDFW. If a Crotch's bumble bee nest is observed onsite, a minimum 50-foot disturbance buffer shall be established around the nest. If avoidance of Crotch's bumble bee nests is not feasible, construction activities in the immediate area will be halted until the nest has been determined inactive, or the project proponent/operator will consult with the CDFW regarding potential for project activities to result in take of the Crotch's bumble bee and shall comply with all avoidance, minimization, and compensatory mitigation requirements set forth in any ITP issued for the project by CDFW authorizing take of the species. As such, even if the species is determined to be nesting onsite, the Draft EIR concludes impacts will be less than significant following implementation of **Mitigation Measure MM 4.4-17**, included below for reference.

MM 4.4-17: Preconstruction surveys for Crotch's bumble bee shall be conducted prior to initial ground-disturbing activities. The survey area shall consist of suitable habitat areas within the project site and 50-foot buffer (access permitting). Surveys and timing would be consistent with the survey methodologies set out in the CDFW *Survey Considerations for CESA Candidate Bumble Bee* (CDFW, 2023) or as determined adequate for the project per coordination with CDFW. The purpose of this survey will be to identify active Crotch's bumble bee nest colonies.

a. If active Crotch's bumble bee nests are discovered onsite, the Lead Biologist or approved Biological Monitor shall establish a 50-foot no disturbance buffer around the nest to reduce the risk of disturbance or accidental take.

b. If establishment of a no disturbance buffer is feasible, construction activities shall not occur within the no disturbance buffer until a Lead Biologist determines that the colony is no longer active (i.e., no Crotch's bumble bees are seen flying in or out of the nest for three consecutive days indicating the colony has completed its nesting season and the next season's queens have dispersed from the colony). Once the nest has been determined inactive, construction activities within the no disturbance buffer(s) shall be allowed to resume.

c. If avoidance of an active nest is not feasible, the project proponent/operator shall consult with CDFW regarding potential for project activities to result in take of the Crotch's bumble bee and shall comply with all avoidance, minimization, and compensatory mitigation requirements set forth in any ITP issued for the project by CDFW authorizing take of the species. Documentation of any such CDFW take authorization and mitigation shall be provided to the Kern County Planning and Natural Resources Department.

Mohave Ground Squirrel

Mohave ground squirrels were not observed in the Study Area during field surveys. The project is located outside of and to the west of the accepted historical range of Mohave ground squirrel and extensive trapping and protocol surveys for Mohave ground squirrel on and in the immediate vicinity of the Study Area have resulted in no detections of Mohave ground squirrels, as described in **Appendix D9** of the Draft EIR. Since 1988, there have only been eight detections of Mohave ground squirrels in the project vicinity, all located approximately 8 to 12 miles east of the project, on the eastern side of SR-14. Only one of these detections

has resulted in a positive identification of a reproductive population, which is located 9.2 miles northeast of the project. As confirmed by extensive live-trapping and camera-trapping efforts in the region to the north and east of the Tehachapi Wind Resource Area, there are no records of Mohave ground squirrel occurrence closer than approximately 7 miles from the project. Additionally, the project is separated from any documented occurrence by a number of barriers (urban development, highways, and other existing infrastructure), which would further restrict movement of Mohave ground squirrels westward toward the project site. Construction of the project, including clearing and grubbing vegetation, ground disturbance, noise, vehicle traffic, and onsite personnel, has the potential to affect Mohave ground squirrel if present in or near the construction area. These impacts may result in direct mortality or behavioral disturbance; therefore, the Draft EIR concludes the impact is potentially significant.

With implementation of **Mitigation Measures MM 4.4-1** through **MM 4.4-3** and **MM 4.4-8**, which include requiring a Lead Biologist to oversee all biological mitigation measures; implementation of a Worker Environmental Awareness Training Program; general avoidance and protective measures designed to avoid impacts to special-status species during construction, operation and maintenance, and decommissioning activities; and pre-construction surveys for special status wildlife, impacts to Mohave ground squirrel would be less than significant. **Mitigation Measures MM 4.4-1** through **MM 4.4-3** and **MM 4.4-8** are provided below for reference.

MM 4.4-1: Prior to the issuance of grading or building permits, and prior to decommissioning, the project operator shall retain a Lead Biologist(s) who meets the qualifications of an Authorized Biologist as defined by the USFWS to oversee compliance with protection measures for all listed and other special-status species that may be affected by the construction, operation, and decommissioning of the project. The contact information for the Lead Biologist shall be provided in writing to the Planning and Natural Resources Department.

