

APPENDIX 7

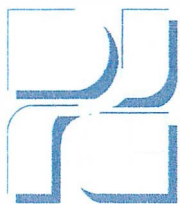
FRAZIER PARK PUBLIC UTILITY DISTRICT
REPORT ON THE NEED FOR
EARLY DRILLING OF WELL No. 8



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I. EXECUTIVE SUMMARY

Purpose of the Project

The purpose of the project is to accomplish the drilling of Well No.8 for the Frazier Park Public Utility District (District) as soon as possible. Well No.8 is one of two wells that are needed to supplement the water supply for a Regional Consolidation Project – consolidating Lake of the Woods Mutual Water Company into Frazier Park Public Utility District. The District currently has two wells. These are Wells No.5 and No.6. Well No.6 was drilled about five years ago with funding from a USDA grant. Well No.6 was needed because Well No.4 was failing. Well No. 4 was 50 years old at the time, and very shallow. The groundwater level was also very shallow, allowing air to enter the pump because of significant drawdown, reducing the amount of water that was needed to keep up with demand. Well No.6 replaced Well No.4.

Well No. 5 is nearly 60 years old. Frazier Park Public Utility District has been in a tenuous water supply situation since 2018 when Well No.5 began producing sand, which is an indication of a casing separation. Video inspection revealed several breaks in the casing and patching was required to stop the sand intrusion. This was done in 2018 as a stopgap measure until a replacement well could be drilled. This reduced the well's capacity from about 450 gpm to about 220 gpm. If Well No.5 were to fail, only one well would remain. Both wells are needed to meet system demands. Therefore a replacement well for Well No.5, Well No.7, was designed and approved by the State.

After several attempts to attract well drillers to bid the Well No.7 project (the project was bid three times), a bid was received on the third try, and a well drilling contractor was enlisted to drill the replacement well. Bidders were hesitant to bid the project because the Cuddy Canyon is a difficult area in which to drill. The location of Well No.7 was on District property, about 100 feet away from Well No.5. Well No.7 was drilled in late 2022 – early 2023. The results of tests conducted after the well was completed revealed that the water production was very low and the water quality was unacceptable, and therefore it was decided to abandon the well.

Supply and demand calculations indicate that there will be only three days of water storage in the District's storage tanks if Well No.5 were to fail during the five summer months of high demand. The District would have to resort to hauling water from remote sources if acceptable sources could be located that have excess capacity. These sources must also meet water quality standards.

As an example, Well No.5 had to be shut down during the drilling of Well No.7 due to the close proximity of the two wells. The District was able, with great effort and expense, to locate a source that could supply water for the short time of this shutdown. The cost of hauling water for this short time (about three weeks) was about \$100,000. This expense is impossible for the District to sustain for the length of time that it will take to obtain a permit and enlist a driller. Therefore a replacement well needs to be drilled as soon as possible.

The process to drill and equip a new well takes a year or two. Once plans and specifications are approved, and environmental clearance is received, the construction process can proceed. The steps that are followed are: project advertising and bidding, contractor selection, approval of contractor's submittals (references, insurance, bonds, schedule, equipment, etc.), issuance of a notice to proceed.

The construction process normally takes about a year to get the well drilled and tested, order equipment and get it delivered, inspected and installed, and then get the energy provider (Southern California Edison) to approve the electrical installation, provide the power lines and transformer, connect to the District's electrical switchgear, power up and test the facility, and declare it ready to go. During this time the District's contractor must also build the pumphouse, the weather/shade structure for the electrical switchgear and controls, the masonry block fencing and gate, install and connect the piping from the well to the storage tank (which must be modified to accept the new piping connections), install all the discharge piping and appurtenances and receive approval from the District and State of California. Once the facility is operational there must be final water quality testing, inspections and acceptance by the District and State, the District must apply for modification of the State operating permit, and receive authorization to operate.

Therefore, it is requested that the financing of Well No.8 be removed from the financing of the Regional Project, and that early financing under the Expedited Drinking Water Grant Program be provided for the project. That is the purpose of this document. The following report provides information to support this request.

Alternatives

Alternatives for the drilling of a new well are limited to the two sites that the District has identified for the wells. This is the only feasible short-term solution to the District's problem. The new wells are Numbers 8 and 9. Identification for these two sites was the result of rigorous studies and document review. The studies are identified in the following sections of this report. An alternative to drilling Well No.8 would be to rely on Well No.5 in hopes that it lasts until the Regional Project has been completed. As mentioned above, the failure to achieve a production well to replace Well No.5 (the failure of Well No. 7), has placed additional pressure on the expedited construction of Well No. 8.

Financial Implications

The cost of drilling and equipping Well No.8, together with its connections to the distribution system is \$6.14 million. The cost of operation of the system will increase slightly. Wells No.5 and 8 pump from the same aquifer, and both discharge into the storage tank at Well No.5. There is therefore no change in pumping levels and a small change in power consumption due to friction loss in the piping system. There is a minor increase in operation and maintenance costs, having to do with daily monitoring of the plant, slightly more power cost due to head loss in piping, and increased water quality testing. This will amount to about \$26,000 per year. (See Appendix O).

II. Background Project Information

This report discusses the need for emergency funding for the drilling of Well No.8 for Frazier Park Public Utility District, Frazier Park, CA.

1.a. Existing Facilities - Wells

Frazier Park Public Utility District ("District") serves Frazier Park, a disadvantaged community located in the extreme southern portion of Kern County, CA. It has only two active wells, Well No.5 and Well

No.6. Over the past several years the District has experienced a reduction in Well No.5's production as a result of the effects of aging and progressive failure of the well casing.

There are currently 1,293 metered connections in the District. The combined pumping capacity of the two wells is approximately 450 gallons per minute ("gpm"). The past five-year average water production is 14,657,960 cubic feet, or 109,649,160 gallons. This results in a peak hour demand of 626 gpm, a maximum day demand of 313 gpm. District records show that Well No.5 was constructed in 1965.

Frazier Park Active Wells

Well Capacities (gpm)		
Well No.5	Well No. 6	Total
220	230	450

Therefore, it is now 58 years old. It was originally cased with thin wall steel (gauge thickness) to a depth of 600 feet, perforated from 100 to 600 feet, with a 50-foot annular seal. The well produced about 450 gpm until the casing began to fail in 2018. Sand began entering the well. At that time it was patched with steel swedged-in-place patches that reduced the sand production. This preserved the well but reduced the production capacity to about 220 gpm. The cost of this repair was approximately \$80,000. Well No.5's life was extended by this patching, but other areas in the casing are also very thin and subject to failure. The risk is the collapse of the casing, rendering the well unusable.

1.b. Existing Facilities – Storage

Frazier Park has 2,100,000 gallons of storage capacity, and this storage is utilized to meet daily demands. This capacity is contained in ten storage tanks ("reservoirs"); five north and five south of Frazier Mountain Park Road. Seven of these tanks are supplied from Well No.6 and three are supplied from Well No.5. Details of the District's storage reservoirs are presented in the following table.

Frazier Park Public Utility District					
Water Storage Details					
Tank Identification	Approximate Elevation	Year Constructed	Age (as of 2023)	Gross Volume (gal)	Source
South of Frazier Mountain Park Road					
Pine Canyon #1	4912	2012	11	125,000	Well No.6
Pine Canyon #2	5178	2012	11	163,000	Well No.6
Harrison Flats	4912	1966	57	125,000	Well No.6
Sam Young	5001	2013	10	167,000	Well No.6
Well #5	4578	2013	10	125,000	Well No.5
North of Frazier Mountain Park Road					
Magee	5411	2002	21	210,000	Well No.6
Elm Trail	4912	1966	57	211,000	Well No.6
Wolfe	5060	2003	20	335,000	Well No.6
Parcel "B"	4760	2003	20	210,000	Well No.5
Forestry	4913	2006	17	420,000	Well No.5
				Well No.5 Gross Storage	755,000
				Well No.6 Gross Storage	1,336,000
				Total	2,091,000

Eight of the tanks are 21 years old or less. Two are 57 years old. The Parcel “B” and Elm Trail tanks are requiring major maintenance or replacement. The oldest tanks, Harrison Flat and Elm Trail, are nearing 60 years old and will likely require replacement in the next five to ten years. It is estimated that about 80% of the gross tank volume is available (net, or useable storage) due to seismic design requirements and provision for sediment storage at the bottom of the tank. Taking this into consideration yields about 604,000 useable gallons in the Well No.5 system and 1,068,800 useable gallons in the Well No.6 system. The two systems can be combined by using an intertie installed in the Summit portion of the system, near the Parcel “B” tank site. Therefore the combined useable storage in the Frazier Park system is 1,672,800 gallons.

1.c. Existing Facilities - Distribution System

The District’s system consists of approximately 72,000 feet of distribution and transmission lines.¹ A recent tabulation – estimating the length of the replacement pipelines that were installed between 2008 and 2010 at 12,000 feet, reveals that there remains 60,000 feet of old pipe, much of which is corroded steel. The majority of the pipe that was replaced was north of Frazier Mountain Park Road (about 10,000 feet), with the remainder of the replacements (about 2,000 feet) installed south of the road. The prevailing condition of the pipelines² is that they are steel, badly corroded. In the mountainous areas of the District, in and around the Summit Trail, pipes are failing at an alarming rate. Occasionally these failures result in water damage to homes.

The District has qualified for a grant to start replacing some of these pipelines in the areas north and south of Los Padres and Mt. Pinos Drive, including the area east of North End Trail and west of Elm Trail, extending north to the area of Wolfe Tank. State Waterboards awarded a Technical Assistance Grant to Self Help Enterprises of Visalia to enlist this firm to do pipeline location work and design a replacement distribution system for the Summit Area.

Designs are completed and are being readied for submittal to Waterboards for review. It is hoped that a contractor can mobilize around the first of 2024 to begin the replacement project.

1.d. Schematic Map of the Water System

A schematic map of the water system is attached as Exhibit I.

2. Water Demand - Capacity Deficits with Loss of Well No.5

The maximum month demand for the District occurred in June of 2020. In this month, 2,377,800 cubic feet of water was pumped from District wells. This is an average daily demand of 412 gpm, nearly the capacity of the two wells operating together (450 gpm). Therefore, the maximum day demand for this maximum month of about 618 gpm, or a shortfall of 168 gpm, creating a demand on the District’s storage tanks of 241,920 gallons, easily met by the 1,672,800 gallons of water if the demand does not last too long. However, if it continued for 7 days the District’s storage tanks would be dry.

With the loss of Well No.5 (220 gpm) the net deficit in production capacity increases to 398 gpm, or

573,129 gallons per day. Even with 1,672,800 gallons of storage, the loss of Well No.5 will drain all water in storage it in 3 days. It is not inconceivable that this demand could occur in a string of two or more weeks during the five hot months of summer.

Considering the complete loss of Well No.5 for an extended period of time, the effect in the summer would be a continuing loss of 182 gpm (412 gpm – 230 gpm). This would be a demand on the storage tanks of 262,080 gallons a day. That would result in dry storage tanks in about 6 days.

A second look at the system demands using a recent five year annual average, results in an annual average day of 209 gpm, a maximum day of 313 gpm, and a peak hour demand of 626 gpm. Using the maximum day in this scenario results in a maximum day deficit of 83 gpm, which would result in dry storage tanks in 14 days with no way to recover.

Therefore the need for early drilling of Well No.8 is to preserve the ability of the system to meet summer demands and fire flows, and to avoid a crisis situation when Well No.5 eventually fails. However, it takes some time to accomplish this. It takes at least one year to locate a well driller and mobilize them to drill a new well; another 6-12 months to get the equipment ordered and installed; and several more months to get power installed and get the water quality and production rates tested and approved by the Division of Drinking Water. In the meantime, water must be hauled to the District. The District's recent experience with Well 5 off-line, to accommodate the drilling of Well No.7, demonstrated that finding an approved source from which to haul water for even a few weeks was problematic. Locating domestic water sources that have enough capacity to provide their own demands plus those of the District, is very difficult, nearly impossible, and very expensive. It would be catastrophic if Well No.5 were lost without having a replacement well in service. Well No.7 was to serve that need, but it turned out to have very low production and poor water quality, and will be abandoned.

3. Operations and Maintenance

The district has a small operations crew that doubles as the maintenance crew and also reads the water meters. The District will be converting to an AMI metering system in 2024, saving several days of meter reading a month and streamlining the billing system.

The crew visits both wells once or twice a day. The booster pumping plants are also visited at least once a day. There is a SCADA system that reports the condition of the wells, the booster pumps and the tanks. They are continually monitored at the District office, and alarm conditions are displayed at the office and are sent to the General Manager and the Operator on call, if after hours or absent from the office. Rapid lowering of water levels in a tank indicates that there is likely a pipe failure.

The major maintenance issue at the District is pipeline failures. There are up to 20 a month in this system, and therefore the maintenance crew (which also includes the General Manager, if necessary), works 24 hours a day, seven days a week, to get pipe failures repaired as soon as possible. This includes working in freezing weather in wet, muddy, icy environments in the winter. The District make every effort to minimize the loss stored water, or allow water to run for an extended time due to the risk of water damage to residences, and to public and private roads. Pipe repairs are expensive and causes the District to budget a large percentage of its funds to this activity.

III. Problem Description

See the write-up in Section II.2. Water Demand – Capacity Deficits with the Loss of Well No.5

The crux of the issue is that Well No.5's casing is failing. The well is 58 years old, the casing that was installed was a thin-walled steel pipe. Wells do not often last beyond 50 years, although there are examples of wells that do last - they are generally the exception, not the rule.

This well is one of two. Together they just barely meet the system demand in the five months of summer demands. When Well No.5 fails the District will be in trouble. There are no sources in the vicinity that have excess capacity during the summer. Many purveyors are just barely meeting their own demands. The District can generally find a water system that is not too far away, that will sell the District water that it must have trucked up the hill to the service area. But that usually is only for a week, maybe a little longer. The issue is that if Well No.5's casing fails, it will take a year or more to replace it. Hauling water, if the District can find a system that will sell it water for an extended period of time, is expensive. It is not financially feasible for the District.

Therefore the District needs to drill a replacement well for Well No.5 before it fails.

The District was forced to haul water for about three weeks last spring/summer during the drilling of Well No.7, which was to be the replacement for Well No.5. That three weeks of water hauling cost about \$100,000. The District cannot sustain that level of expense, particularly if the time period is a year or so.

IV. Consolidation Analysis

This project is a part of the Consolidation of Frazier Park PUD and Lake of the Woods MWC. Well No.8 as well as Well No.9 will contribute to the water supply that will serve both of these communities when the consolidation project is completed. The consolidation is underway and will be completed several years after Well No.8 is completed and in service. The issue is that, due to the failure of Well No.7, which was to replace Well No.5, the District is now dealing with a failing well No.5 and will be in a crisis condition if Well No.5 fails before Well No.8 is completed and on line.

V. Alternative Analysis

1. Selection of the Wellsite for Well No.8

1.a. Assessment of Local Water Supplies

Water quality of wells in the Lebec area is problematic – with Krista Mutual Water Company reports of Fluoride violations dating back to 2017, and Krista has only one well. Krista is not considered a possible source for domestic water due to water quality violations.

Lebec County Water District has three wells. Violations are for Coliform, Fluoride, Nitrate, and Combined Uranium. Lebec is not considered a possible source of water due to water quality violations.

Lake of the Woods Mutual Water Company has five wells. Lake of the Woods has limited source capacity and its aquifer has limited storage capacity. It has restricted its customers to indoor water use only. It would not be considered for a supplemental source for Frazier Park.

There is not an adequate water supply available that meets water quality standards and has enough system capacity to serve Frazier Park in the event of a failure of either of their two wells. There are no reliable water supplies immediately available to the District. Drilling of a well in the Cuddy Creek Valley is the only reasonable alternative to avoid a crisis situation once Well No.5 fails.

1.b. Consideration of the Reliability and Quality of the Water Supply

Summary of Information from the “Regional Water Supply Report for the Frazier Park / Lake of the Woods Portion of Cuddy Canyon”.

The following are excerpts from the previously-submitted report on the status of the groundwater supply in the relevant portions of the Cuddy Canyon. References to section numbers are references to sections in the above-referenced report. The terminology of West and Middle Subbasins is derived from, and applies only to, the portions of the Cuddy Canyon that are the subject of the groundwater supply for Lake of the Woods and Frazier Park, and were initially defined by Hydrogeologists Galli and Schmidt in earlier hydrogeologic studies of Cuddy Canyon (referenced above).

a. SECTION 1 “Quantity of Water in the West and Middle Subbasins”

This section reports on the estimated water that is available in the two subbasins that provide the groundwater for Lake of the Woods and Frazier Park. This is an estimate of the storage capacity based on depth to groundwater and the shape of the groundwater basin. It also presents estimates of annual recharge for the two subbasins. This estimation was based on the contributory areas for the two “subbasins” and the portion of annual rainfall that results in groundwater recharge. Approximately 75% of the annual recharge contributes to the Middle Subbasin and 25% contributes to the West Subbasin.

At the end of the drought the West Subbasin (Lake of the Woods) was nearly depleted and the Middle Subbasin (Frazier Park) was about 2/3 full. Therefore, a well in the Middle Subbasin will produce more consistently than one in the West Subbasin in a series of dry years. Well site No.9 is at the extreme east end of the West Subbasin and Well site No.8 is near the east end of the Middle Subbasin. Water levels remain relatively stable in the Middle Subbasin, and therefore Well No.8 is the better one to drill first.

b. SECTION 3 “Water Balance”

A six-year water balance was performed to determine if there exists enough recharge in the combined basins to provide the projected demands and have water left in the basin in the event that a drought continued for three years after the six-year period. The water balance demonstrated that there was enough water remaining in the basin – particularly the Middle Subbasin (Frazier Park) to last another four years of drought. The water demands were based on the historical record of both Lake of the Woods and Frazier Park, modified to reflect the projected increased demand of 300 more connections. The historical demands of both suppliers

were compared and the historical demand for Frazier Park was used for the demand projections. This was because Frazier Park has not suffered the pumping restrictions that Lake of the Woods has, and therefore it is thought that Frazier Park demands are more reflective of what will be experienced in the region once a new water supply is available.

c. SECTION 4 “Water Quality”

Frazier Park Wells

Frazier Park has three active wells, Wells No. 4, 5, and 6, but really two. Well No.4 cannot be run with Well No.6 because the two wells are only 100 feet apart. Well No.4 produces less than 100 gpm when operated alone.

Nitrates

Regional Report records go back to 2019.

Nitrates are below the 10 mg/L MCL for all three wells, except that Well No.5 exceeded the MCL in June 2021, likely due to the drought. It recovered quickly within a month of the exceedance, and has remained below the MCL since that time.

Records for Test Well 1 (future Well No.8) varied from 4.3 to 7.3 mg/l, being mostly in the 4.3 – 4.9 mg/l range, averaging 5.0 mg/l.

Records for Test Well 2 (future Well No.9) varied from 4.8 to 8.0 mg/l, averaging about 6.3 mg/l.

Fluorides

Records in the Regional Report go back to 2019.

Wells No.4 and 5 have not exceeded the Fluoride MCL. Well No.6 has had five exceedances since 2019, one in July 2019 (2.0), one in September 2020 (2.0), one in June 2021 (2.1), one in August 2021 (2.1), one in November 2022 (2.1).

Records for Test Well 1 varied from 1.6 to 1.9 mg/l, averaging 1.6 mg/l.

Records for Test Well 2 varied from 1.0 to 1.4 mg/l, averaging 1.2 mg/l.

Uranium

Regional Report records go back to 2021.

Uranium levels for Wells No.5 and 6 are all below 20.0 pCi/l, although the levels vary from 17.2 to 19.0 pCi/l, mostly being in the range of 17.2 to 19.0 pCi/l.

Records for Test Well 1 varied from 7.1 to 9.0 pCi/l, averaging 8.1 pCi/l.

Records for Test Well 2 varied from 7.4 to 9.4 pCi/l, averaging 8.4 pCi/l.

Comment

Frazier Park wells generally meet the state MCL's for three of the most common contaminants found in Cuddy Canyon, with occasional exceedances in Fluoride levels at Well No.6 and one Nitrate exceedance for Well No.5. The future Wells No. 8 and 9 both are within the state MCLs for these contaminants.

Therefore Well No.8 is a good candidate for improving water quality in Frazier Park's system and will be a good source for hauling water to Lake of the Woods in the interim period from the present to the completion of the Regional Project.

Lake of the Woods Wells

Lake of the Woods has 5 active wells. Wells No.1,2,4,6, and 7. Wells No. 2,4, and 7 are plumbed to the Mixing Station where Nitrates from Well No.7 are blended with the other two wells to produce an acceptable Nitrate level.

Nitrates

Wells No. 1,2,4. And 6 all exhibit Nitrate concentrations below the MCL. Records are from 2021 – 2023. Well No.7 exhibited levels ranging from 3.1 mg/l to 13.4 mg/l, averaging 10.4 mg/l.

Fluoride

In the period 2021 through February 2023 there was only one reported Fluoride test for Wells No. 1,4,6, and 7. These were all below the MCL ranging from 0.6 to 1.7 mg/l for these wells. Well No. 2 had a full set of 27 Fluoride tests. These tests were all at or above the state MCL, averaging 2.3 mg/l.

Uranium

All five wells are below the state MCL of 20.0 pCi/l. Well No.1 averages 13.6 pCi/l; Well No.2 averages 15.0 pCi/l; Well No.4 averages 10.7 pCi/l; Well No.6 averages 11.8 pCi/l; Well No.7 averages 12.0 pCi/l.

Comment

The wells in the West Subbasin experience water quality issues similar to those in the Middle Subbasin, with the exceptions that Well No.2 is consistently above the MCL in Fluorides and Well No.7 is frequently above the state MCL for Nitrates.

1.c. Conclusions drawn from the consideration of available groundwater storage, water balance calculations, and water quality information.

1. There is adequate water in storage in the Middle Subbasin to supply water through an extended drought such as was experienced in the past eight to ten years.
2. A groundwater balance demonstrates that there remains sufficient water in the Middle Subbasin to supply projected water demands in both the West Subbasin and the Middle Subbasin.
3. Water quality of existing production wells in the West and Middle Subbasins is generally comparable, with the restriction on Lake of the Woods Well No.7 due to high Nitrates

limiting the amount of water than can be produced by blending the Nitrates down to meet state standards and the consistent Fluoride water quality violations of Lake of the Woods Well No.2.

4. Water Quality tests done in the test wells that were drilled in the locations selected for the new wells indicate that the water that will be produced will meet all the standards for the contaminants that are most prevalent in the West and Middle Subbasins of the Cuddy Canyon.

2. Discussion of Alternatives

Alternative 1. Do Nothing

The alternative to do nothing and wait until Well No.5 fails is unacceptable. The District would lose half of its water supply. This can mean that is also will fall out of compliance with water quality standards, as Well No.6 has exhibited high levels of fluoride, violating the standard two times in the past two years, being 2.1 in both 2021 and 2022. It has also been very close to the Uranium MCL, being 19.0 and 18.8 pCi/L in 2022.

Alternative 2. Early Drilling of Well No.8

Well No.8 was subjected to a test well (“Test Well No.1”) to determine the water quality and estimate the yield of the well. Test Well No.1 was consistently below 10 pCi/L Uranium and below 2.0 mg/L Fluoride. (see report – Appendix F) which is the report of water quality testing for Test Well No.1. Indications are that this well would improve the water quality of the system.

Alternative 3. Early Drilling of Well No.9

The District also drilled a test well in the location of future Well No.9 (“Test Well No.2”), which will be a companion to Well No.8 and would provide additional capacity for the combined communities of Lake of the Woods and Frazier Park. The selection of the site for Well No.9 followed the same protocol as for the selection of the wellsite for Well No.8.

Well No.9 would also require more piping, a connection to Elm Trail Tank and Booster Pumping Plant, together with an improved connection from the Well No.6 service area to the Well No.5 service area. This will be more expensive and time-consuming than the simple, 750-foot-long connection from Well No.8 to Well No.5. See the cost estimate for Well No.9, Exhibit I in the Appendix.

Alternative No. 4 Treated Surface Water Supply from Tejon-Castac Water District

The District is aware of Tejon-Castac Water District’s plans to complete its Aqueduct turnout and install a surface water treatment plant just east of Lebec. However, that project will not be completed in the time that Well No.8 can be drilled, equipped, and connected to Frazier Park’s system. In addition to participating in the pipeline from the Aqueduct to Lebec, Frazier Park would have to participate in the construction and operation of a surface water treatment plant, and would also have to construct a pipeline from east of Lebec to Frazier Park. The cost of this alternative, and the time that is required to design, permit and construct it is far greater than the cost of Well No.8 and its connection to Well No.5.

Selected Alternative is Early Drilling of Well No.8

The site for Well No.8 was selected after reviewing two reports on the area (The Galli Group “Regional Groundwater Assessment Report for Cuddy Canyon Groundwater Basin” – 2008) and a report by Kenneth D. Schmidt & Assoc., “Groundwater Conditions in the Frazier Park / Lebec Specific Plan Area” – 2003. This led to subsequent work that included: 1. Geophysical, (Gravity) Surveys of the Cuddy Creek Canyon from east of Frazier Park to west of Lake of the Woods. This work defined the shape of the alluvium in the basin and differentiated it from the basement and consolidated materials underlying the alluvium, 2. Further review of available water quality information for municipal wells in the area, 3. Determining the best locations in which to drill test wells, 4. Negotiating and purchasing license agreements to drill test wells in locations favorable to drilling municipal wells, 5. Drilling two test wells in the locations selected. Testing water quality at selected depths, estimating the yield of a production well in the subject locations, and recommending that the sites be purchased and production wells be drilled, 6. Performing appraisals of the well sites to determine fair market value of the sites. 7. Negotiations with the new landowners, C&C Elite Properties (“C&C” – purchased the property from “SEA” (Solidad Enrichment Program) properties about three years ago).

3. Documentation Provided

1. Plans for construction of Well No.8 are appended as Appendix E. These are 75% level of completion and only lack the electrical component for completion. The Electrical Engineer is presently working on these.
2. The plans are designed in accordance with Waterboards design criteria and will be submitted to Waterboards for review around November 1, 2023.
3. The well is exempted from CEQA on an Emergency Project Exemption (Sec. 21080(b)(4); 15269(a))
4. Land requirements are attached as Appendix M. The property required will be partly in fee (the wellsite) and partly easement (pipeline and access easements).
5. The property is being acquired under threat of condemnation. It is hoped that negotiations can be concluded before going to court to acquire the property.
6. Construction will not remove any trees or shrubs. The land is open land and is adjacent to a local highway. There is no high groundwater and access to the site is being acquired as described above.
7. The project is estimated to cost \$6.14 million. See the following Project Cost Estimate.
 - a. Construction Estimate \$6.14 Million.
 - b. Non-construction costs will be the cost of land (appraised to be \$8,488, see Appraisal attached as Appendix N), the cost of attorney’s fees (\$20,000 not reimbursable from grant), cost of additional appraisal by current landowner (limited to \$5,000), and miscellaneous costs (\$10,000).
 - c. Annual cost of operation and maintenance is \$26,000. See Estimate Appendix O.
 - d. Cost effective present worth analysis. See Exhibit _____.
 - e. Life-cycle cost analysis. See Exhibit _____.

VI. Appraisals of the Wellsites and Wellsite Procurement

The initial property appraisal was sent to C&C and a meeting was held with the C&C owners and the District. C&C decided that the offer, based on the first appraisal, was too low and notified the District that the wellsite and easements were not for sale. The District, believing that C&C had a credible argument, decided to have a second appraisal performed. The first appraisal determined that the value of the wellsite and easements was \$2,390. The second appraisal recognized the value of the recent property purchase and the value of having commercial zoning on the property adjacent to the well. The second appraisal valued the wellsite and easements at \$8,257. With the preparation of the preliminary plans and legal descriptions the actual taking for the wellsite and the easements resulted in an increase in acreage by 0.03 acres and therefore the appraised value was increased slightly to \$8,488. The District is now noticing C&C of its intention to perfect ownership of the property and obtain easements for pipeline routing, access, and facility construction. The District is hopeful that it can come to a mutual agreement without exercising the District's eminent domain authority in court. The appraisal is appended as Appendix N.

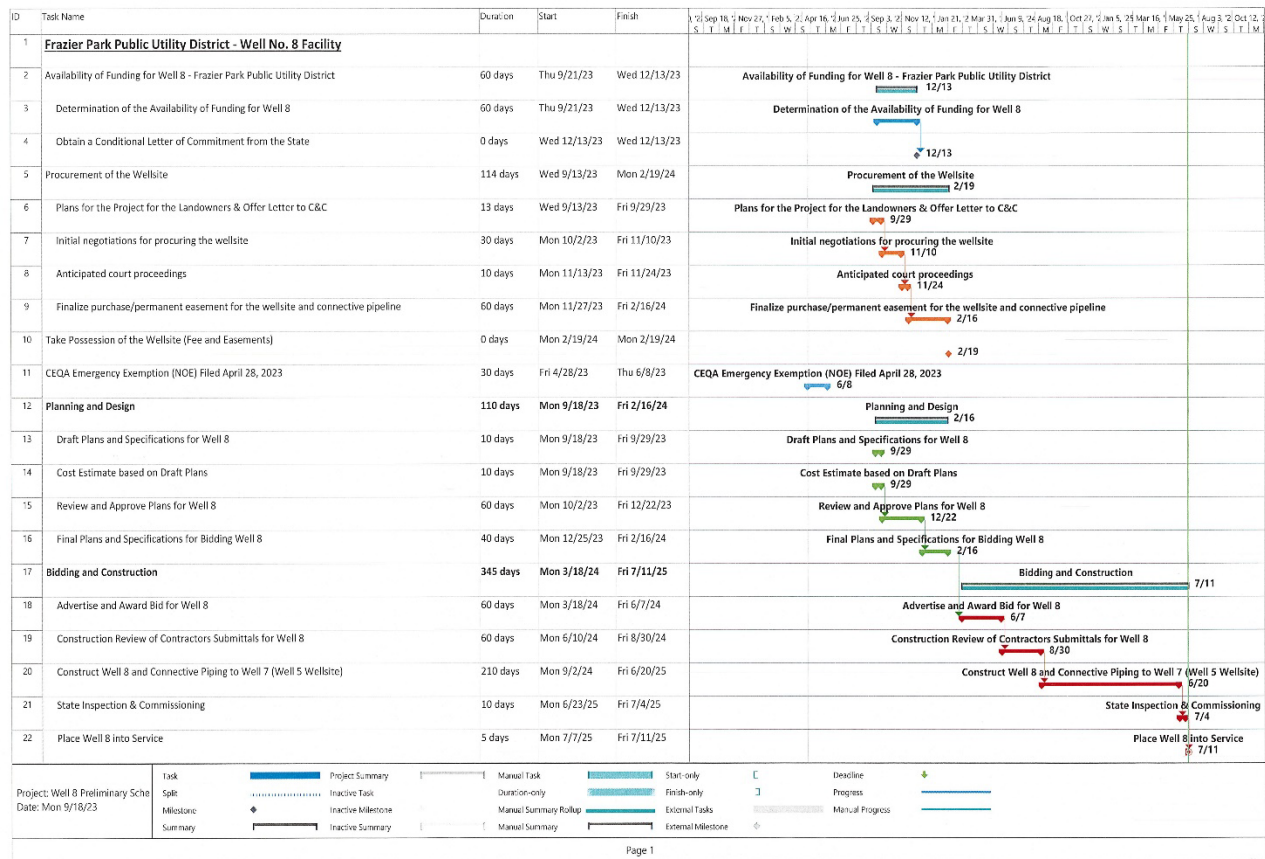
Preliminary Plans are appended to this report. An updated cost estimate follows. A preliminary project schedule follows the project estimate.

1. Detailed Construction Cost Estimate – Well No.8

Frazier Park Public Utility District Well No. 8 Construction Project Project Estimate

Item No.	Item Description	Quantity	Unit	Engineer's Estimate	
				Unit Cost	Extended Cost
1	Mobilization, Demobilization, and Cleanup	1	LS	\$125,000.00	\$ 125,000.00
2	Conductor Casing - Drill 50' Deep 42" Dia. Hole, Furnish and Install 50' of 30" O.D. x 3/8" Wall Conductor Pipe, Grout in Place	50	LF	\$2,000.00	\$ 100,000.00
3	Drill 24" Diameter Well Hole to a Total Depth of 485'	435	LF	\$400.00	\$ 174,000.00
4	Perform Geophysical Logging	1	LS	\$3,000.00	\$ 3,000.00
5	Zone Testing	2	EA	\$20,000.00	\$ 40,000.00
6	Furnish and Install 12" I.D. x 1/4" Wall HSLA Roscoe Moss Blank Casing, 0' to 100' and 275' to 300'	130	LF	\$200.00	\$ 26,000.00
7	Furnish and Install 12" I.D. x 1/4" Wall HSLA Roscoe Moss Louvered Casing, 100' to 465'	175	LF	\$300.00	\$ 52,500.00
8	Furnish and Install 3" Gravel Feed Tube	75	LF	\$40.00	\$ 3,000.00
9	Furnish and Install 2" Sounding Access Tube	115	LF	\$30.00	\$ 3,450.00
10	Furnish and Install Gravel Envelope, 70' to 275"	205	LF	\$110.00	\$ 22,550.00
11	Furnish and Install Cement Annular Seal including 10' of Bentonite, 0' to 70'	70	LF	\$300.00	\$ 21,000.00
12	Conduct Preliminary Well Development by Airlifting & Swabbing	60	HRS	\$650.00	\$ 39,000.00
13	Conduct Well Development by Pumping & Surging	60	HRS	\$575.00	\$ 34,500.00
14	Conduct Well Production Test Pumping	22	HRS	\$575.00	\$ 12,650.00
15	Well Video	1	LS	\$3,500.00	\$ 3,500.00
16	Site Earthwork and Subgrade Preparation	1	LS	\$500,000.00	\$ 500,000.00
17	Well Concrete Foundation	1	LS	\$20,000.00	\$ 20,000.00
18	Deep Well Pump Assembly	1	LS	\$125,000.00	\$ 125,000.00
19	Vertical Hollowshaft Electric Motor	1	LS	\$20,000.00	\$ 20,000.00
20	Well Discharge Piping, Tank Inlet Piping, and Appurtenances	1	LS	\$75,000.00	\$ 75,000.00
21	6" DR18 C900 PVC Well and Tank Inlet Piping and Necessary Connections	800	LF	\$300.00	\$ 240,000.00
22	Chlorine Injector, Chemical Feed Pump, Chlorine Tank, Eyewash Station and Appurtenances	1	LS	\$17,000.00	\$ 17,000.00
23	Well Building Enclosure and Appurtenances, Concrete Foundation, and Sidewalk	1	LS	\$150,000.00	\$ 150,000.00
24	Site Fencing and Drive Gates	300	LF	\$500.00	\$ 150,000.00
25	Painting System	1	LS	\$15,000.00	\$ 15,000.00
26	Electrical and Controls	1	LS	\$350,000.00	\$ 350,000.00
27	Improvement of Entrance from County Road to Secure the Wellsite against Vandalism	1	LS	\$100,000.00	\$ 100,000.00
28	Permanent Easement Cost	1	LS	\$100,000.00	\$ 100,000.00
29	Intertie to Supplement Well 6	1	LS	\$50,000.00	\$ 50,000.00
30	Emergency Generator	1	LS	\$125,000.00	\$125,000.00
31	Booster Pump Modifications to replace one existing pump to provide higher discharge pressures for Supplementing Well 6.	1	LS	\$50,000.00	\$ 50,000.00
CONSTRUCTION ESTIMATE					\$ 2,747,150.00
32	Engineering Design, Hydrogeological, CEQA, Legal, Layout, Labor Compliance, and Project Inspection	1	LS	\$ 200,000.00	\$ 200,000.00
33	Construction Contingencies at 15%	1	LS	\$ 412,072.50	\$ 412,072.50
WELL 8 ESTIMATE					\$ 3,359,222.50
34	Change Order Contingency				\$ 1,373,575.00
35	Conditional Costs				\$ 1,343,689.00
36	Administration				\$ 60,000.00
TOTAL WELL 8 EARLY DRILLING COST ESTIMATE					\$ 6,136,486.50

2. Preliminary Schedule for Early Drilling of Well No.8



VII. Consideration of Climate Change

1. Vulnerability of the project.

The wells that are planned for the Regional Project – which are Wells No.8 and 9, are placed in a very favorable location in the Cuddy Creek Watershed. About 75% of the contributing watershed drains into the Cuddy Canyon above the confluence of the San Andreas and Garlock Faults, where it is suspected there is a restriction to the groundwater flow downstream to Lebec. This appears to provide a pool of water that Frazier Park has been accessing with its Well No.5 and where Well No.8 is placed. Additionally, Well No.9 is placed in the vicinity of the outfall of the Cold Springs Canyon, which helps maintain the water levels at that location. It is thought that the majority of the groundwater replenishment is by the process of mountain front recharge, which is the below-ground flow of water downhill from the sides of the Cuddy Creek Valley.