The following measures pertain to the Lead Biologist:

a. The Lead Biologist or approved Biological Monitor shall be on the project site during construction and decommissioning of the project, and shall monitor all initial ground-disturbance activities and remain on-call throughout construction/decommissioning. Initial ground-disturbing construction activities include, but are not limited to, installation of perimeter fencing, clearing of vegetation, grading, site buildout, and decommissioning.

b. The project operator shall retain a Lead Biologist to oversee compliance with protection measures during operations.

c. The Lead Biologist or approved Biological Monitor shall have the right to halt all activities that are in violation of the special-status species protection measures, as well as any regulatory permits from the USFWS and/or CDFW, if applicable. Work shall proceed only after hazards to special-status species are removed and the species is no longer at risk.

MM 4.4-2: Prior to the issuance of grading or building permits, or decommissioning of the site, the Lead Biologist shall develop a Worker Environmental Awareness Training Program containing life history and identification information of special-status wildlife and plant species with potential to occur on site. The Worker Environmental Awareness Training Program shall review responsibilities for all on-site personnel including trash control,

checking under and around vehicles and heavy equipment before starting, scanning for wildlife resources, contacting the Lead Biologist in the unanticipated instance of encountering special status wildlife species, and prohibition of pets and firearms. All on-site personnel shall be required to attend a worker environmental training. A sticker shall be placed on hard hats, indicating that the worker has completed the Worker Environmental Awareness Training. Copies of all prepared materials including, but not limited to, PowerPoint presentations, videos, information handouts and signed acknowledgement from each worker who has attended the required training shall be provided to the Kern County Planning and Natural Resources Department.

MM 4.4-3: During project construction and decommissioning, the project proponent and/or contractor(s) shall implement the following general avoidance and protective measures:

a. Immediately prior to conducting vegetation clearing or similar activities, the Lead Biologist or their designee shall perform a pre-construction visual survey of the area to ensure that no special-status species are present. Daily reports of these inspections shall be retained by the Lead Biologist and provided to the Kern County Planning and Natural Resources Department, and as required by resource agency permits issued to the project.

b. All proposed impact areas, including solar fields, staging areas, access routes, and disposal or temporary placement of spoils, shall be delineated with stakes and/or flagging prior to construction to avoid natural resources where possible. Construction-related activities outside of the impact zone shall be avoided..

c. Access roads that are planned for use during construction activities shall not extend beyond the planned impact area; this area includes all previously disturbed lands and any location within the project fenceline not delineated for avoidance of sensitive biological resources. Where new access routes are required, the route shall be clearly marked prior to construction.

d. The project proponent/operator shall minimize the areas of disturbance. Parking areas, new roads, staging, storage, excavation, and disposal site locations shall be confined to the smallest areas possible. These areas shall be demarcated and disturbance activities, vehicles, and equipment shall be confined to these areas.

e. Any spoils shall be stockpiled in disturbed areas that lack native vegetation to the maximum extent practicable. Spoils that have been stockpiled and inactive for more than 24 hours shall be inspected by the Lead Biologist for signs of special-status wildlife before moving or disturbing.

f. To prevent inadvertent entrapment of desert kit foxes, American badgers, or other animals during construction, all excavated steep-walled holes or trenches more than two (2) feet deep shall be covered with plywood or similar materials at the close of each working day. If holes or trenches cannot be covered, one or more escape ramps constructed of earthen fill or wooden planks, no less than 12 inches wide and secured at the top, shall be placed a minimum of every 100 feet within the open trench. Covered and non-covered holes or trenches shall be thoroughly inspected for trapped animals by the Lead Biologist at the beginning and end of each working day. Immediately before such holes or trenches are filled, they shall again be thoroughly inspected by the Lead Biologist or trained Staff approved by the Lead Biologist. If trapped animals are observed, escape ramps or structures shall be installed immediately to allow escape or

the Lead Biologist may capture and relocate the animal (for non-listed species). If a listed species is found trapped, all work in the vicinity shall cease immediately. If the animal is apparently uninjured, then the Lead Biologist shall directly supervise the provision of escape structures and/or trench modification to allow the trapped animal to escape safely. The animal shall be allowed to leave the work area and project site on its own and work shall not resume in the vicinity until the animal is out of harm's way. If the listed animal is injured, then the Lead Biologist or approved Biological Monitor shall immediately contact the USFWS and/or CDFW to identify an individual with the appropriate permit or authorization to handle listed species, who shall bring the animal to a pre-identified wildlife rehabilitation or veterinary facility for care.