The wells that pump water to Lake of the Woods are above the confluence of the two faults, near the upper end of the watershed, and therefore do not experience the benefit of the majority of the recharge, as does Frazier Park.

All wells are vulnerable to drought and the Cuddy Canyon is no exception. Studies show that there is adequate water in the near-term, ten years into the future. Wells installed in Frazier Park will fare far better than wells in Lake of the Woods, and this was demonstrated through the last drought.

In anticipation of a long-term event, the District plans to begin discussions with Tejon-Castac Water District to study the feasibility of obtaining a supplemental treated water supply from the planned treatment plant to be installed just east of Lebec. This would firm-up the municipal supplies so that in the event that warming continues, there will be assurance that the communities that depend on the Cuddy Creek watershed will continue to have adequate supplies far into the future.

2. Adaption to the Warming Climate

Mountain communities do not place the same level of demands on their water supplies that communities in the valley do. It is much easier to restrict outside watering and other similar water uses in the mountain communities. However, much of the mountain community's water uses are minimal, with the highest component of water use being interior water use. Interior water use is more inflexible than is the exterior use, and the results of water conservation efforts can only go so far – as the use is that which is needed to sustain life and cleanliness. Once the minimal exterior uses are restricted or eliminated (as in the case of Lake of the Woods), then there is little left to save. Therefore – looking at the long-term picture, a supplemental treated surface water supply need only be sized to preserve the interior uses of water users in the mountain communities.

3. Mitigation

Where there is unrestricted access to the sky, solar energy can be used. This then reduces the reliance on conventional generated power that produces a higher carbon footprint. Heating is a big issue in the wintertime – and the use of solar electricity for heating reduces the reliance on generated power.

APPENDIX A

APPENDED SECTIONS FROM THE REGIONAL WATER SUPPLY STUDY

QUANTITY OF WATER IN THE WEST AND MIDDLE SUBBASINS

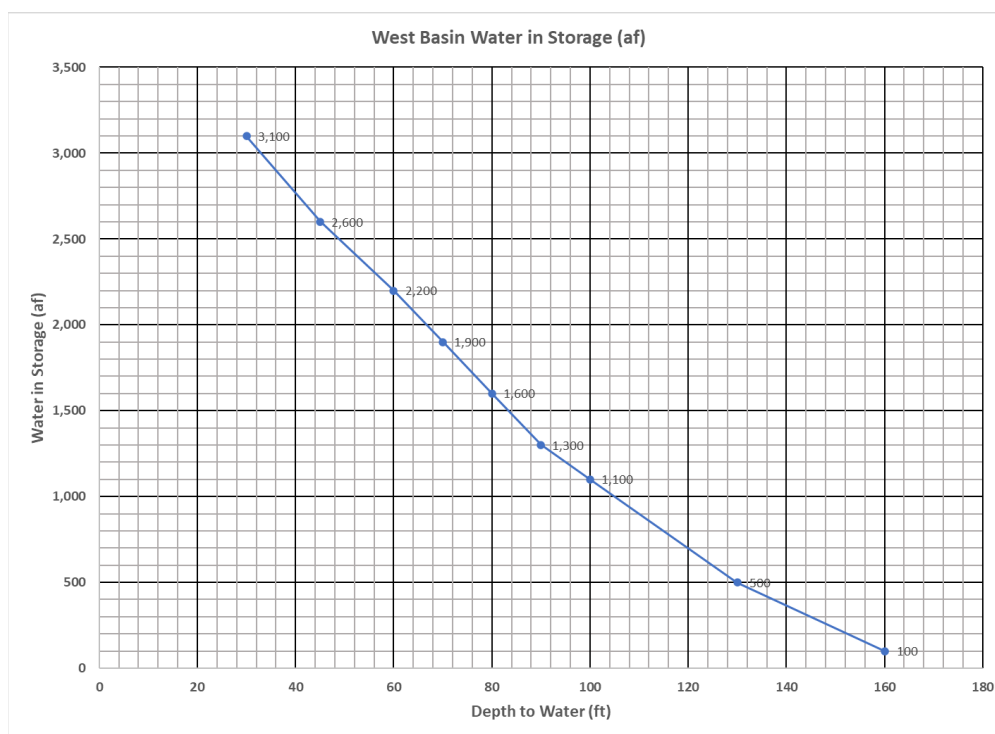
SECTION 1 - Groundwater Storage Volumes in The Cuddy Creek Canyon

Prior reports, specifically Galli, divided the Cuddy Creek Basin into three subbasins. These are the West the Middle, and the East Subbasins. For the purposes of this report we have positioned the West Subbasin to include Geophysical Transect 10, just west of Lake of the Woods, and Transect 8, west of Frazier Park and positioned the Middle Subbasin to include Wellsites No. 8 and No. 9, similar to the Galli report.

The depth of a full aquifer was assumed to be 30 feet below ground surface (“bgs”) for both subbasins, whereas Galli used a depth of 30 feet for the West Subbasin and 15 feet for the Middle Subbasin. The depths used in this study were based on the lowest point in each cross section (“transect”). It is thought that achieving 30 feet depth to groundwater today would be unlikely due to today’s drier climate, however 30 feet depth to groundwater persisted in the Middle Subbasin in Frazier Park’s Well No. 5 in 2015. If the current wet weather continues it may approach 30 feet depth once again. Graphs of the geophysical transects were used to calculate the estimated volumes in the subbasins, based on average-end-area methodology. As such, they are estimates, but they are based on the latest basin geometry available. Depths to “hard rock” were calibrated at each well site during the geophysical survey and verified at the two test well sites that were drilled two years after the survey was completed.

The following charts present the calculated water storage volumes versus the depth of water in the subbasins. Note that the chart projections are based on a limited number of cross sections, but appear to be a reasonable, although not perfect, representation of the basin.

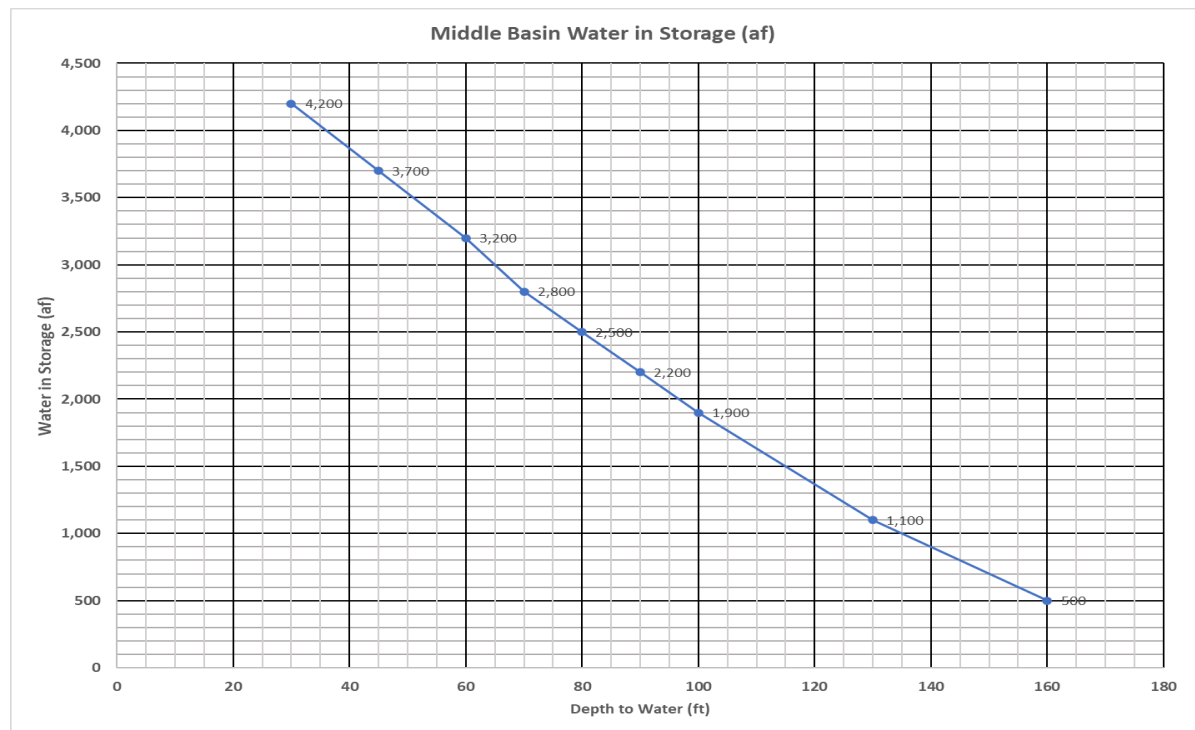
West Subbasin



It is also important to recognize that the numeric values on the chart are generated from a model of the basin and are not exact, but are a general representation of the water levels and storage amounts in the basin.

The chart for the West Subbasin shows that the amount of storage available at the depths that are currently being experienced, has diminished to levels that are a concern. This is because of the lack of recharge due to the prolonged drought. It is important to recognize that the depth indicated on the chart is assumed to prevail over the entire subbasin. It approximates the situation in the portion of the West Subbasin situated along Cuddy Creek. However, Wells 4 and 6 are somewhat distant from the axis of the creek and exhibit shallower water levels than the wells adjacent to the creek. The above chart shows that the amount of water in storage has declined substantially and is getting critical. Water levels in this subbasin are currently in the neighborhood of 120 – 160 feet depth. It is anticipated that the recent storms will restore some of the lost storage in the West Subbasin and that stream flow in Cuddy Creek will create a rapid (4 to 12 weeks)^(Ref 2) response in water levels. This is due to the coarse deposits (rocks, sand and gravel). However, the main source of recharge for the Cuddy Creek Groundwater Basin remains the slower mechanism of mountain front recharge.

Middle Subbasin



Middle Subbasin

The chart for the Middle Subbasin exhibits a similar change of storage with depth as is shown for the West Subbasin, however, water levels in this subbasin are only about 40 to 70 feet deep. Again, the chart shows available storage versus depth to water, and assumes that the charted depth prevails over the entire subbasin. The water levels in the Middle Subbasin have not dropped as deep as they have in the West Subbasin and therefore there is less immediate concern. Recent storms will have a positive impact on the Middle Subbasin. The reason for the relatively consistent water levels in the Middle Subbasin is the apparent restriction in the outfall of the Middle Subbasin to the East Subbasin. Additionally, groundwater is flowing downhill, from the West Subbasin into the Middle Subbasin, thus recharging the Middle Subbasin.

The following Table 1 exhibits the results of the above study.

Table 1
Calculated Basin Water Storage – West and Middle Subbasins

Depth to Water (ft)	Water in Storage (af)		
	West Basin	Middle Basin	Total
30	3,100	4,200	7,300
45	2,600	3,700	6,300
60	2,200	3,200	5,400
70	1,900	2,800	4,700
80	1,600	2,500	4,100
90	1,300	2,200	3,500
100	1,100	1,900	3,000
130	500	1,100	1,600
160	100	500	600

Table 1a
Comparative Storage Values from Galli Study
Amounts from the Galli Study

Depth to Water (ft)	Water in Storage (af)		
	West Basin	Middle Basin	Total
30	1,300	6,500	7,800
45 ¹	1,100	6,050	7,150
60	950	5,700	6,650
70	850		
80	750		
90	650		

Note 1: Middle Subbasin interpolated from Galli report. No storage estimates below 60 feet depth. Table 8.1.5 B, p 27.

The Galli study (2008) approximated storage values based on an assumed basin geometry that replicated a truncated V”. Side slopes were estimated based on hillside slopes (30° for the West Subbasin and 36° for the Middle Subbasin). When added together the totals for the two subbasins are in relatively good agreement. Basins taken individually show a much greater variation, likely due to the estimation process that was used at the time of the Galli report. The geophysical survey generated a more accurate depiction of the basin geometry.

The drought in the Western United States is the result of rising temperatures that are being experienced due to the warming cycle that the United States has been experiencing for the past 20-plus years. This period is apparently the driest 22-year period in more than 1,200 years. The Mississippi River is at its lowest level in several decades and the Colorado River is also experiencing greatly reduced flows. At the end of 2022, California’s reservoirs were at their lowest levels in many years. The rains and snows of the last three months (January, February and March of 2023) have turned things around for the remainder of the year. Reservoirs are filling at a remarkable rate and are 50-90% full at the time of the writing of this report (mid-March 2023).

Groundwater conditions in the West Subbasin after the 2020- 2022 drought were critical, with lowering groundwater levels leading to the possibility of Lake of the Woods having to haul water. Less extreme effects were evidenced in the Middle Subbasin with steady groundwater levels but with increase in nitrate concentrations. There is the possibility that the recent wet weather is just one wet year in the midst of a long string of drought years. However – this wet weather could not have come at a more perfect time, as groundwater levels in the Cuddy Canyon will improve to the point where water hauling may not be needed and water quality should improve.

It is estimated that the quantity of water in storage in the West Basin had declined to approximately less than 500 acre-feet (17% full) and the Middle Subbasin had declined slightly to less than 2,700 acre-feet (63% full).

Section 1B Annual Recharge Estimates

Approximately 3/4ths of the 46.3 square mile drainage basin is upstream of Frazier Park, a very favorable situation for Frazier Park. Galli, in its 2008 Report on Cuddy Canyon^(Ref 2), estimated basin recharge amounts for five rainfall year scenarios.

Groundwater recharge occurs in several ways: 1. infiltration from Cuddy Creek streamflow. 2. tributary streams entering from the north and south sides of Cuddy Canyon, 3. mountain front recharge (underground) from both sides of the canyon, 4. Downgradient (easterly) groundwater inflow from the Cuddy Valley Groundwater Basin (to the west of the Cuddy Canyon Groundwater Basin) – which is thought to be minimal.

Galli observed that moderate to very large amounts of recharge occurred during small to moderate streamflow events. This happens when rainfall values of 1 to 2 inches occurs. The West and Middle Subbasins benefit the most from these short, powerful storms.

Galli also cites the existence of numerous springs and seeps as evidence of significant mountain front recharge, and that mountain front recharge is a significant contributor to the groundwater basin, particularly in the Frazier Park area. Galli postulated that mountain front recharge is the reason that groundwater levels in the Middle Subbasin remain relatively high, even in periods of drought.

Galli correlated annual rainfall to theoretical basin recharge using infiltration percentages. The data appears in the following table.

Table 2
Annual Rainfall vs Basin Recharge

Rainfall Year	Rainfall (in/yr)	Infiltration (%)	Computed Recharge (acre-feet per year)	Percent of Normal (%)
Drought	0-6	0	0	0
Below Normal	7-11	2-4	350-1,100	35
Normal	12-15	5-7	1,500-2,600	100
Above Normal	16-20	10-15	4,000-7,500	280
Extreme	20+	20+	>7,500	365

Galli states that even in years of lower-than-normal rainfall, but with a day or series of days with 3” – 6” of rainfall, that recharge takes place, and therefore the recharge amounts derived in the above table are conservative.

Basin recharge lags behind the rainfall event by a certain time, depending on the configuration of the basin, character of the deposits and the amount of rainfall. The lag time for the Cuddy Creek Basin was calculated as 3 to 4 weeks after a significant rainfall event. The basin therefore exhibits the effects of rainfall events relatively quickly.

The 2003 KDSA Report estimated that the average annual groundwater recharge is between 2,000 and 4,000 acre-feet for the Cuddy Canyon Groundwater Basin (Lake of the Woods to Interstate 5). The recharge computed by Galli (Table 2, above) of between 1,500 and 2,600 acre-feet per year compares favorably to the amounts estimated by KDSA. If the recharge amounts are proportioned by the ratio 75% - 25% (page 6, herein), the annual recharge for the West and Middle Subbasins amounts to about 1,500 acre-feet per year, based on the low range of KDSA’s estimate of recharge of 2,000 acre-feet per year for the Cuddy Canyon Groundwater Basin.

Net demand reflects the estimated consumptive use of water that is pumped from the aquifer. It is estimated that household uses return about 75% of the water pumped to the underlying groundwater basin and landscape irrigation returns to the basin about 25% of the applied water. Further, it is estimated that 65% of the water use in the area is household use and 35% is landscape irrigation. Therefore 58% of the water pumped or derived from springs returns to the basin. According to Galli, Ron Barto (“Updated Hydrogeologic Investigation for Cuddy Valley, Kern County, California”- Ron Barto & Associates Consulting Hydrogeologists -1988) used an estimate of 50% for the net consumptive use, which is in good agreement with the above. (See Table 4, Section 3, for a six year water balance for the combined West and Middle Sub-Basins).

APPENDIX B

SECTION II - Water Balance

A 5-year water balance was conducted for this update study similar to that which was done for the 2015 study. This balance was done with the assumption that the basin was at a 50% storage level (average groundwater depth at 85 feet bgs) to start the study. This then was followed by a 100% recharge in Year 1, 35% in Year 2, 17.5% in Year 3 and no recharge in Years 4 and 5. The assumption is that the systems for Lake of the Woods and Frazier Park are combined, and therefore the total system storage (West Subbasin and Middle Subbasin) would be available for the combined entities and that 75% of the recharge water in Cuddy Canyon Valley Groundwater Basin would be to the West and Middle Subbasins.

The average of the “Computed Recharge” amounts in Table 2 was used where a range was given. Water loss to the East Subbasin was assumed to be 1,700 afy, based on a hydraulic grade line of 3% and the cross sectional area of Transect 0 at a 50% storage level, and a hydraulic conductivity of 90 feet per day for “Normal” rainfall years; 2% for “Below Normal” years, and 1% for “Drought” years.

Table 4
Six-Year Water Balance for the Combined West and Middle Subbasins

Year	Description	Recharge	Total Demand	Net Demand	Loss to East Subbasin	Basin Storage
2022	Drought	0	580	290	300	3,650
2023	Above Normal	4,310	580	290	2,200	5,470
2024	Normal	1,540	580	290	1,700	5,020
2025	Below Normal	540	580	290	1,100	4,170
2026	Drought	0	580	290	300	3,580
2027	Drought	0	580	290	300	2,990
2028	Drought	0	580	290	300	2,400

It is observed that the water levels at the east side of the Middle Subbasin have remained relatively constant over the past years of drought. Therefore, it is posited that the restriction east of the Middle Subbasin is a result of the confluence of the San Andreas and Garlock faults.

At a water demand of 580 afy, the remaining storage in these two Subbasins would last another four years – equivalent to a continuation of severe drought conditions until 2032.

APPENDIX C

SECTION IV - Water Quality in Lake of The Woods And Frazier Park

Water quality information for Wells 4, 5 and 6 at Frazier Park is appended together with water quality information for Wells 1, 2, 4, 6, and 7 at Lake of the Woods. Information from the test well program is also summarized. The record of nitrate, uranium and fluoride water quality test results for the years 2016 – 2022, and January - February 2023, for the two entities is appended. The Report of Test Well Drilling for Frazier Park's Test Wells 1 and 2 is also appended.

Water quality in Frazier Park and Lake of the Woods has remained relatively consistent over the years, improving in years of abundant recharge and decreasing in the years of drought. Uranium and Fluoride levels have remained near the MCLs for years, with Fluoride occasionally rising above the MCL but remaining generally at or below it in most years. Nitrate levels are generally below the MCL for Frazier Park except for the one instance in June 2021 when the Nitrate levels in Well 5 rose above the MCL. Lake of the Woods has five wells, one of which (Well 7) is consistently above the Nitrate MCL. This is addressed by blending nitrates to levels below the MCL. Well 2 is consistently above the MCL for Fluorides. This is also reduced by blending.

Frazier Park Groundwater Quality

The following Tables 5 and 6 present the peak nitrate and fluoride concentration for the period of record 2016 – 2022 for Frazier Park's wells. Table 7 presents the uranium levels in the wells. January and February 2023 levels are listed in the tables for reference.

Table 5
Frazier Park Public Utilities District
Nitrate Concentrations (mg/l) - Peak Values for the Years Listed

Year	Well 5	Well 6	Well 4	TW #1	TW #2
2016	4.6	2.9	3.2		
2017	5.1	3.6	4.4		
2018	5.7	3.8	3.5		
2019	6.1	4.7	4.6		
2020	7.2	4.4	6.6		
2021	11.0	5.4	5.3	7.3	8.0
2022	8.2	5.0			
2023	7.7	5.0			

Table 6

Frazier Park Public Utilities District
Fluoride Concentrations (mg/l) - Peak Values for the Years Listed

Year	Well 5	Well 6	Well 4	TW #1	TW #2
2017					
2018					
2019	1.8	2.0	1.6		
2020	1.9	2.0	1.5		
2021	1.8	2.1	1.8	1.9	1.4
2022	1.8	2.1			
2023	1.5	1.8			

Table 7

Uranium Levels (pCi/l) – Peak Values for the Years Listed

Year	Well 5	Well 6	Well 4	TW #1	TW #2
2017					
2018					
2019					
2020					
2021	19.0	19.0		9.0	9.4
2022	18.3	18.8			
2023	17.2	18.4			

Nitrate concentrations for Wells 4, 5, and 6 are all below the MCL of 10 mg/l except for a peak value for Well 5 observed in June 2021. This triggered the installation of a continuous nitrate monitor on Well 5 and the preparation of the District's Nitrate Corrective Action Plan. It is noted that all nitrate measurements starting in July 2021 to present are below the MCL See the tabulation of water quality test results in Appendix A. The Corrective Action Plan assumed that a replacement well for Well 5 would be drilled and operational by May 2023. Unfortunately, the replacement well did not produce adequate yield nor was the water of acceptable quality. Therefore, it will be abandoned. The district is now pursuing early drilling of wells on the sites of Test Wells No. 1 and 2. The test well information in Appendix A reveals that at 172 feet bgs and below, nitrate concentrations varied from 4.3 to 4.9, and therefore the blend is forecasted to be about 4.5 mg/l. The upper level, 97-100 feet bgs was slightly higher, but still below the MCL.

Fluoride levels in Wells 4 and 5 were all below the MCL of 2.0 mg/l, although values varied from 1.5 mg/l to 1.9 mg/l. Well 6 test results varied from 1.8 to 2.1 mg/l, See the tabulation of water quality test results in Appendix A. With the higher-than-normal rainfall in the early months of 2023, these values (as well as nitrate and uranium) may improve due to dilution. Groundwater levels have been declining for the past several years due to the drought conditions. Greater than normal runoff and mountain front recharge in 2023 should have a positive effect on the water quality and water levels in Cuddy Creek Canyon.

The tabulation of uranium levels is also presented in Appendix A.

Uranium levels in Well 5 have been near, but below, the MCL since 2019, averaging about 18.0 pCi/l. Well 6 peaked at 21.0 pCi/l in December 2019 – but declined to 19.0 in May 2020, and has since reduced to 18.0 as of August 2021. Well 4 averaged 18.0 since 2019 but the August 2021 test results showed the uranium level at 20.0 pCi/l. Again, it is thought that the levels will decrease with the recharge due to the recent above-average rainfall of early 2023. Test wells were both below 10.0 pCi/l.

Discussion

Well 5 has been the main well for Frazier Park for many years. It consistently tested below the nitrate MCL until 2022, when it tested 11.0 mg/l and 10.0 mg/l in June 2021, then below the MCL for the remainder of the year, and has remained below the MCL since that time. Well 5 has tested at levels below the fluoride MCL since 2019. It has tested below the uranium MCL for all years of record since 2019. This well can be used without blending if nitrate levels remain below the MCL. Otherwise it will have to be blended with water from the new wells that are planned for the Regional Project. Well 5 is an old well, and therefore has a limited future.

Well 6 has consistently tested below the MCL for nitrates, the highest level being 5.2 mg/l in September 2021. However, it has tested at the MCL for fluorides two times in the past five years and has tested above the MCL twice in the past five years, with levels of 2.1 mg/l in June and August 2021. Well 6 has also tested above the uranium MCL once in the past five years (21.0 pCi/l in December 2019) and twice at the MCL (20.0 pCi/l. in February and April 2019). Recently it has been running at levels of 18.0 and 19.0 pCi/l. This well may require blending with water from the new wells in order to guarantee that uranium levels will remain below the MCL. The heavy rains and snow in the mountains surrounding Cuddy Creek should have a positive effect on the water quality of this well.

Well 4 is a backup well to Well 6, and is in close proximity to Well 6. It has consistently tested below the nitrate MCL since 2016. It has also tested consistently below, but near, the fluoride MCL, the highest value being 1.8 mg/l in August 2021. It has also tested below, but near the uranium MCL since 2019, with one test out of 8 tests being at the MCL. This well is an old well – very shallow, that draws air into the casing when Well 6 is in operation. When operated alone, it can only produce 50 gpm without drawing suction. This well will be abandoned once the two new Regional Project wells are drilled and operational.

Test Well #1 (Future Well No.8)

The test well was drilled in July-August 2021. It consisted of an 8-inch casing driven by the casing hammer method. Water samples were taken at three different depths as the casing was advanced. The casing was advanced through the unconsolidated production levels of the aquifer to 275 feet below ground surface (bgs), then drilled as an open hole through hard rock to a depth of 580 feet bgs. No water production intervals or fissures were encountered below 275 feet bgs. Water level was 44-46 feet bgs.

Nitrate level at a depth of 97 to 100 feet bgs was 7.3 mg/l. Below that, nitrate levels were on the order of 4.5 mg/l. The fluoride level at 97 to 100 feet bgs was 1.6 mg/l. Thereafter, fluoride levels were 1.8 and 1.9 mg/l. Uranium level at 97 to 100 feet bgs was 7.1 pCi/l. Below that, uranium was 8.3 to 9.0 pCi/l.

This wellsite should produce acceptable water quality at a rate up to 1,000 gpm. Target long-term production rate is 500 gpm.

Test Well #2 (Future Well No.9)

This test well was drilled to a depth of 202 feet. Unconsolidated deposits were encountered to a depth of 190 feet bgs. Conglomerate was encountered from 190 to 202 feet bgs and was not water bearing. Water level was 67 feet bgs.

Nitrate level at a depth of 93 to 96 feet bgs was 8.0 mg/l. Below that nitrate levels were 4.8 to 7.3 mg/l. Fluoride level at 93 to 96 feet bgs as 1.0 mg/l. Below that fluoride varied from 1.1 to 1.4 mg/l. Uranium level at 93 to 96 feet bgs was 9.4 pCi/l. Below that it varied from 7.4 to 8.7 pCi/l.

This wellsite should produce acceptable water quality at a rate up to 1,000 gpm. Target long-term production rate is 500 gpm.

Lake of the Woods Groundwater Quality

The following Tables 8 and 9 present the peak nitrate and fluoride concentrations for the period of record for Lake of the Woods' wells. Table 10 presents the peak uranium levels in the wells.

Table 8

**Lake of the Woods Mutual Water Company
Nitrate Concentrations (mg/l) - Peak Values for the Years Listed**

Year	Well 1	Well 2	Well 4	Well 6	Well 7
2017	12.0	6.5	3.8	0.8	15.0
2018	8.5	3.1	0.8	N/A	14.0
2019	11.0	6.4	1.2	0.9	14.0
2020	11.0	6.7	1.3	0.7	15.0
2021	6.7	6.7	1.0	0.9	11.1
2022	7.4	3.3	0.1	0.7	13.4
2023	5.9	2.9	0.8	N/A	9.3

Table 9

**Lake of the Woods Mutual Water Company
Fluoride Concentrations (mg/l) - Peak Values for the Years Listed**

Year	Well 1	Well 2	Well 4	Well 6	Well 7
2017	N/A	2.4	N/A	N/A	N/A
2018	N/A	2.9	N/A	N/A	N/A
2019	N/A	2.7	N/A	N/A	N/A
2020	0.7	2.0	N/A	N/A	0.5
2021	N/A	2.4	N/A	N/A	N/A
2022	N/A	2.6	1.7	0.9	N/A
2023	1.4	2.4	N/A	N/A	0.6

Table 10

Lake of the Woods Mutual Water Company
Uranium Levels (pCi/l) - Peak Values for the Years Listed

Year	Well 1 ¹	Well 2 ²	Well 4 ³	Well 6 ⁴	Well 7 ⁵
2016	16.0	18.0	16.0	11.0	18.0
2017				12.0	11.0
2018					
2019		15.0	5.3		
2020	8.5			11.0	8.2
2021					
2022	18.0	14.9	6.7	15.0	12.8
2023					

1. Second test on Well 1 in 2016 was 12.0
2. Uranium level in 2015 test was 15.0. Two more tests in 2016 were 11.0 and 16.0
3. Second test in 2016 was 15.0
4. Second test in 2016 was 10.0
5. Second test in 2017 was 9.4

Nitrate levels at Wells 2, 4 and 6 are below the 10 mg/l MCL. Nitrate levels for Well 1 exhibited nitrate above the MCL three times in the period of record, peaking in 2017, 2019, and 2020. Levels below the MCL varied from 5.9 in 2023 to 6.7 in 2021. Well 7 was above the MCL for all of the years of record (2017 – 2023) except for 2023. Well 7 water needs to be blended. The nitrate blending station is used for this purpose, keeping nitrate levels in the 3.6 – 6.3 mg/l range when discharging into the system.

Fluoride levels at Well 1 were recorded only for 2020 and 2023, and below the 10.0 mg/l level, at 0.7 mg/l and 1.4 mg/l. Wells 4, 6 and 7 were also well below the MCL. Well 2 is at or above the MCL for every year, ranging from 2.0 to 2.9 mg/l over the period 2017-2023.

Uranium levels at Wells 1 and 6 were below the MCL when tested in 2020, and Wells 2, 4, and 7 were below the uranium MCL when tested in 2022. Therefore, currently all LOW wells comply with the uranium MCL.

Discussion

Well 1 occasionally peaks above the State MCL for nitrates, but for the past three years it has been in compliance. One fluoride test in 2023 is all that is of record for fluorides. It is therefore currently in compliance with the State MCL on fluorides. This well has consistently tested below the uranium MCL, although it approached the MCL in 2022, testing at 18.0 pCi/l. If nitrate levels stay at the 2021–2023 levels, it can be used without blending.

Well 2 has consistently tested below the nitrate MCL since 2017. It has also tested above the MCL for fluorides since 2017, except for 2020 where it tested at the MCL of 2.0. It has consistently tested below the uranium MCL, although in some years approaches it. This well will require fluoride blending.

Well 4 consistently tests below the nitrate MCL. Fluoride testing has only been done in one year from 2017-2023. However this test indicates that the fluoride levels are acceptable, testing at 1.7 mg/l in 2022. This well has also consistently tested below the uranium MCL, although it approached the MCL in 2016 at a uranium level of 16.0 pCi/l. This well can be used without blending if fluoride levels remain at the current levels well below the MCL.

Well 6 has consistently tested below the nitrate MCL since 2017. One fluoride test in 2022 revealed a fluoride level of 0.9 mg/l. Well 6 has also consistently tested below the uranium MCL, the highest level being 15.0 pCi/l in 2022. This well can be used without blending if fluoride levels remain at the current levels well below the MCL.

Well 7 has consistently tested above the nitrate MCL, only testing below the MCL in 2022 at 9.3 mg/l. A fluoride test in 2023 revealed levels to be 0.6 mg/l. Only one test has been recorded since 2017. Uranium levels have remained below the MCL since 2017, however, the uranium level approached the MCL in 2017, testing 18.0 pCi/l. This well can be used with nitrate blending. It currently is being used in this fashion by virtue of the LOW blending station.