g. Burrowing owls, mammals, and nesting birds may use construction pipes, culverts, or similar structures for refuge or nesting. All towers that are of the monopole variety and all hollow vertical structures, such as solar mount poles, or fencing poles, shall be capped immediately after installation to prevent bird entrapment. Therefore, all construction pipes, culverts, or similar structures with a diameter of four (4) inches or more that are stored at a construction site for one or more overnight periods shall be thoroughly inspected for special-status wildlife or nesting birds before the pipe is subsequently buried, capped, or otherwise used or moved in any way. If an animal is discovered inside a pipe, that section of pipe shall not be moved until the Lead Biologist has been consulted and the animal has either moved from the structure on its own accord (for listed species) or until the animal has been captured and relocated (for non-listed species) by the Lead Biologist or approved Biological Monitor. If the animal is a listed species, then work shall immediately halt in the vicinity, and the animal shall be allowed to move from the structure and the work area of its own accord. The Lead Biologist will direct work stoppages near the animal to allow it to freely move out of the pipe and away from the work area. Listed species shall not be handled or captured by anyone without the appropriate permit or authorization.

h. No vehicle or equipment parked on the project site shall be moved prior to inspecting the ground beneath the vehicle or equipment for the presence of listed wildlife species. If present, the animal shall be left to move on its own.

i. Vehicular traffic to and from the project site shall use existing routes of travel. Cross country vehicle and equipment use outside designated work areas shall be prohibited.

j. A speed limit of 15 miles per hour shall be enforced within the limits of the project site. If night work occurs on the project site, the speed limit shall be 10 miles per hour. This requirement shall be posted with signage noted throughout the site.

k. Fueling of equipment shall take place within existing roads or disturbed areas. No refueling within or adjacent to drainages (within 150 feet) shall be permitted. Contractor equipment shall be checked for leaks prior to operation and repaired as necessary.

l. A long-term trash abatement program shall be established for construction, operations and maintenance, and decommissioning. Trash and food items shall be contained in closed containers to reduce the attractiveness to opportunistic predators such as common ravens, coyotes, and feral dogs.

m. Workers shall be prohibited from bringing pets and firearms to the project site and from feeding wildlife.

n. Intentional and unpermitted killing or collection of any listed plant or wildlife species shall be prohibited.

o. Herbicides that may be used as vegetation control measures in project areas shall be restricted. All uses of such herbicidal compounds shall observe label and other restrictions mandated by the U.S Protection Agency, California Department of Food and Agriculture, and state/federal legislation as well as additional project related restrictions deemed necessary by the USFWS or CDFW. No rodenticides shall be used on the project site.

p. To enable kit foxes and other wildlife (e.g., American badger) to pass through the project site after construction, the permanent perimeter security fence shall be a wildlife friendly design that meets the goals of allowing wildlife to move freely through the project site during operation, leaving 4- to 7-inch openings or portals in the fence or the fence shall be raised 4 to 7 inches above the ground leaving a gap between the fence mesh and the ground. In the latter case the bottom of the fence fabric shall be knuckled (wrapped back to form a smooth edge) to protect wildlife that passes under the fence.

MM 4.4-8: Within a maximum of 30 days of the start of ground disturbance for construction or decommissioning activities, a Lead Biologist knowledgeable in the identification of special-status wildlife species with potential to occur on the project site shall conduct pre-construction surveys for special-status wildlife species within the project site, as well as within a minimum of 500 feet (where legally accessible) to determine if any special-status species are present. Surveys need not be conducted for all areas of suitable habitat at one time; they may be phased so that surveys occur no more than 30 days prior to ground disturbance in specific areas of the site.

As described above, the EIR's environmental baseline was based on substantial evidence in the form of biological surveys and site-specific habitat assessments related to species identified in the comment, and nothing more is required to satisfy the requirements of CEQA.

12-E

The comment summarizes the western Joshua tree mapping that is described in **Section 4.4***, Biological Resources* and **Appendix D10** of the Draft EIR. The comment states that an inventory of all WJT be included per the requirements of the Western Joshua Tree Conservation Act and CDFW Census Instruction, and that the Draft EIR should include survival thresholds, minimum monitoring periods, annual reporting requirements, and adaptive management triggers for translocated WJT. The comment also states that the WJT woodland preservation areas should be placed under a recorded conservation easement to be protected in perpetuity rather than the duration of the project's operational lifespan in order to mitigate potential, future industrial development of the project site after the project is decommissioned.

The project includes a number of design features to avoid, preserve, and minimize impacts to WJT and Joshua tree woodland at the project:

- An onsite 50-foot vegetated strip between the project site and Tehachapi Willow Springs Road will remain undeveloped as shown on **Figure 3-3**, *Proposed Site Plan* in the Draft EIR.
- The project includes restoration and enhancements of WJT habitats through relocation of a minimum of 10,000 onsite WJT stems to the onsite Woodland Habitat Preservation Areas, to

the 50-foot vegetated strip along Tehachapi Willow Springs Road, and to other onsite or offsite conserved lands.