APPENDIX D

WATER QUALITY TABLES FROM THE REPORT APPENDIX FOR LAKE OF THE WOODS AND FRAZIER PARK

1, FRAZIER PARK WATER QUALITY RECORDS

**Frazier Park Public Utility District
Nitrate Concentrations (mg/l)**

Well 5		Well 6		Well 4		Test Well 1		Test Well 2	
3/21/2016	4.6	8/31/2016	2.9	12/12/2016	3.2	July - August 2021		July - August 2021	
9/25/2017	5.1	8/22/2017	3.6	8/22/2017	4.4	Depth	Result	Depth	Result
3/13/2018	5.1	9/25/2017	3.5	3/13/2018	3.4	97-100	7.3	93-96	8.0
6/13/2018	5.7	3/13/2018	3.4	6/13/2018	3.4	172-175	4.3	120-123	7.3
8/27/2018	5.5	4/26/2018	3.7	8/27/2018	3.5	172-175	4.4	155-158	4.8
7/9/2019	5.6	6/13/2018	3.5	11/6/2018	3.2	200-220	4.7	155-158	5.0
9/23/2019	6.1	8/27/2018	3.8	2/25/2019	3.3	270-275	4.3		
3/24/2020	6.2	2/25/2019	3.7	4/23/2019	3.9	270-275	4.9		
3/25/2020	4.3	4/23/2019	3.8	7/9/2019	4.5				
5/18/2020	6.0	7/19/2019	4.0	9/23/2019	4.6				
9/23/2020	7.2	9/23/2019	4.3	12/9/2019	4.1				
12/2/2020	7.2	12/9/2019	4.7	5/19/2020	6.6				
3/25/2021	6.4	3/24/2020	4.3	6/10/2021	5.3				
6/10/2021	10.0	5/18/2020	4.4	8/10/2021	4.2				
6/14/2021	11.0	3/25/2021	4.3	9/21/2021	5.0				
7/26/2021	9.1	8/10/2021	5.0						
7/27/2021	9.1	9/21/2021	5.2						
7/28/2021	9.2	10/22/2021	5.4						
9/21/2021	8.8	11/23/2021	5.2						
9/26/2021	9.2	1/24/2022	5.0						
10/22/2021	8.8	2/15/2022	4.7						
11/23/2021	8.6	3/7/2022	4.8						
1/24/2022	8.2	5/9/2022	4.8						
2/15/2022	7.4	6/7/2022	4.8						
3/7/2022	7.4	7/25/2022	4.8						
4/7/2022	7.1	08/15/22	4.7						
5/9/2022	7.6	08/23/22	4.9						
6/7/2022	7.1	10/20/22	4.5						
8/15/2022	7.1	11/22/22	4.7						
8/23/2022	7.5	01/10/23	5.0						
9/6/2022	6.9	02/07/23	5.0						
10/14/2022	7.1								
10/20/2022	7.1								
11/22/2022	6.9								
12/12/2022	6.9								
12/28/2022	6.9								
1/10/2023	7.3								
1/24/2023	6.8								
2/7/2023	7.7								

**Frazier Park Public Utility District
Flouride Concentrations (mg/l)**

Test Date	Well 5	Test Date	Well 6	Test Date	Well 4	Test Well 1		Test Well 2	
7/19/2019	1.8	2/25/2019	1.8	4/23/2019	1.6	July - August 2021		July - August 2021	
8/23/2019	1.5	4/23/2019	1.9	7/9/2019	1.6	Depth	Result	Depth	Result
3/24/2020	1.7	7/9/2019	2.0	9/23/2019	1.3	97-100	1.6	93-96	1.0
3/25/2020	1.9	9/23/2019	1.9	12/9/2019	1.6	172-175	1.8	120-123	1.1
5/18/2020	1.6	12/9/2019	1.9	5/18/2020	1.5	172-175	1.8	155-158	1.1
3/25/2021	1.6	5/18/2020	1.8	8/10/2021	1.8	200-220	1.8	155-158	1.4
8/10/2021	1.8	9/23/2020	2.0			270-275	1.9		
10/22/2021	1.7	12/2/2020	1.9			270-275	1.9		
10/23/2021	1.7	3/25/2021	1.8						
1/24/2022	1.5	6/10/2021	2.1						
3/7/2022	1.5	8/10/2021	2.1						
5/9/2022	1.5	1/24/2022	1.8						
6/7/2022	1.5	3/7/2022	1.8						
8/23/2022	1.5	5/9/2022	1.8						
10/20/2022	1.6	6/7/2022	1.8						
11/22/2022	1.8	7/25/2022	1.9						
12/12/2022	1.6	8/23/2022	1.8						
1/10/2023	1.4	10/20/2022	1.9						
2/7/2023	1.5	11/22/2022	2.1						
		1/10/2023	1.8						
		2/7/2023	1.8						

**Frazier Park Public Utility District
Uranium Concentrations (pCi/l)**

Well 5		Well 6		Well 4		Test Well 1		Test Well 2	
3/25/2021	19.0	3/25/2021	19.0			July - August 2021		July - August 2021	
8/10/2021	17.0	6/10/2021	18.0			Depth	Result	Depth	Result
3/28/2022	17.6	8/10/2021	18.0			97-100	7.1	93-96	9.4
8/23/2022	18.3	3/28/2022	17.8			172-175	7.1	120-123	8.0
11/22/2022	17.5	8/23/2022	18.8			172-175	8.3	155-158	7.4
2/7/2023	17.2	11/22/2022	17.6			200-220	8.9	155-158	8.7
		2/7/2023	18.4			270-275	9.0		
						270-275	8.0		

2. LAKE OF THE WOODS WATER QUALITY RECORDS

**Lake of the Woods Mutual Water Company
Nitrate Concentrations (mg/l)**

Well 1		Well 2		Well 4		Well 6		Well 7	
1/4/2021	5.0	1/4/2021	3.2	1/4/2021		1/4/2021		1/4/2021	3.1
2/1/2021	4.9	2/1/2021	2.3	2/1/2021		2/1/2021		2/1/2021	8.7
3/3/2021	5.3	3/3/2021	2.5	3/3/2021		3/3/2021		3/3/2021	7.2
4/5/2021	5.7	4/5/2021	6.7	4/5/2021		4/5/2021		4/5/2021	9.9
5/4/2021	6.7	5/4/2021	3.1	5/4/2021		5/4/2021		5/4/2021	10.7
6/1/2021	6.2	6/1/2021	3.0	6/1/2021		6/1/2021		6/1/2021	11.1
7/6/2021	6.2	7/6/2021	2.9	7/6/2021		7/6/2021		7/6/2021	10.7
8/2/2021	6.3	8/2/2021	2.8	8/2/2021		8/2/2021		8/2/2021	10.5
9/7/2021	6.3	9/7/2021	2.8	9/7/2021		9/7/2021		9/7/2021	10.2
10/4/2021	5.9	10/4/2021	2.7	10/4/2021		10/4/2021		10/4/2021	9.8
11/1/2021	6.0	11/1/2021	2.9	11/1/2021	1.0	11/1/2021	1.0	11/1/2021	9.6
12/6/2021	5.3	12/6/2021	2.4	12/6/2021		12/6/2021		12/6/2021	10.0
1/4/2022	6.2	1/4/2022	2.9	1/4/2022		1/4/2022		1/4/2022	10.1
2/7/2022	6.3	2/7/2022	3.0	2/7/2022		2/7/2022		2/7/2022	7.0
3/2/2022	6.4	3/2/2022	2.7	3/2/2022		3/2/2022		3/2/2022	10.9
4/6/2022	7.1	4/6/2022	2.7	4/6/2022		4/6/2022		4/6/2022	11.8
5/2/2022	7.3	5/2/2022	2.8	5/2/2022		5/2/2022		5/2/2022	13.2
6/8/2022	6.9	6/8/2022	2.9	6/8/2022		6/8/2022		6/8/2022	13.4
7/5/2022	6.9	7/5/2022	2.6	7/5/2022		7/5/2022		7/5/2022	13.2
8/2/2022	7.4	8/2/2022	2.8	8/2/2022		8/2/2022		8/2/2022	13.0
9/7/2022	6.2	9/7/2022	2.9	9/7/2022		9/7/2022		9/7/2022	11.9
10/12/2022		10/12/2022		10/12/2022	0.1	10/12/2022		10/12/2022	
10/5/2022	5.9	10/5/2022	2.8	10/5/2022		10/5/2022		10/5/2022	10.9
11/1/2022	5.6	11/1/2022	2.5	11/1/2022		11/1/2022	0.7	11/1/2022	
12/6/2022	6.8	12/6/2022	3.3	12/6/2022		12/6/2022		12/6/2022	
1/4/2023	5.9	1/4/2023	3.0	1/4/2023	0.8	1/4/2023		1/4/2023	12.8
2/8/2023	5.9	2/8/2023	2.9	2/8/2023		2/8/2023		2/8/2023	9..3

**Lake of the Woods Mutual Water Company
Fluoride Concentrations (mg/l)**

Well 1		Well 2		Well 4		Well 6		Well 7	
1/4/2021		1/4/2021	2.0	1/4/2021		1/4/2021		1/4/2021	
2/1/2021		2/1/2021	2.0	2/1/2021		2/1/2021		2/1/2021	
3/3/2021		3/3/2021	1.9	3/3/2021		3/3/2021		3/3/2021	
4/5/2021		4/5/2021	1.4	4/5/2021		4/5/2021		4/5/2021	
5/4/2021		5/4/2021	2.2	5/4/2021		5/4/2021		5/4/2021	
6/1/2021		6/1/2021	3.0	6/1/2021		6/1/2021		6/1/2021	
7/6/2021		7/6/2021	2.1	7/6/2021		7/6/2021		7/6/2021	
8/2/2021		8/2/2021	2.3	8/2/2021		8/2/2021		8/2/2021	
9/7/2021		9/7/2021	2.4	9/7/2021		9/7/2021		9/7/2021	
10/4/2021		10/4/2021	2.3	10/4/2021		10/4/2021		10/4/2021	
11/1/2021		11/1/2021	2.3	11/1/2021		11/1/2021		11/1/2021	
12/6/2021		12/6/2021	2.4	12/6/2021		12/6/2021		12/6/2021	
1/4/2022		1/4/2022	2.4	1/4/2022		1/4/2022		1/4/2022	
2/7/2022		2/7/2022	2.3	2/7/2022		2/7/2022		2/7/2022	
3/2/2022		3/2/2022	2.2	3/2/2022		3/2/2022		3/2/2022	
4/6/2022		4/6/2022	2.3	4/6/2022		4/6/2022		4/6/2022	
5/2/2022		5/2/2022	2.3	5/2/2022		5/2/2022		5/2/2022	
6/8/2022		6/8/2022	2.4	6/8/2022		6/8/2022		6/8/2022	
7/5/2022		7/5/2022	2.5	7/5/2022		7/5/2022		7/5/2022	
8/2/2022		8/2/2022	2.6	8/2/2022		8/2/2022		8/2/2022	
9/7/2022		9/7/2022	2.5	9/7/2022		9/7/2022		9/7/2022	
10/12/2022		10/12/2022	2.3	10/12/2022	1.7	10/12/2022		10/12/2022	
10/5/2022		10/5/2022	2.3	10/5/2022		10/5/2022		10/5/2022	
11/1/2022		11/1/2022	2.4	11/1/2022		11/1/2022	0.9	11/1/2022	
12/6/2022		12/6/2022	2.2	12/6/2022		12/6/2022		12/6/2022	
1/4/2023	1.4	1/4/2023	2.2	1/4/2023		1/4/2023		1/4/2023	
2/8/2023		2/8/2023	2.4	2/8/2023		2/8/2023		2/8/2023	0.6

**Lake of the Woods Mutual Water Company
Uranium Levels (pCi/l)**

Well 1		Well 2		Well 4		Well 6		Well 7	
1/14/2016	16.0	4/27/2015	15.0	1/14/2016	16.0	1/14/2016	10.0	1/4/2016	18.0
4/14/2016	12.0	1/14/2016	16.0	4/14/2016	15.0	4/14/2016	11.0	8/28/2017	11.0
3/19/2020	8.5	4/4/2016	11.0	12/30/2019	5.3	3/28/2017	12.0	11/15/2017	9.4
1/4/2023	18.0	9/29/2016	18.0	10/19/2022	6.7	3/19/2020	11.0	11/2/2020	8.2
		12/31/2019	15.0			1/4/2023	15.0	4/5/2021	12.5
		10/19/2022	14.9					5/2/2022	12.8

APPENDIX E

PRELIMINARY PLANS FOR FRAZIER PARK WELL No.8

APPENDIX F

SUMMARY TEST WELL REPORT FOR WELL No.8 (TEST WELL No.1)

The following is an excerpt from the previously-submitted report titled Frazier Park Public Utility District Casing Hammer Test Wells No. 1 and 2

TEST WELL No.1

1.) Description of Work

An 8-inch diameter casing hammer test well was drilled to a depth of 312 feet. An open hole was drilled to a depth of 580 feet. Unconsolidated alluvial deposits were encountered to a depth of 270 feet, below which was hard rock. The hard rock was encountered from 275 feet to 580 feet in depth and was not water producing. The depth to water was 44-46 feet.

Composite soil samples were collected across ten-foot intervals, and these were logged visually in the field under the direction of a California Professional Geologist in accordance with the Unified Soil Classification System. The geologic log is provided in the appendix, developed by Kenneth Schmidt and Associates.

Water samples were collected by airlifting from four depth intervals between 97 and 275 feet in depth. Pumped samples were collected for two intervals; from 172-175 feet in depth and from 270-275 feet in depth. The results of these samplings are provided in the appendix as a part of the report prepared by Kenneth Schmidt and Associates, and summarized below.

2.) Water Quality Testing

Observations of water quality are taken from the Schmidt report. The TDS ranged from 750-800 mg/l; nitrate-nitrogen ranged from 4.3 to 7.3 mg/l; fluoride ranged from 1.6 to 1.9 mg/l – increasing with depth; manganese concentrations were below 0.5 mg/l (one airlifted sample came in at 0.7 mg/l), but upon testing the pumped sample the level was less than 0.1 mg/l. See the detailed discussion in the Schmidt report in the appendix. Iron, arsenic, and hexavalent chromium were below their respective mcls. Gross alpha ranged from 5.8 to 10 pCi/L and uranium activity ranged from 7.1 to 9.0 pCi/L both below their respective MCLs.

A total of 12 water quality parameters were measured. Table 1, below, summarizes the results. The water quality test results are appended.

Table 1
Test Well No. 1 - Water Quality Summary

Depth		Sample	Q	EC	TDS	pH	N+N	Fl	Fe	Mn	As	HexCr	GA	U	T	WSL
Cased	Drilled	Type	(gpm)	mmhos/cm	(mg/l)		(mg/l)	(mg/l)	(mg/l)	(mg/l)	ug/l	(ug/l)	(pCi/L)	(pCi/L)	(°F)	(ft)
97	100	A	>50	1180	780	8.0	7.3	1.6	<0.03	0.025	< 1	<0.2	9.9	7.1	-	-
172	175	A	>50	1220	800	8.0	4.3	1.8	<0.03	<0.01	< 1	<0.2	5.8	7.1	59	-
172	175	P	>100	1230	790	7.6	4.4	1.8	<0.03	<0.01	< 1	0.4	7.1	8.3	58	44
200	220	A	>75	1200	770	8.2	4.7	1.8	<0.03	<0.01	< 1		9.9	8.9	59	-
270	275	A	>100	1150	740	8.1	4.3	1.9	0.10	0.069	< 1		7.4	9.0	-	-
270	275	P	>75	1200	750	7.6	4.9	1.9	<0.03	<0.01	< 1		10.0	8.0	59	46

Sample Type: A = Airlift, P = Pumped

WSL - Static Water Surface = Depth Below Ground

3.) Production Well Recommendation

A production well is recommended for this site. It is recommended by Dr. Schmidt that the well be drilled to a depth of 300 feet below ground surface, that blank casing be installed from the surface to 100 feet depth, that perforated casing be installed from 100 to 275 feet depth, blank casing from 275 feet to 300 feet depth. The annular seal is recommended to be installed from the ground surface to 70 feet in depth. At this time, sieve analysis by the Roscoe Moss Company indicates a slot size of 0.10 inch and that gravel with a gradation of 4x5/16 is suitable. The well should produce over 1,000 gpm, but likely will be operated at a lower capacity in order to prevent interference with neighboring wells. Pump / drawdown testing after well completion will determine the safe pumping rate that will not interfere with neighboring wells.

APPENDIX G

CEQA NOTICE OF EXEMPTION



FILED
KERN COUNTY
Appendix E

APR 28 2023

Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

Lead Agency/Applicant Name:
Frazier Park Public Utility District
4020 Park Drive, Frazier Park, CA 93225

AMIEE X. ESPINOZA
DISTRICT CONTROLLER-COUNTY CLERK
BY [Signature] DEPUTY

X County Clerk
County of Kern
1115 Truxtun Avenue
Bakersfield, CA 93301

(Address)

Project Title: Well Site Acquisition and Construction and Operation of Well #8 (Project)

Project Location – Specific: Frazier Park Public Utility District. See Exhibit A attached hereto.

Project Location – County: Kern.

Description of Nature, Purpose, and Beneficiaries of Project: The Project includes acquisition of a well site (the "Site") and construction and operation of a new water supply well (the "Well #8"). Well #8 would operate at a capacity of approximately 500 gallons per minute ("gpm"). It would replace the production capacity furnished to the District by its existing Well #5, which is showing signs of imminent failure; however, the construction of Well #8 would not change the District's storage capacity. Well #8 would operate in conjunction with the District's existing Well #6 to provide water supplies to the District's residential and commercial customers, and would therefore support existing water uses and users within the District. The Project is necessary to enable the District to continue to satisfy its customers' residential and commercial water demands.

Beneficiaries of the project are landowners and water users within the boundaries of the District.

Name of Public Agency Approving Project: Lead Agency: Frazier Park Public Utility District.

Name of Person or Agency Carrying Out Project: Lead Agency: Frazier Park Public Utility District.

Exempt Status:

- ☐ Ministerial (Sec. 21080(b)(1) ; 15268);
☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
☒ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
☐ Categorical Exemption. State type and section number: _____
☐ Statutory Exemption: State code number: _____

Reasons why project is exempt:

The District has found and determined that to the extent such activities could possibly constitute a project, the Project is exempt under CEQA. This determination is based upon the fact that the

Notice of Exemption
Posted by County Clerk on 4/28/2023
and for 30 days thereafter, Pursuant to
Section 21152(C), Public Resources Code

Project is an emergency project. The District has a water storage capacity of 2.1 million gallons. During peak demand the District currently operates at a deficit of 168 gpm, which provides the District approximately eight (8) days of operating at such capacity before its storage is depleted. Well #5 was constructed in 1965 and its well casings are failing. If Well #5 becomes inoperable prior to the District being able to obtain the Site and construct Well #8, the number of days at which the District could operate at historical peak demand before its storage is depleted would be reduced by half, to approximately four (4) days. In light of the likelihood that Well #5 will fail in the near term, and the degree to which the failure would limit the ability of the District to satisfy its water supply obligations to its customers, the anticipated period of time to conduct an environmental review of the Project would create a risk to public health, safety and welfare. Therefore, the emergency exception (CEQA Guidelines section 15269(c)) applies.

Lead Agency

Contact Person: Jonnie Allison, General Manager

Area Code/Telephone/Extension: (661) 245-3734

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

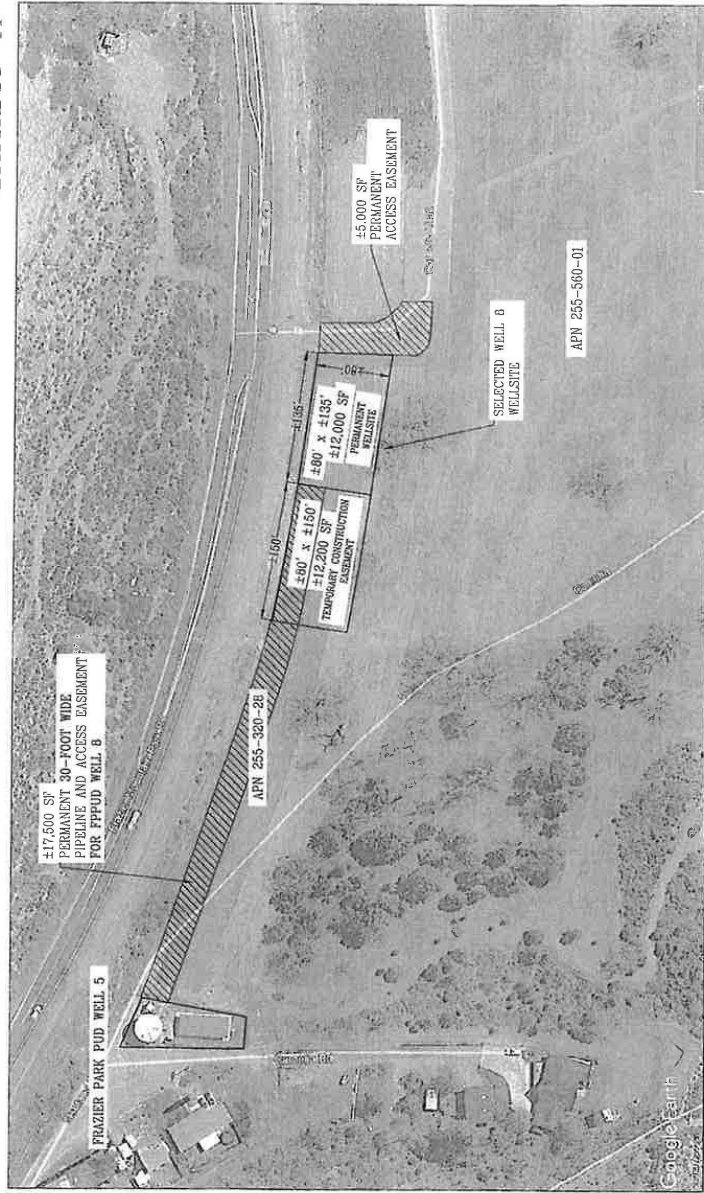
Signature:  Date: 4/27/23 Title: General Manager

☒ Signed by Lead Agency

Date received for filing at OPR:

☐ Signed by Applicant

EXHIBIT A



DISTRICT WELL 8 FRAZIER PARK PUBLIC UTILITY DISTRICT



DATE: APRIL 15, 2008

Kern County
Clerks Office
1115 Truxtun Ave
Bakersfield CA 93301
661-868-3588

CEQA
County
Clerk Fee 1 @
#23997 \$50.000
\$50.00

Total \$50.00

Visa \$50.00

Change \$0.00

ORDER NO: 571150
WALK-IN
4/28/2023 2:41:59 PM
BAKERSFIELD
JENNIFER LOZANO

KERN COUNTY CLERK
1115 TRUXTUN 1ST FLOOR
BAKERSFIELD, CA 93301

04/28/2023

14:35:14

CREDIT CARD

VISA SALE

Card # XXXXXXXXXXXX4502
Network VISA
Chip Card: VISA CREDIT
AID: 4000000000310106
ATC: 0037
ARQC: EB57897ADD99FA2D
SEQ #: 14
Batch #: 2114
INVOICE 14
Approval Code: 028589
Entry Method: Chip Read
Mode: Issuer
Tax Amount: \$0.00

SALE AMOUNT \$50.00

CUSTOMER COPY

APPENDIX H

WATERBOARDS SCOPE OF WORK

APPENDIX I

SUMMARY TEST WELL REPORT FOR WELL No.9

(TEST WELL No.2)

TEST WELL No.2

1.) Description of Work

An 8-inch casing hammer test well was drilled to a depth of 202 feet. Unconsolidated alluvial deposits were encountered from the ground surface to a depth of 190 feet. Conglomerate was encountered from 190 to 202 feet in depth and was not water bearing. The depth to water was 67 feet. No confining beds of significance were encountered.

Composite soil samples were collected across ten-foot intervals. These were logged in the field under the direction of a California Professional Geologist in accordance with the Unified Soil Classification System. The geologic log is provided in the Hydrogeologist's report in the Appendix and is appended separately as well.

2.) Water Quality Testing

Observations of water quality are taken from the Schmidt report.

Four airlifted water quality samples were taken between 93 and 158 feet depth. A pumped sample was taken as well. The TDS ranged from 1130 to 1230 mmhos/cm. Nitrate – Nitrogen concentration ranged from 4.8 to 8.0 mg/l. The water is classified as the mixed cation bicarbonate-sulfate type. The sulfate concentration was 338 mg/l, higher than the 250 mg/l MCL. Fluoride concentrations increased with depth and ranged from 1.0 to 1.4 mg/l. Arsenic, iron, manganese, and hexavalent chrome concentrations were all below their respective MCLs. Gross alpha levels ranged from 4.3 to 11.0 pCi/L, less than the 15 pCi/L MCL. Uranium levels ranged from 7.4 to 9.4 pCi/L, less than the 20pCi/L MCL.

A total of 12 water quality parameters were measured. Table 2, below, summarizes the results. The water quality test sheets are appended.

Table 2
Test Well No. 2 - Water Quality Summary

Depth		Sample	Q	EC	TDS	pH	Ni-N	Fl	Fe	Mn	As	HexCr	GA	U	T	WSL
Cased	Drilled	Type	(gpm)	mmhos/cm	(mg/l)		(mg/l)	(mg/l)	(mg/l)	(mg/l)	ug/l	(ug/l)	(pCi/L)	(pCi/L)	(°F)	(ft)
93	96	A	>50	1570	1140	7.9	8.0	1.0	0.03	0.023	< 1	-	11.0	9.4	-	-
120	123	A	>50	1680	1230	7.9	7.3	1.1	0.09	0.044	< 1	-	5.7	8.0	-	-
155	158	A	>150	1550	1130	8.1	4.8	1.4	0.12	0.023	< 1	-	4.3	7.4	-	0
155	158	P	>75	1630	1170	7.8	5.0	1.4	<0.03	<0.01	3	0.6	9.3	8.7	59	67

Sample Type: A = Airlift, P = Pumped

WSL - Static Water Surface = Depth Below Ground

3.) Production Well Recommendation

A production well is recommended for this site. It is recommended by Dr. Schmidt that the well be drilled to a depth of 200 feet below ground surface. Blank casing is to be installed from the

ground surface to 90 feet depth, perforated casing from 90 feet to 190 feet, and blank casing from 190 to 200 feet. Gravel is to be placed from 200 feet depth up to a depth of 60 feet. An annular seal is to be placed from 60 feet up to the ground surface. Sieve analysis by the Roscoe Moss Company indicates that slot size will be 0.10 inch and gravel should be 4 x 5/16 in gradation. The well should produce about 1,000 gpm, but due to consideration of neighboring wells, the capacity will likely be less than that amount to prevent interference with these wells.

APPENDIX J

COST ESTIMATE FOR WELL No.9

Frazier Park Public Utility District					
Regional Planning Project - Rev March 2023 - Well 9 Pump to Elm Tank					
Item No.	Item Description	Quantity	Unit	Unit Cost	Extended Cost
1	Purchase Well Site Property	1	LS	\$ 100,000.00	\$ 100,000.00
2	Drill Test Water Well	2	LS	\$ -	\$ -
3	Drill, Construct, and Develop New Well	1	LS	\$ 640,400.00	\$ 640,400.00
	- Mobilization, Demobilization, and Cleanup	1	LS	\$ 85,000.00	\$ 85,000.00
	- Conductor Casing	50	LF	\$ 2,000.00	\$ 100,000.00
	- Drill Pilot Hole	300	LF	\$ 400.00	\$ 120,000.00
	- Zone Testing	4	EA	\$ 2,500.00	\$ 10,000.00
	- Reamed Hole	300	LF	\$ 200.00	\$ 60,000.00
	- F&I 12" Roscoe Moss Blank Casing	125	LF	\$ 220.00	\$ 27,500.00
	- F&I 12" Roscoe Moss Louvered Casing	175	LF	\$ 310.00	\$ 54,250.00
	- F&I 3" Gravel Feed Tube	75	LF	\$ 50.00	\$ 3,750.00
	- F&I 2" Sounding Tube	90	LF	\$ 80.00	\$ 7,200.00
	- F&I Gravel Pack	240	LF	\$ 120.00	\$ 28,800.00
	- F&I Cement Annular Seal	70	LF	\$ 300.00	\$ 21,000.00
	- Preliminary Well Development by Airlifting & Swabbing	60	HRS	\$ 650.00	\$ 39,000.00
	- Well Development by Pumping & Surging	60	HRS	\$ 600.00	\$ 36,000.00
	- Production Test Pumping	24	HRS	\$ 600.00	\$ 14,400.00
	- Well Video	1	EA	\$ 3,500.00	\$ 3,500.00
	- Sound Abatement	1	LS	\$ 30,000.00	\$ 30,000.00
4	Equip a New Well with Pump, Motor, Piping & Electrical	1	LS	\$ 919,500.00	\$ 919,500.00
	- Mobilization, Demobilization, and Cleanup	1	LS	\$ 50,000.00	\$ 50,000.00
	- Well Site Earthwork	1	LS	\$ 30,000.00	\$ 30,000.00
	- Concrete Pump Foundation	1	LS	\$ 20,000.00	\$ 20,000.00
	- Vertical Hollow Shaft Electric Motor	1	LS	\$ 8,000.00	\$ 8,000.00
	- Deep Well Vertical Turbine Pump Assembly	1	LS	\$ 120,000.00	\$ 120,000.00
	- Pump Discharge Piping & Appurtenances	1	LS	\$ 75,000.00	\$ 75,000.00
	- Liquid Chlorine Injection System	1	LS	\$ 20,000.00	\$ 20,000.00
	- Bladder Tank & Appurtenances	1	LS	\$ 20,000.00	\$ 20,000.00
	- Well Building Enclosure & Appurtenances	1	LS	\$ 150,000.00	\$ 150,000.00
	- Conveyance Pipeline & Appurtenances	500	LF	\$ 200.00	\$ 100,000.00
	- Painting System	1	LS	\$ 14,000.00	\$ 14,000.00
	- Class II Aggregate Base Ground Cover	1	LS	\$ 25,000.00	\$ 25,000.00
	- Site Fencing and Drive Gates	200	LF	\$ 400.00	\$ 80,000.00
	- Well Site Electrical and Controls	1	LS	\$ 75,000.00	\$ 75,000.00
	- SCE Power to Site	1	LS	\$ 100,000.00	\$ 100,000.00
	- SCADA System	1	LS	\$ 10,000.00	\$ 10,000.00
	- Start-up and Performance Testing	1	LS	\$ 20,000.00	\$ 20,000.00
5	Regional Transmission Main	1	LS	\$ 484,838.00	\$ 4,458,000.00
	- Mobilization, Demobilization, and Cleanup	1	LS	\$ 80,000.00	\$ 80,000.00
	- Prepare and Implement a Traffic Control Plan	1	LS	\$ 30,000.00	\$ 30,000.00
	- Potholing & Utility Locating	1	LS	\$ 100,000.00	\$ 100,000.00
	- F&I 10" C900 PVC Piping	10000	LF	\$ 230.00	\$ 2,300,000.00
	- F&I 10" Gate Valve Assemblies	20	EA	\$ 4,000.00	\$ 80,000.00
	- F&I 8" C900 PVC Piping	1000	LF	\$ 150.00	\$ 150,000.00
	- F&I 8" Gate Valve Assemblies	4	EA	\$ 4,000.00	\$ 16,000.00
	- F&I 2" Air Release Valve Assemblies	12	EA	\$ 10,000.00	\$ 120,000.00
	- F&I Fire Hydrant Assemblies	16	EA	\$ 7,000.00	\$ 112,000.00
	- Road Crossing	2	EA	\$ 150,000.00	\$ 300,000.00
	- Asphalt Sawcutting and Demolition	10000	LF	\$ 8.00	\$ 80,000.00
	- F&I Metered Services	10	EA	\$ 4,000.00	\$ 40,000.00
	- F&I Aggregate Base	2000	CY	\$ 150.00	\$ 300,000.00
	- F&I Asphalt Pavement Repair	2000	TON	\$ 300.00	\$ 600,000.00
	- F&I Connections to Existing System	4	LS	\$ 25,000.00	\$ 100,000.00
	- F&I Connections to Storage Tanks	1	LS	\$ 25,000.00	\$ 25,000.00
	- Pressure Testing & Disinfection	1	LS	\$ 25,000.00	\$ 25,000.00
6	Purchase Tank & Booster Plant Site Property	2	LS	\$ 100,000.00	\$ 200,000.00
7	Tank & Booster Pumping Plant	2	LS	\$ 1,010,000.00	\$ 2,020,000.00
	- Mobilization, Demobilization, and Cleanup	1	LS	\$ 150,000.00	\$ 150,000.00
	- Tank Fill Piping & Appurtenances	1	LS	\$ 30,000.00	\$ 30,000.00
	- Tank Overflow Piping & Appurtenances	1	LS	\$ 15,000.00	\$ 15,000.00
	- Traffic Control	1	LS	\$ 150,000.00	\$ 150,000.00
	- Liquid Chlorine Injection System	1	LS	\$ 20,000.00	\$ 20,000.00
	- Hydroponumatic Tank & Appurtenances	1	LS	\$ 90,000.00	\$ 90,000.00
	- Well Building Enclosure & Appurtenances	1	LS	\$ 150,000.00	\$ 150,000.00
	- Painting System	1	LS	\$ 20,000.00	\$ 20,000.00
	- Class II Aggregate Base Ground Cover	1	LS	\$ 25,000.00	\$ 25,000.00
	- Site Fencing and Drive Gates	200	LF	\$ 400.00	\$ 80,000.00
	- Tank Site Electrical and Controls	1	LS	\$ 150,000.00	\$ 150,000.00
	- SCE Power to Site	1	LS	\$ 100,000.00	\$ 100,000.00
	- SCADA System	1	LS	\$ 10,000.00	\$ 10,000.00
	- Start-up and Performance Testing	1	LS	\$ 20,000.00	\$ 20,000.00
	- Well Logging	1	LS	\$ 2,500.00	\$ 2,500.00
	- Chlorine Tank Injector, Feed Pump, Eyewash, Appur.	1	LS	\$ 20,000.00	\$ 20,000.00
				Project Subtotal:	\$ 8,337,900.00
				15% Contingency:	\$ 1,250,685.00
				FPUD Connection Fees	
				Engineering Design	\$ 416,895.00
				Environmental Mitigation	\$ 50,000.00
				Labor Compliance	\$ 80,000.00
				Permitting and Compliance	\$ 60,000.00
				Construction Staking	\$ 75,000.00
				Bid Advertisement & Legal	\$ 20,000.00
				Construction Administration	\$ 208,447.50
				Construction Inspection	\$ 500,274.00
				Total Project Estimate:	\$ 10,999,201.50

APPENDIX K

SCHEMATIC MAP OF THE DISTRICT

APPENDIX L

PRELIMINARY DESIGN WELL No.9

APPENDIX M

FEE AND EASEMENT PLATS FOR WELL No. 8

WELL SITE PROPERTY

LEGAL DESCRIPTION – FEE SIMPLE

EXHIBIT “A”

THAT CERTAIN PORTION OF LAND LYING WITHIN SECTION 31, T.9N., R.19W., S.B.B.&M., IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, THE BOUNDARY OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SECTION 31, SOUTH 89°13'08" EAST, 607.30 FEET;

THENCE NORTH 00°46'52" EAST, 154.89 FEET, TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF FRAZIER MOUNTAIN PARK ROAD (COUNTY ROAD 746), SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG A CURVE CONCAVE TO THE NORTHEAST, HAVING A CENTRAL ANGLE OF 04°14'29", A RADIUS OF 1,865.00 FEET, AN ARC LENGTH OF 138.06 FEET, AND WHOSE LONG CHORD BEARS SOUTH 81°39'07" EAST;

THENCE SOUTH 00°35'23" WEST, 80.37 FEET;

THENCE ALONG A CURVE CONCAVE TO THE NORTHEAST, HAVING A CENTRAL ANGLE OF 04°28'24", A RADIUS OF 1,945.00 FEET, AN ARC LENGTH OF 151.81 FEET, AND WHOSE LONG CHORD BEARS NORTH 81°46'06" WEST;

THENCE NORTH 10°27'13" EAST, 80.00 FEET, TO THE TRUE POINT OF BEGINNING.