- Creation of 420 acres of Woodland Habitat Preservation Areas on the project site would avoid impacts to contiguous blocks of Joshua tree woodlands (preserving approximately 34,200 living and dead WJT stems).
- The 420 acres of Woodland Habitat Preservation Areas exceed the approximately 325 acres of mapped Joshua tree woodland at the project to allow space for relocation of WJT into less dense portions of these areas, and for the potential organic expansion of existing Joshua tree woodland into these areas.
- The Woodland Habitat Preservation Areas would be protected for the life of the project and are shown on **Figure 3-3**, *Proposed Site Plan* in the Draft EIR.
- The project proponent also intends to obtain take coverage from CDFW for impacts to WJTs and, prior to the issuance of grading or building permits, documentation of take authorizations will be provided to Kern County (**Mitigation Measure MM 4.4-7**). Mitigation for impacts to WJTs would be coordinated with CDFW through take coverage permitting and is expected to include measures such as seed collection, WJT relocation requirements, and the acquisition of offsite compensatory mitigation lands with a focus on WJT refugia habitat.

Take coverage from CDFW for WJT is expected to require minimum monitoring periods, annual reporting requirements, and adaptive management triggers for translocated WJT to the satisfaction of CDFW prior to issuance of any incidental take permit issued for the project authorizing take of the species.

Further the Draft EIR anticipates that the incidental take permit may require acquisition of offsite compensatory mitigation lands with a focus on WJT refugia habitat in addition to the Woodland Habitat Preservation Areas which would be protected for the life of the project. While the Woodland Habitat Preservation Areas are protected by nature of providing habitat to WJT, additional protections for these areas will be established during the project's consultation with CDFW. Project mitigation measures will be structured to ensure impacts to the species occurring during the project's life would be mitigated.

Mitigation Measure MM 4.4-7 is provided below for reference.

MM 4.4-7: The project shall avoid western Joshua tree (WJT) individuals, except to the extent take is permitted by CDFW. Prior to the issuance of grading permits, the project applicant shall consult with CDFW regarding the take of WJT and shall comply with all avoidance, minimization, and compensatory mitigation measures, as set forth in any incidental take permit issued to the project by CDFW. Documentation of any such CDFW take authorization and mitigation shall be provided to the Kern County Planning and Natural Resources Department.

The project proponent shall also submit to the Kern County Planning and Natural Resources Department confirming documentation that the following has been implemented where take of WJT individuals cannot be avoided:

a. Prior to issuance of grading permits, site plans shall clearly identify and label an onsite 50-foot vegetated strip as a receiver site for WJT impacted by the project, located between the project site and Tehachapi Willow Springs Road, and will remain undeveloped for the life of the project.

b. Prior to the issuance of a grading permit, the project proponent/operator shall develop a Joshua Tree Preservation Plan or other similar plan as required by any incidental take

permit issued to the project by CDFW. The Plan shall be prepared by the Lead Biologist or their designee pre-approved by Kern County and shall be approved by the appropriate agencies, including Kern County, prior to implementation. At a minimum, the plan shall identify the methods utilized, as applicable, that the project is taking to comply with any CESA or CDFW take requirements and compensatory mitigation related to the protection or mitigation of impacted Joshua trees.

c. Documentation of any such CDFW take authorization and mitigation shall be provided to the Kern County Planning and Natural Resources Department to be kept on file. The Plan shall also clearly delineate how the project includes restoration and enhancements of WJT habitats through relocation of a minimum of 10,000 onsite WJT stems to the onsite Woodland Habitat Preservation Areas, to the 50-foot vegetated strip along Tehachapi Willow Springs Road, and to other onsite or offsite conserved lands.

d. Prior to issuance of grading permits, the project proponent shall identify within site plans the creation of 420 acres of Woodland Habitat Preservation Areas on the project site that avoid impacts to contiguous blocks of Joshua tree woodlands, thereby preserving approximately 34,200 living and dead WJT stems. The Woodland Habitat Preservation Areas shall:

    1. be labeled and identified on all plans, with boundaries clearly illustrated and included on plan legends. Woodland Habitat Preservation areas shall be consistent with areas shown on **Figure 3-3**, *Proposed Site Plan,* of the Final EIR.

    2. exceed the total 325 acres of mapped Joshua tree woodland at the project to allow space for relocation of WJT into less dense portions of these areas, and for the potential organic expansion of existing Joshua tree woodland into these areas.

    3. be protected for the life of the project.

e. Prior to final occupancy approval, a Post WJT Relocation Report shall be submitted to the Kern County Planning and Natural Resources Department documenting completion of WJT relocation.

While implementation of project design features and mitigation measures would reduce impacts to WJT, the Draft EIR considers impacts to WJT to be significant and unavoidable due to the number of WJT that would be impacted to implement the project. The Draft EIR proposes measures to mitigate impacts to WJT to the extent feasible and adequately discloses the impacts to WJT. No revisions to the Draft EIR or additional mitigation measures are required.