CONTAINING 0.27 ACRES

NORTHWEST CORNER SECTION 31

CURVE TABLE				
RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
① 1,865.00'	136.06'	04°14'29"	138.03'	S81°39'07"E
② 1,945.00'	151.85'	04°28'24"	151.81'	N81°46'06"W

LINE TABLE	
BEARING	DISTANCE
① S00°35'23"W	80.37'
② N10°27'13"E	80.00'

FEE SIMPLE ACREAGE: 0.27

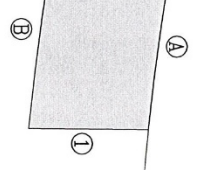
N10°29'07"E 3277.32'
(3277.22')

ROAD RIGHT
OF WAY

ROAD RIGHT
OF WAY

TRUE POINT
OF BEGINNING

N00°46'52"E 154.89



SOUTHWEST CORNER SEC 31,
T.9N., R.19W., S.B. & M.

607.30'

(S89°57'41"E 2,339.673)
S89°13'08"E

SOUTH QUARTER CORNER SEC 31

FRAZIER PARK PUBLIC UTILITY DISTRICT
WELL 8 WELLSITE - FEE SIMPLE



0' 100'
SCALE: 1"=100'
DATE: JULY 2023

DEE JASPAR & ASSOCIATES, INC.
CIVIL ENGINEERS
ROSENTHAL, CALIFORNIA
PHONE: 959-701-9286
FAX: 959-701-9286
MOBILE: 959-353-1786

STANDARD AND MEASURED DISTANCES - DISTANCE: 17' - 50' - 100' - 200' - 300' - 400' - 500' - 600' - 700' - 800' - 900' - 1000' - 1100' - 1200' - 1300' - 1400' - 1500' - 1600' - 1700' - 1800' - 1900' - 2000' - 2100' - 2200' - 2300' - 2400' - 2500' - 2600' - 2700' - 2800' - 2900' - 3000' - 3100' - 3200' - 3300' - 3400' - 3500' - 3600' - 3700' - 3800' - 3900' - 4000' - 4100' - 4200' - 4300' - 4400' - 4500' - 4600' - 4700' - 4800' - 4900' - 5000' - 5100' - 5200' - 5300' - 5400' - 5500' - 5600' - 5700' - 5800' - 5900' - 6000' - 6100' - 6200' - 6300' - 6400' - 6500' - 6600' - 6700' - 6800' - 6900' - 7000' - 7100' - 7200' - 7300' - 7400' - 7500' - 7600' - 7700' - 7800' - 7900' - 8000' - 8100' - 8200' - 8300' - 8400' - 8500' - 8600' - 8700' - 8800' - 8900' - 9000' - 9100' - 9200' - 9300' - 9400' - 9500' - 9600' - 9700' - 9800' - 9900' - 10000'

PERMANENT PIPELINE AND ACCESS EASEMENT

LEGAL DESCRIPTION

EXHIBIT "A"

A PERMANENT PIPELINE AND ACCESS EASEMENT, LYING IN SECTION 31, T.9 N., R.19 W., S.B.B.&M., IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, THE BOUNDARY OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 31, THENCE NORTH 10°29'07" EAST ALONG THE WEST LINE OF SAID SECTION 31 A DISTANCE OF 344.92 FEET TO THE TRUE POINT OF BEGINNING;

THENCE DEPARTING SAID WEST LINE ALONG A CURVE CONCAVE TO THE NORTHEAST, SAID CURVE BEING THE SOUTH RIGHT OF WAY LINE OF FRAZIER MOUNTAIN PARK ROAD (COUNTY ROAD 746) HAVING A CENTRAL ANGLE OF 17°52'34", A RADIUS OF 1,865.00 FEET, AN ARC LENGTH OF 581.87 FEET AND WHOSE LONG CHORD BEARS SOUTH 70°35'34" EAST;

THENCE SOUTH 10°27'13" WEST, 30.00 FEET;

THENCE ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A CENTRAL ANGLE OF 17°35'03", A RADIUS OF 1,895.00 FEET, AN ARC LENGTH OF 581.58 FEET AND WHOSE LONG CHORD BEARS NORTH 70°44'21" WEST

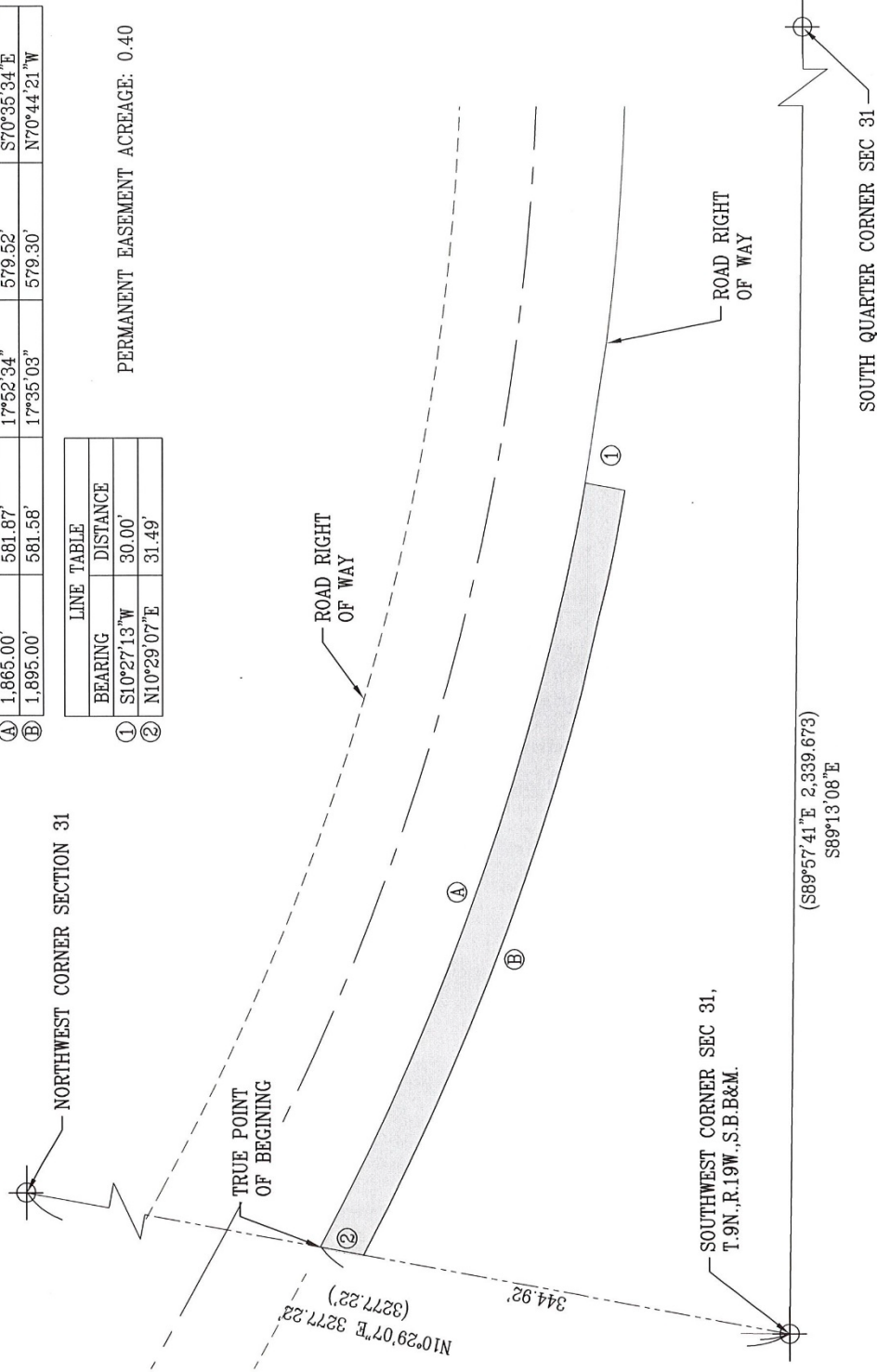
THENCE NORTH 10°29'07" EAST, 31.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.40 ACRES

CURVE TABLE				
RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
① 1,865.00'	581.87'	17°52'34"	579.52'	S70°35'34"E
② 1,895.00'	581.58'	17°35'03"	579.30'	N70°44'21"W

LINE TABLE	
BEARING	DISTANCE
① S10°27'13"W	30.00'
② N10°29'07"E	31.49'

PERMANENT EASEMENT ACREAGE: 0.40



FRAZIER PARK PUBLIC UTILITY DISTRICT

WELL 8 ACCESS AND PIPELINE EASEMENT

DEE JASPAR & ASSOCIATES, INC.
CIVIL ENGINEERS
 PORTERVILLE, CALIFORNIA
 PHONE 559-255-5286
 PHONE 559-255-1241

0' 100'

SCALE: 1" = 100'

DATE: JULY 2023

SYMBOLS FOR PUBLIC UTILITY DISTRICTS - UNDERWELL 77 - 54 PROPER - TELL 18 - 000WELL 8 WELL 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

SITE ACCESS EASEMENT

LEGAL DESCRIPTION

EXHIBIT "A"

A PERMANENT WELL SITE ACCESS EASEMENT, LYING IN SECTION 31, T.9 N., R.19 W., S.B.B.&M., IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, THE BOUNDARY OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SECTION 31, SOUTH 89°13'08" EAST, 745.82 FEET;

THENCE NORTH 00°04'18" EAST, 136.73 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF FRAZIER MOUNTAIN PARK ROAD (COUNTY ROAD 746), SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG A CURVE CONCAVE TO THE NORTHEAST, HAVING A CENTRAL ANGLE OF 01°14'04", A RADIUS OF 1865.00 FEET, AN ARC LENGTH OF 40.19 FEET, AND WHOSE LONG CHORD BEARS SOUTH 84°22'45";

THENCE SOUTH 01°00'25" EAST 45.41 FEET;

THENCE ALONG A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A CENTRAL ANGLE OF 26°35'16", A RADIUS OF 85.85 FEET, AN ARC LENGTH OF 39.84 FEET, AND WHOSE LONG CHORD BEARS SOUTH 39°48'19" EAST;

THENCE SOUTH 03°43'36" WEST 31.62 FEET;

THENCE NORTH 86°16'14" WEST, 41.97 FEET;

THENCE ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A CENTRAL ANGLE OF 82°29'54", A RADIUS OF 14.12 FEET, AN ARC LENGTH OF 20.33 FEET, AND WHOSE LONG CHORD BEARS NORTH 42°42'17" WEST;

THENCE NORTH 00°04'15" EAST, 13.39 FEET;

THENCE ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A CENTRAL ANGLE OF 00°18'23"; A RADIUS OF 1945.00 FEET; AN ARC LENGTH OF 10.40 FEET; AND WHOSE LONG CHORD BEARS NORTH 84°08'53" WEST; TO THE SOUTHEAST CORNER OF THE FEE WELLSITE FOR WHICH THIS ACCESS EASEMENT PROVIDES ACCESS FROM FRAZIER MOUNTAIN PARK ROAD (COUNTY ROAD 746);

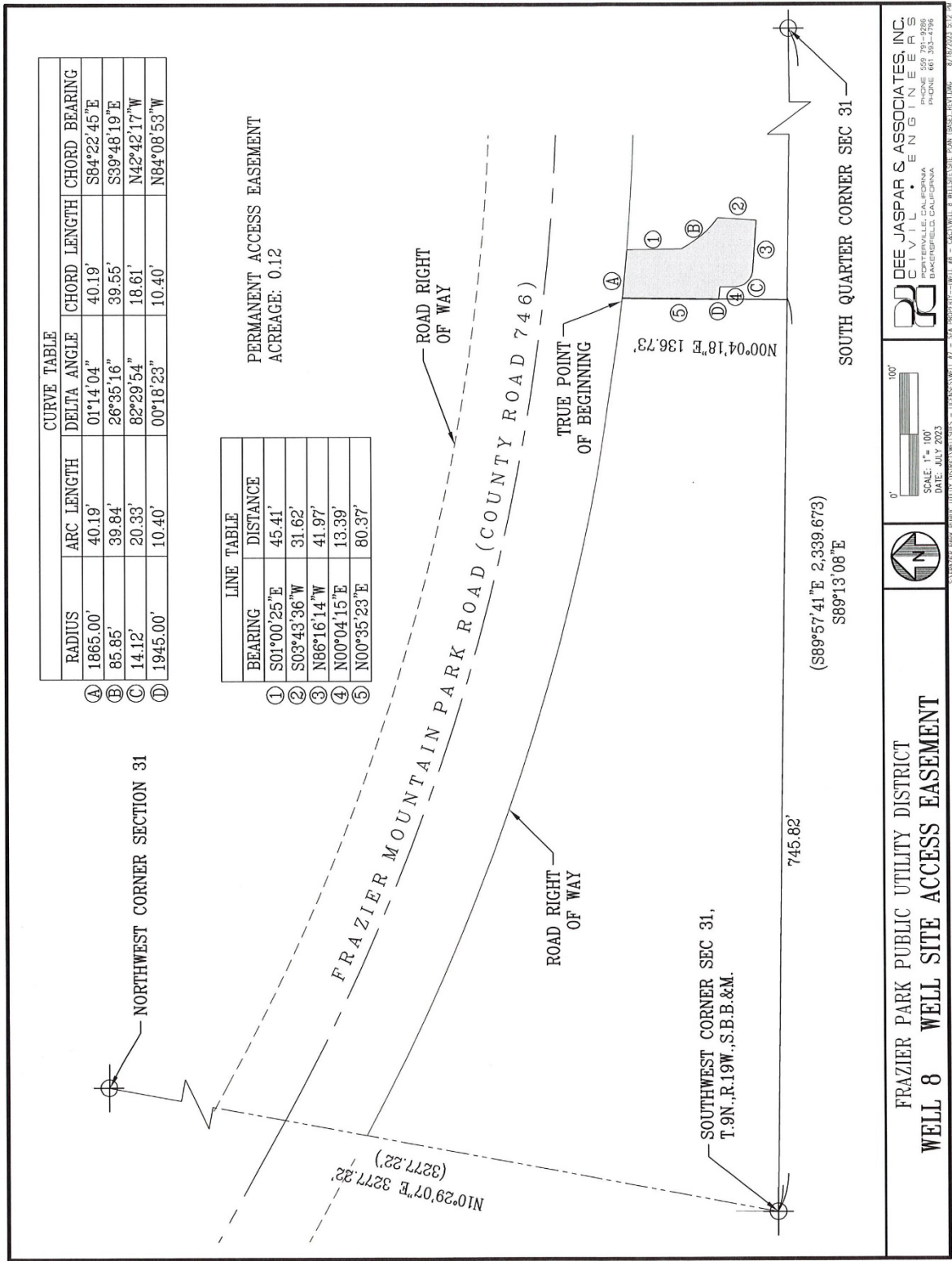
THENCE ALONG THE EAST LINE OF SAID FEE WELLSITE, NORTH 00°35'23" EAST, 80.37 FEET, TO THE TRUE POINT OF BEGINNING.

CONTAINING 0.12 ACRES

CURVE TABLE				
RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
Ⓐ 1865.00'	40.19'	01°14'04"	40.19'	S84°22'45"E
Ⓑ 85.85'	39.84'	28°35'16"	39.55'	S39°48'19"E
Ⓒ 14.12'	20.33'	82°29'54"	18.61'	N42°42'17"W
Ⓓ 1945.00'	10.40'	00°18'23"	10.40'	N84°08'53"W

LINE TABLE	
BEARING	DISTANCE
Ⓐ S01°00'25"E	45.41'
Ⓑ S03°43'36"W	31.62'
Ⓒ N86°16'14"W	41.97'
Ⓓ N00°04'15"E	13.39'
Ⓔ N00°35'23"E	80.37'

PERMANENT ACCESS EASEMENT
ACREAGE: 0.12



FRAZIER PARK PUBLIC UTILITY DISTRICT
WELL 8 WELL SITE ACCESS EASEMENT

DEE JASPAR & ASSOCIATES, INC.
CIVIL ENGINEERS
10000 DEER CREEK DRIVE
BAYVIEW, CALIFORNIA 94026
PHONE 860 353-4798
FAX 860 353-4799
8/16/2022 3:17 PM

TEMPORARY CONSTRUCTION EASEMENT

LEGAL DESCRIPTION

EXHIBIT "A"

A TEMPORARY CONSTRUCTION EASEMENT, LYING IN SECTION 31, T.9 N., R.19 W., S.B.B.&M., IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, THE BOUNDARY OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SECTION 31, SOUTH 89°13'08" EAST, 451.47 FEET;

THENCE NORTH 00° 46'52" EAST, 188.40 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF FRAZIER MOUNTAIN PARK ROAD (COUNTY ROAD 746), SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG A CURVE CONCAVE TO THE NORTHEAST, HAVING A CENTRAL ANGLE OF 04°53'54", A RADIUS OF 1,865.00 FEET, AN ARC LENGTH OF 159.44 FEET, WHOSE LONG CHORD BEARS SOUTH 77°04'51" EAST;

THENCE SOUTH 10°27'13" WEST, 80.00 FEET;

THENCE ALONG A CURVE CONCAVE TO THE NORTHEAST, HAVING A CENTRAL ANGLE OF 04°53'38", A RADIUS OF 1,945.00 FEET, AN ARC LENGTH OF 166.13 FEET, WHOSE LONG CHORD BEARS NORTH 77°05'02" WEST;

THENCE NORTH 15°14'43" EAST, 80.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 0.30 ACRES

APPENDIX N

APPRAISAL OF LAND TAKING FOR WELL No.8



**PERMANENT WELL SITE, TEMPORARY
CONSTRUCTION, ACCESS, AND PIPELINE
EASEMENTS
FRAZIER MOUNTAIN PARK RD.
FRAZIER PARK, CALIFORNIA 93225**

Date of Value
February 17, 2023

4905.00

INTRODUCTION

September 2, 2023

Mr. Dee Jaspar
Principal Engineer
2730 Unicorn Rd, Bldg. A
Bakersfield, CA 93308

RE: Frazier Park Public Utility District

Dear Mr. Jaspar:

In response to your request, we have inspected the above captioned property for the purpose of providing an estimate of market value of the subject property, as of February 17, 2023.