12-F

The comment states that the Draft EIR improperly defers fencing design. The comment also states that the Draft EIR improperly defers the development of various biological management plans including the Avian Mortality Monitoring Program, Joshua Tree Preservation Plan, Raven Management Plan, and Weed Control Plan.

Regarding fencing, see response to comment 12-G, below. **Mitigation Measure MM 4.4-3p** provides two options for ensuring project fencing allows wildlife to move freely throughout the site. There is no deferral, as the measure provides specific options, subject to further review of expert agencies, to allow wildlife movement. The measure will be enforced through the MMRP by the County.

Regarding the biological management plans referenced in the comment, as described in CEQA *Guidelines* Section 15126.4(a)(1)(B), mitigation plans need not be included in an EIR, and specific details of mitigation may be developed after project approval "provided that the agency (1) commits itself to the mitigation, (2) adopts specific performance standards the mitigation will achieve, and (3) identifies the type(s) of potential action(s) that can feasibly achieve that performance standard and that will be considered, analyzed, and potentially incorporated in the mitigation measure." (*See also* Save Our Capital! v. Dept. Of General Svcs. (2023) 87 Cal. App. 5th 655, 687-88 upholding mitigation measures calling for future preparation of plans and explaining that "CEQA, however, authorizes relying on a future plan as a mitigation measure so long as the lead agency commits itself to the mitigation, adopts specific performance standards the mitigation will achieve, and identifies the types of potential actions that could feasibly achieve that performance standard.") Each of these plans is incorporated into enforceable mitigation measures and subject to specific performance standards and actions. For example, the Avian Mortality and Monitoring Program must follow federal guidelines created by the USGS (Mortality Monitoring Design for Utility-Scale Solar Power Facilities) to systematically and periodically determine the extent of mortality occurring because of collisions with solar arrays and, if necessary, implement adaptive management measures, such as passive avian diverter installations, the use of sound, light, or other means to discourage site use consistent with legal requirements, on site habitat management or control measures consistent with applicable legal requirements, or modification to support structures to exclude nesting birds. The Raven Management Plan must follow USFWS guidelines and incorporate specific measures to limit the potential for impacts to tortoise. The Joshua Tree Preservation Plan must comply with CESA and CDFW regulations to ensure compliance with any take permitting requirements. Further, the Weed Control Plan is subject to various performance standards and actions, including cleaning all equipment tires, the use of weed free mulch, and others to control the spread of invasive weeds. No revisions to the Draft EIR or additional mitigation measures are required.

12-G

The comment states that **Mitigation Measure MM 4.4-3p** should be revised to eliminate the option for portals to allow wildlife movement and that raised fencing be required for all perimeter fencing. **Mitigation Measure MM 4.4-3** is included above for reference.

The Draft EIR describes that perimeter fencing would be designed with a gap at the bottom of the fence to allow permeability for wildlife and wildlife movement through and around the project site. Final perimeter fencing design would be evaluated and developed in consultation with appropriate agencies, and the best-fit scenario would be incorporated at the project site, to the satisfaction of those agencies. No revisions to the Draft EIR or additional mitigation measures are required.

12-H

The comment recommends that **Mitigation Measure MM 4.4-10** be revised to incorporate a table of burrowing owl avoidance buffers that specifies buffer radii based on the time of year and level of disturbance and that reductions in buffer distances be approved by CDFW.

Please see the response to comment 12-D for additional information regarding western burrowing owl and the text of **Mitigation Measure MM 4.4-10.** The size of employed no-disturbance buffers included in **Mitigation Measure MM 4.4-10** may be up to 500 meters from an occupied known and/or occupied nesting burrowing owl burrow year-round. As described in **Mitigation Measure MM 4.4-10**, buffer size would be dependent upon time of year and level of construction activity disturbance. Consistent with the burrowing owl avoidance buffers in the table included in the comment, depending on the level of

disturbance, a smaller buffer may be established by the Lead Biologist based on the visibility and monitoring of the sensitivity responses of each individual burrowing owl.

The Draft EIR further explains that if, at the commencement of project construction, western burrowing owl is present and is either still a candidate species, or has been listed as threatened or endangered under CESA, and avoidance of occupied known and/or occupied nesting western burrowing owl burrows is infeasible, the Applicant shall consult with CDFW regarding the potential for project construction activities to result in take of western burrowing owl and shall comply with all avoidance, minimization, and compensatory mitigation requirements set forth in any ITP issued for the project by CDFW authorizing take of the species, consistent with the commenters request to consult with CDFW. In combination, these requirements ensure that impacts to burrowing owls will be adequately mitigated, and no revisions to the Draft EIR or additional mitigation measures are required.

12-I

The comment states that compensation for Swainson's hawk foraging habitat within 5 miles of an active nest should be mitigated at a minimum of a 2:1 ratio per CDFW recommendations to prevent a net loss of foraging habitat.

Swainson's hawk were not observed within the Study Area during the numerous field surveys conducted from 2022 through 2024. While this species was not observed on the project site, three active Swainson's hawk nests were observed within 5 miles of the project site in 2023, two of these were observed again in 2024, and one was observed again in 2025, as described in **Appendix D6** to the Draft EIR. Direct impacts to Swainson's hawk could include reduction or loss of foraging habitat as a result of vegetation removal prior to grading and construction activities. However, while availability of potential foraging habitat would be reduced or lost during construction, there is an abundance of suitable foraging habitat surrounding the project site.

Under CEQA, mitigation is required whenever a project may result in a significant impact to the environment. Where feasible, the impacts should be mitigated such that remaining impacts are less than significant. Per the CDFW Five-Year Status Review for Swainson's Hawk (*Buteo swainsoni*), prepared in 2016, four different studies documented average home ranges of 1,001 to 9,979 acres for nesting Swainson's hawks in the Central Valley (CDFW 2016). These home ranges are equivalent to circles with radii of 0.71 to 2.23 miles, as described in the Swainson's Hawk Home Range and Habitat Literature Review for the Buttonbush Solar and Storage Project in Appendix O.7 of the Final EIR. In addition, a recent study of four utility-scale solar energy facilities in the Central Valley found that Swainson's hawks foraged within the solar arrays and that solar arrays were favored over some types of agricultural use (Estep 2021).

Specifically, Estep's analysis found that compared to their availability in the landscape, solar arrays, alfalfa, tilled, and wheat fields were all used more often than expected, and ruderal/developed, orchard, grassland, and idle/fallow habitats were used less often than expected. Thus, conversion of agricultural lands to solar energy facilities does not result in the complete loss of foraging habitat, and it is expected that Swainson's hawk will continue to use the project area for foraging during project operations.

Based on the information from these studies of home range size and use of solar energy facilities, the proposed project may result in a minor reduction in Swainson's hawk foraging opportunities; however, there are no high-value foraging habitats on the project site.

Although there is an abundance of suitable foraging habitat in the area surrounding the project site, the EIR considers impacts to Swainson's hawk foraging habitat as potentially significant. Accordingly, if at the

commencement of project construction, Swainson's hawk remain listed as a state threatened species, and if active Swainson's hawk nests are found within a 5-mile radius of the project site during preconstruction surveys, the project proponent/operator would be required to mitigate the loss of any moderate quality Swainson's hawk foraging habitat for any portion of the project site within 5-miles of an active nest at a 0.5:1 ratio in accordance with **Mitigation Measure MM 4.4-12**, which would reduce impacts on foraging habitat to less than significant. A reduced ratio is appropriate given the low to moderate quality habitat on the project site and newer information demonstrating that Swainson's hawk may continue to use the project site for foraging. This ratio also is consistent with other recently approved solar project mitigation measures in Kern County and the Antelope Valley. No revisions to the Draft EIR or additional mitigation measures are required.

12-J

The comment recommends that **Mitigation Measure MM 4.4-3b** be amended to require all activities outside of the impact zone be avoided. The comment also recommends that **Mitigation Measure MM 4.4-4** be amended to require preconstruction surveys for special plant species with the potential to occur be done at the nearest time prior to breaking ground that target species would be identifiable and be based on CDFW protocols.

The comment further states that reference sites and a discussion of climatic conditions were not included in the Draft EIR, such that special status plant species with the potential to occur must be assumed present on all suitable habitat.

The comment recommends restoration plans with specific requirements for recipient sites and maintenance and monitoring of compensatory mitigation sites.

The comment states that the seed mix referenced in **Mitigation Measure MM 4.4-14b** should be locally sourced and genetically appropriate for the project site.

The comment states that **Mitigation Measure MM 4.4-14b** should include monitoring and control of invasive species including measures to prevent introduction and spread of invasive species during operation and maintenance of the project.

Mitigation Measure MM 4.4-3b currently states that construction-related activities outside of the impact zone shall be avoided. No revisions to the Draft EIR or additional mitigation measures are required. **Mitigation Measure MM 4.4-3** is included above for reference.

The *Botanical Inventory Report* provided as **Appendix D2** to the Draft EIR discusses the review of precipitation data, soils data, and queries of the CDFW California Natural Diversity Database (CNDDB) RareFind 5, CDFW's Biogeographic Information and Observation System, Calflora's California plants database, CNPS Electronic Inventory of Rare and Endangered Plants, and U.S. Fish and Wildlife Service's (USFWS) Information for Planning and Consultation to identify rare plants that have the potential to occur within the Study Area.

Biologists familiar with the identification of rare plants in the area conducted surveys in consideration of the following protocols and guidelines:

- Guidelines for Conducting and Reporting Botanical Inventories for Federally Listed, Proposed, and Candidate Plants (USFWS 2000);

- Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities (CDFW 2018); and
- CNPS Botanical Survey Guidelines (CNPS 2001).

Botanical surveys were performed for the project in spring and summer of 2023 and 2024 during the appropriate blooming periods to document the presence or absence of rare plants. An additional survey was performed in fall 2025 within acres that had previously not been surveyed.

Mitigation Measure MM 4.4-3a requires that immediately prior to conducting vegetation clearing or similar activities, the Lead Biologist or their designee shall perform a pre-construction visual survey of the area to ensure that no special-status species are present. The full text of **Mitigation Measure MM 4.4-3** is provided above for reference. The intent of the mitigation measure is to provide accurate identification of special-status species immediately prior ground disturbance. Further, **Mitigation Measure MM 4.4-5** requires a transplantation plan for any identified special-status species with a California Native Plant Society Rank of 2B or higher that have not otherwise been accounted for in an approved removal action, mitigating impacts to special-status plants to less than significant levels. No revisions to the Draft EIR or additional mitigation measures are required. **Mitigation Measure MM 4.4-5** is provided below for reference.

MM 4.4-5: Within 14 days prior to the commencement of ground-disturbing activities, the Lead Biologist or their designee shall perform a pre-construction visual survey of the area to determine if rare plants and/or California Desert Native Plant Act species are present. Surveys need not be conducted for all areas of suitable habitat at one time; they may be phased so that surveys occur no more than 14 days prior to ground disturbance in specific areas of the site. Copies of reports for these inspections shall be retained by the Lead Biologist and provided to the Kern County Planning and Natural Resources Department to be kept on file and to CDFW upon request.

If no species with a California Native Plant Society Rank of 2B or higher are observed, no further mitigation is required.

If species with a California Native Plant Society Rank of 2B or higher are observed, and have not otherwise been accounted for in an approved removal action, they shall be delineated with stakes and/or flagged for avoidance to the extent feasible. After the preconstruction survey determines the exact location of these species, if present, on the project site and the number of individuals or populations present, the project proponent/operator shall submit written documentation to the Kern County Planning and Natural Resources Department confirming implementation of the measures described below:

a. The project proponent/operator shall work with the Lead Biologist to determine presence of the subject plant species and identify all known locations of subject plant species to establish “avoidance areas”. All species with a California Native Plant Society Rank of 2B or higher found within the project site that has not otherwise been accounted for in an approved removal action shall be avoided by a buffer of 50~~25~~ feet. Sturdy, highly visible, orange plastic construction fencing (or equivalent material verified by the Lead Biologist) shall be installed around all locations of detected plant species to protect from impacts during the construction phase, until they can be

relocated. The fence shall be securely staked and installed in a durable manner that would be reasonably expected to withstand wind and weather events and last at least through the construction period. Fencing will also be installed in such a way as to avoid wildlife entanglement (i.e., installed with a gap between the bottom of the fence and ground level) and promote wildlife permeability. Fencing shall be removed upon completion of the project construction.

b. Any identified species with a California Native Plant Society Rank of 2B or higher present on the site that have not otherwise been accounted for in an approved removal action and that cannot be feasibly avoided in final project design shall require the project proponent to prepare and submit a transplantation plan that includes the following:

   1. Identify an area of occupied habitat to be preserved and removed;
   2. Identify areas of onsite or offsite preservation, restoration, or enhancement locations;
   3. Methods for preservation, restoration, enhancement, and/or translocation;
   4. Indicate a replacement ratio and success standard developed in coordination with the appropriate agencies for impacted to individuals;
   5. Establish a monitoring program to ensure mitigation success;
   6. Create an adaptive management and remedial measures in the event that performance standards are not achieved;
   7. Ensure financial assurances and a mechanism for conservation of any mitigation lands required in perpetuity.

c. Temporary ground disturbance associated with the gen-tie lines or collector lines shall be recontoured to natural grade (if the grade was modified during the temporary disturbance activity) and revegetated with an application of a native seed mix prior to or during seasonal rains to promote passive restoration of the area to pre-project conditions. However, if invasive plant species were present, these species would not be restored. An area subjected to temporary ground disturbance means any area that is disturbed but will not be subjected to further disturbance as part of the project. This does not include areas already designated as urban/developed. Prior to seeding temporary ground disturbance areas, the Lead Biologist will review the seeding palette to ensure that no seeding of invasive plant species, as identified in the most recent version of the California Invasive Plant Inventory for the region, will occur.

Requirements for revegetation seed mixes, restoration monitoring and reporting are included in **Mitigation Measure MM 4.1-1**, and requirements for a weed control plan are included in **Mitigation Measure MM 4.4-18**. **Mitigation Measure MM 4.4-18** has been updated to clarify that project implementation includes the O&M phase. No additional mitigation measures are required. **Mitigation Measures MM 4.1-3 and MM 4.4-18** are provided below for reference.

MM 4.1-3: Wherever possible, within the proposed project boundary, native vegetation shall remain undisturbed unless mowing or grading is necessary for placement of project components. Native vegetation adjacent to the proposed project boundary shall remain in place as permitted by Fire Code. Prior to the commencement of project operations and decommissioning, the project proponent/operator shall submit a Landscape Revegetation and Restoration Plan for the project site to the Kern County Planning and Natural

Resources Department for review and approval. The plan shall include the measures detailed below.

a. In areas temporarily disturbed during construction and decommissioning (including grading or removal of root balls resulting in loose soil), the ground surface shall be revegetated with a native seed mix or native plants (including Mohave creosote scrub habitat) and/or allowed to re-vegetate with the existing native seed bank in the topsoil where possible to establish revegetation. Areas that contain permanent project features such as security fencing, substations, BESS facilities, stormwater basins, perimeter and maintenance roads, or under solar arrays do not require revegetation.

b. The plan must include but is not limited to: (1) the approved California native seed mix that will be used onsite, (2) a timeline for seeding the site, (3) details of which areas are to be revegetated, (4) a list of the consultation efforts completed, and (5) the methods and schedule for installation of fencing that complies with wildlife agency regulations, and a clear prohibition of the use of toxic rodenticides.

c. Ground cover shall include native seed mix and shall be spread where earthmoving activities have taken place, as needed to establish re-vegetation. The seed mix or native plants shall be determined through consultation with professionals such as landscape architect(s), horticulturist(s), botanist(s), etc. with local knowledge as shown on submitted resume and shall be approved by the Kern County Planning and Natural Resources Department prior to planting. Phased seeding may be used if a phased construction approach is used (i.e., the entire site need not be seeded at the same time).

d. Vegetation/ground cover shall be continuously maintained on the site by the project operator.

e. Revegetation and restoration of the site shall be monitored annually for a three- (3) year period following restoration activities that occur post-construction and post-decommissioning until vegetative cover is evenly established over 70 percent of disturbed and exposed areas of soil (non-paved or non-built). In areas that naturally have low vegetative coverage (e.g., deserts), 70 percent of natural conditions of local undisturbed areas is acceptable. Based on annual monitoring visits during these three-year periods, an annual evaluation report shall be submitted to the Kern County Planning and Natural Resources Department for the three- (3-) year period. Should efforts to reach 70 percent final cover prove in the second year to not be successful compared to existing conditions, re-evaluation of revegetation methods shall be made in consultation with the Kern County Planning and Natural Resources Department and an additional year shall be added to the monitoring program until the required minimum is achieved. The three- (3-) year monitoring program is intended to ensure the site naturally achieves native plant diversity, establishes perennials, and is consistent with conditions prior to implementation of the proposed project, where feasible.

MM 4.4-18: A weed control plan shall be prepared to address the control of invasive weeds and plants. The weed control plan shall be in place prior to construction activities and shall be completed to the satisfaction of the County Planning Department. The plan shall include a risk assessment of the invasive weed and plant species currently known within the project site, procedures to control their spread on-site and to adjacent offsite areas, and procedures to minimize the introductions of new weed and plant species. The Weed Control Plan shall include preventive measures that would minimize the potential establishment of invasive

weed and plant species during project implementation, including the O&M phase. To minimize the spread and establishment, tires and surfaces of all trucks and construction equipment shall be cleaned with water or high-pressure air prior to commencing work in off-site areas, and/or the use of rocks/grates at the entries to the project site shall be installed to physically dislodge seeds. Certified weed-free mulch shall be used when stabilizing areas of disturbed soils and onsite soils shall be used to the maximum extent practicable for fill. This measure also shall apply during decommissioning activities.

12-K

The comment is conclusionary and has been noted for the record; no revisions to the Draft EIR are necessary. The County thanks the author for their comments and participation in the public review of the environmental document.

7.4 References

California Department of Fish and Wildlife (CDFW), 2016. Memorandum: Five Year Status Review for Swainson's Hawk (*Buteo swainsoni*). To Michael Yan, Fish and Game Commission, from Charlton H. Bonham, Director. April 11. Available online at: https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=133622&inline.

Estep Environmental Consulting. 2021. Swainson's Hawk and Other Raptor Foraging Use of Solar Array Fields within an Agricultural Landscape in Sacramento County. Year 2. 41 pp.

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