This written real property appraisal has been prepared as an Appraisal Report in conformance with Standards Rule 2 of the Uniform Standards of Professional Appraisal Practice, 2022 Edition (USPAP), published by The Appraisal Foundation.

Market value as herein used is defined as the most probable price in terms of money which the subject property should bring in a competitive and open market under all condition's requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus.

As a result of my investigation, it is my opinion that the market value of the subject property, assuming a reasonable exposure period of 6 months, as of February 17, 2023, is as follows:

Larger Parcel Value	\$3,036,400
Just Compensation	\$8,488

Your attention is invited to the attached appraisal report from which, in part, the above value conclusion was derived.

Sincerely,

ALLIANCE APPRAISAL

BUSINESS ADDRESS:
5401 Business Park South
Suite 122
Bakersfield, CA 93309

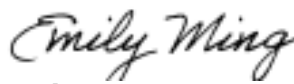
661.631.0391
661.631.0392 Fax

INTERNET ADDRESS:
<http://www.allianceappr.com>

E-MAIL:
mming@allianceappr.com



Michael G. Ming
Certificate No. AG026938
State/Exp. Date: CA/07-13-23



Emily A. Ming
Certificate No. 3003661
State/Exp. Date: CA/03-31-24

APPRAISAL

FRAZIER PARK PUBLIC UTILITY DISTRICT

MADE AT THE REQUEST

OF

Dee Jaspar
Principal Engineer
2730 Unicorn Rd, Bldg. A
Bakersfield, CA 93308

September 2, 2023
Kern County, California

SALIENT FACTS

SHORT LEGAL DESCRIPTION

All that certain real property situated in the County of Kern, State of California, described as follows:

Portions of Section 31, Township 9 North, Range 19 West and the Sections 5 and 6, Township 8 North, Range 19 West, San Bernardino Meridian, according to the office plat thereof.

ASSESSOR'S PARCEL NO.

255-320-28; and 255-560-01, -05, -37, -38

OWNER OF RECORD

C&C Elite Properties LLC, a California Limited Liability Company

LARGER PARCEL AREA

303.64 Assessed Acres

ACQUISITION AREA

0.82 Acre (34,719 square feet)

DATE OF VALUE

February 17, 2023

DATE OF REPORT

September 2, 2023

INTENDED USER

The Client and intended user is Frazier Park Public Utility District. Other intended users may include Dee Jaspar and Associates.

PRESENT USE

Rural residential and horse facilities.

HIGHEST AND BEST USE

Uses allowed under current zoning.

VALUE INDICATED BY

COST APPROACH

NA

SALES COMPARISON APPROACH

Larger Parcel Value

\$3,036,400

Just Compensation

\$8,488

INCOME APPROACH

NA

FINAL ESTIMATE OF VALUE

Larger Parcel Value

\$3,036,400

Just Compensation

\$8,488

REASONABLE EXPOSURE PERIOD

6 Months

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DESCRIPTION, ANALYSIS AND CONCLUSION

PURPOSE OF APPRAISAL

The purpose of this appraisal is to estimate the market value of the subject property for fee and easement acquisition.

OWNER OF RECORD

According to the Kern County Official Records Recorder, the legal owner of record is as follows:

C&C Elite Properties LLC, a California Limited Liability Company

EFFECTIVE DATE OF APPRAISAL AND DATE OF THE REPORT

The effective date of this appraisal is February 17, 2023. The date of the report is September 2, 2023.

INTENDED USE AND INTENDED USER

The intended use of this appraisal is to provide the client with an estimate of market value or values of the acquisitions, to evaluate severance damages, and any potential benefits. No other uses are allowed and under no circumstances shall this report be used in part or copied without the appraiser's prior written approval.

The intended user of this appraisal will be Frazier Park Public Utility District. Other intended users may include Dee Jaspar and Associates. No other users are intended by the appraiser.

PROPERTY RIGHTS TO BE APPRAISED

The property rights to be appraised are the fee simple and easement interest in the subject property, subject to conditions and reservations of record and exclusive of minerals.

DEFINITION OF MARKET VALUE

The definition of market value, as herein used, is as follows:

"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- A. Buyer and seller are typically motivated;
- B. Both parties are well informed or well advised, and each is acting in what he considers to be his own best interest;
- C. A reasonable time is allowed for exposure in the open market;
- D. Payment is made in cash in U.S. dollars or in terms of financial arrangements comparable thereto;
- E. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."¹

The essential difference between market price and market value, as above defined, lies in the premise of intelligence, knowledge and willingness, all of which are contemplated in market value, but not in market price. Stated differently, at any given moment of time, market value represents what a property is actually worth, and market price represents what it may be sold for.

DEFINITION OF EMINENT DOMAIN

The definition of eminent domain, as herein used, is as follows:

"The right of the government to take private property for public use upon the payment of just compensation. The Fifth Amendment of the U.S. Constitution, also known as the "takings clause," guarantees payment of just compensation upon appropriation of private property."²

¹ Title XI FIRREA, 32, 42 (f).

² The Dictionary of Real Estate Appraisal, 3d ed., 116

DEFINITION OF JUST COMPENSATION

The definition of just compensation, as herein used, is as follows:

*"...the amount of loss for which a property owner is compensated when his or her property is taken; should put the owner in as good a position pecuniarily as he or she would be if the property has not been taken; generally held to be market value, but courts have refused to rule that it is always equivalent to market value."*³

DEFINITION OF STATE RULE

The definition of state rule, as herein used, is as follows:

*"In condemnation, the process of determining just compensation by estimating the value of the portion to be acquired as part of the whole property plus the net severance damages."*⁴

SCOPE OF THE APPRAISAL

Prior to accepting this appraisal assignment, the appraiser determined that he had the necessary knowledge and experience to complete the appraisal. The reader's attention is invited to the "Professional Qualifications", summarizing his educational and professional experience, which are attached hereto. In the performance of the subject appraisal, the appraiser completed the following investigation:

1. Collected and verified comparable sales in Kern County and in the immediate vicinity of the subject from the historical database of Alliance Appraisal, LLC.
2. Searched Official Records of Kern County for the most recent sales of comparable properties. These properties were inspected and data verified with parties to the transaction or persons familiar with the details.

³ The Dictionary of Real Estate Appraisal, 3d ed., 194

⁴ The Dictionary of Real Estate Appraisal, 3d ed., 348

3. Obtained specific data on the subject property by email and phone interviews with Dee Jaspar, as well as from personal inspection of the property.
4. Obtained data on zoning and taxes from Kern County.

Data obtained from third parties was from sources deemed reliable and such data has been relied upon by the appraiser in his analysis.

ASSUMPTIONS AND LIMITING CONDITIONS

Rule 2, Uniform Standards of Professional Appraisal Practice

This written real property appraisal has been prepared as an Appraisal Report in conformance with Standards Rule 2 of the Uniform Standards of Professional Appraisal Practice, 2022 Edition (USPAP), published by The Appraisal Foundation.

In addition to the information stated, summarized or described herein, certain documents supporting the descriptions, analyses and conclusions contained in this report are retained in the files of Alliance Appraisal, LLC.

Identification of the Property

The legal description given to the appraiser is presumed to be correct, but has not been confirmed by a survey. The appraiser assumes no responsibility for such a survey, or for encroachments or overlappings that might be revealed thereby. The appraiser renders no opinion of a legal nature, such as to ownership of the property or condition of title.

The appraiser assumes the title to the property to be marketable; that the property is unencumbered; and the property does not exist in violation of any applicable codes, ordinances, statutes, or other governmental regulations.

Unapparent Conditions

The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable than otherwise comparable properties. The appraiser assumes no responsibility for such conditions or for engineering which might be required to discover such things.

Information and Data

The information and data supplied to the appraiser by others, and which have been considered in the valuation are from sources believed to be reliable, but no further responsibility is assumed for their accuracy. The appraiser assumes no responsibility for economic or physical factors occurring

sometime after the date of valuation of this report which may affect the opinions herein stated.

Adjustments

The appraiser reserves the right to make such adjustments to the valuation herein reported as may be required by consideration of additional data or more reliable data that may become available.

Confidentiality and Use of the Appraisal

Neither all nor any part of the contents of this report, or copy thereof, shall be used for any purpose by any but the client without the previous written consent of the appraiser and/or the client; nor shall it be conveyed by any, including the client, to the public through advertising, public relations, news, sales, or other media, without the written consent and approval of the author, particularly as to value conclusions, the identity of the appraiser or a firm with which he is connected, or any reference to any professional society or institute or any initialed designations conferred upon the appraiser as stated in his qualifications attached hereto.

The appraiser will not reveal the contents of this report or factual data concerning the subject property which has been compiled in connection with a client's business which is not of public record or common public knowledge without prior written permission of the client, or as directed by a court, the State of California Office of Real Estate Appraisers, or the ethics/review committees of the American Society of Farm Managers and Rural Appraisers.

Sketches and Maps

The sketches included in the report are only for the purpose of aiding the reader in visualizing the property and are not based on survey. Sizes and dimensions not shown should not be scaled from the sketches.

Hazardous Materials and Wastes

A physical inspection of the subject property revealed no conditions that might contribute to a toxic hazard.

This appraisal report was prepared strictly for the use of the client, and does not constitute an

expert environmental assessment of the subject property. The appraiser is not an expert in the field of hazardous materials, and this report should not be relied upon to determine whether environmental hazards exist on the property.

Unless otherwise stated in this report, the appraiser has no knowledge concerning the presence or absence of any other hazardous materials or wastes within, in proximity to, or near the subject property.

Endangered Species and Habitat

Physical inspection and typical investigation of the subject property did not reveal the presence of an endangered species or habitat.

However, because certain endangered species are prevalent in the southern San Joaquin Valley, the client may want to obtain a biological survey of the property. If such species or habitats do exist on the property, potential uses and value may be affected.

This appraisal report was prepared strictly for the use of the client and does not constitute an expert biological assessment of the subject property. The appraiser is not an expert in the field of endangered species or habitat, and this report should not be relied upon to determine whether sensitive ecological issues impact the property.

Title Report

A title report identifying the subject property was provided to the appraiser. The subject property was also identified by Dee Jaspar. The appraiser is not responsible for legal considerations that are not part of his typical investigation.

Court Testimony

Testimony or attendance in court by reason of this appraisal report will require additional arrangements and fees approved by appraiser solely.

KERN COUNTY DATA

Kern County is located in the south-central portion of California at the southern end of the San Joaquin Valley and is the third largest in area of the 58 counties in the State. The San Joaquin Valley portion of the county is partially surrounded by a horseshoe -shaped rim of mountains. Kern County contains extensive areas of mountains, desert, and agricultural valley lands.

The topography contributes to the large climatic variations within relatively short distances in the County, but the overall climate is warm and semi-arid. United States Weather Bureau statistics at Bakersfield, the county seat, indicate the annual mean temperature at 64.9 degrees, average annual rainfall at 5.7 inches, and average relative humidity at approximately 44 percent.

The county produces a wide variety of field, vegetable and tree crops and has ranked as the state's third largest agricultural region. According to the Kern County Agriculture Commissioner, the top ten crops and their values in 2020 where as follows:

Top 10 Commodities in 2020			
	Commodity	Value	2019 Ranking
1	Grapes, All	1,453,481,000	2
2	Citrus, Fresh & Processing	1,303,348,000	3
3	Almonds, Including By-Products	1,144,377,000	1
4	Pistachios	944,542,000	4
5	Milk, Market & Manufacturing	661,760,000	5
6	Carrots, Fresh & Processing	464,465,000	6
7	Cattle & Calves	247,709,000	7
8	Pomegranates, Fresh and Processing	125,412,000	9
9	Potatoes	113,125,000	11
10	Apiary	105,817,000	10

The total crop value of Kern County farm production in 2020 was \$7,669,409,070, an increase from \$7,620,699,180 in 2019.

The economy in Kern County has traditionally been related to the upward and downward fluctuations of the agricultural and petroleum production industries. Agricultural commodity prices, operating costs, and farm profits have been affected, in recent years, by extended drought

and unseasonable rains, state and federal regulation, expanded markets, and increased competition.

The economy of Kern County has, historically, been dependent on the combination of petroleum and agricultural production, fluctuating with the cyclical nature of these two industries. However, warehousing and processing are becoming more important to the county, both in terms of employment and diversification. Industrial growth in the county is also being experienced. This increased industrial interest is primarily a result of relatively inexpensive fully developed industrial sites, and location of the county midway between Los Angeles and San Francisco distribution points. Retail sales have also increased over the past decade, attributed primarily to inflation, increasing population, and increasing household income. As of 2019, the estimated population within the County of Kern was estimated at 900,202.

The City of Bakersfield incorporated in 1898 and the county seat of Kern County, is located in the southern portion of the San Joaquin Valley, approximately 115 miles north of the metropolitan area of Los Angeles and encompasses an area of approximately 75 square miles. Bakersfield is one of the fastest growing cities among California's 15 largest cities. As of 2019, the estimated population within the city limits of Bakersfield was estimated at 377,917.

SUPPLY, DEMAND AND GENERAL TREND

Undeveloped Land

The supply of large agricultural-grazing properties in Kern County is currently average with few sales. Larger parcels are located throughout the region.

Demand for larger parcels is user driven. Very few sell to buyers that are not the end user as there is little to no supply of users willing to lease large tracts land as returns are insufficient.

The general trend is for larger land tracts to remain user driven.

There is an average supply of large tracts for purchase in the subject region in the face of above average demand. Land values are expected to remain stable to slightly higher in the foreseeable future.

METHOD OF VALUATION

Sales comparison, cost and income are three recognized approaches in the valuation of real properties; however, some properties do not lend themselves to the use of all three approaches.

The cost approach develops an indication of market value by estimating the value of the land as if it were a vacant site available for development and adding the depreciated cost of the improvements. The reproduction cost is first estimated and then is reduced by the amount of accrued depreciation that has taken place to produce a depreciated improvement value. The land value is estimated by comparing the subject land with similar properties, which have sold or are currently offered for sale in the same or competing area. The cost approach combines the value of the land under its highest and best use and the depreciated value of the buildings.

The sales comparison approach produces an estimate of value for the subject property by comparing it with properties of the same type which have recently sold or are currently offered for sale in the same or a competing area. The process utilized in determining the degree of comparability between two properties involves the appraiser's judgment as to their similarity with respect to many valuation factors, such as time of sale, property location, acreage, irrigation supply and cost, and buildings.

The income approach is concerned with estimating the present worth of the future potential income stream generated by the property. This income stream is usually referred to as the net income producing capacity that the property is capable of developing over its remaining useful economic life.

Due to the subject being agricultural land the appraiser has chosen to utilize the sales comparison approach for this assignment. The cost approach would be a restatement of the sales comparison approach and therefore rejected as misleading. The income approach was rejected as no generated income on the property was provided to analyze.

REASONABLE EXPOSURE TIME

Reasonable exposure time is defined by “Statement on Appraisal Standards No. 6 (SMT-6)”, published in the Uniform Standards of Professional Appraisal Practice (USPAP) as “the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based upon an analysis of past events assuming a competitive and open market”. USPAP continues by stating that reasonable exposure period is a function of price, time and use.

It is the appraiser’s opinion that the reasonable exposure time of the subject property at market value, as of February 17, 2023, is approximately 6 months.

MARKETING TIME

Reasonable exposure time is defined by “Advisory Opinion 7 (AO-7)”, published in the Uniform Standards of Professional Appraisal Practice: (USPAP) as “The reasonable marketing time is an opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal.”

USPAP continues by stating that the development of a marketing time opinion uses some of the same data analyzed in the process of developing a reasonable exposure time opinion as part of the appraisal process and is not intended to be a prediction of a date of sale or a one-line statement. It is an integral part of the analyses conducted during the appraisal assignment. The opinion may be a range and can be based on one or more of the following:

- statistical information about days on market,
- information gathered through sales verification,
- interviews of market participants, and

- anticipated changes in market conditions.

Related information garnered through this process includes other market conditions that may affect marketing time, such as the identification of typical buyers and sellers for the type of real or personal property involved and typical equity investment levels and/or financing terms. The reasonable marketing time is a function of price, time, use, and anticipated market conditions, such as changes in the cost and availability of funds, and is not an isolated opinion of time alone.

The appraiser has reviewed numerous sales of land with market participants and has interviewed property managers and owners of equivalent properties and has concluded that lands similar to the subject are being negotiated and closed with minimal marketing time. In some cases marketing time is nominal as the sale is transacted without market exposure.

IDENTIFICATION OF SUBJECT PROPERTY

As identified by the Kern County Assessor's Office, the subject property consists of fee simple interest acreage within the unincorporated area of Kern County. The larger parcel consists of Assessor Parcel Numbers 255-320-28; and 255-560-01, -37.



LEGAL DESCRIPTION OF SUBJECT PROPERTY

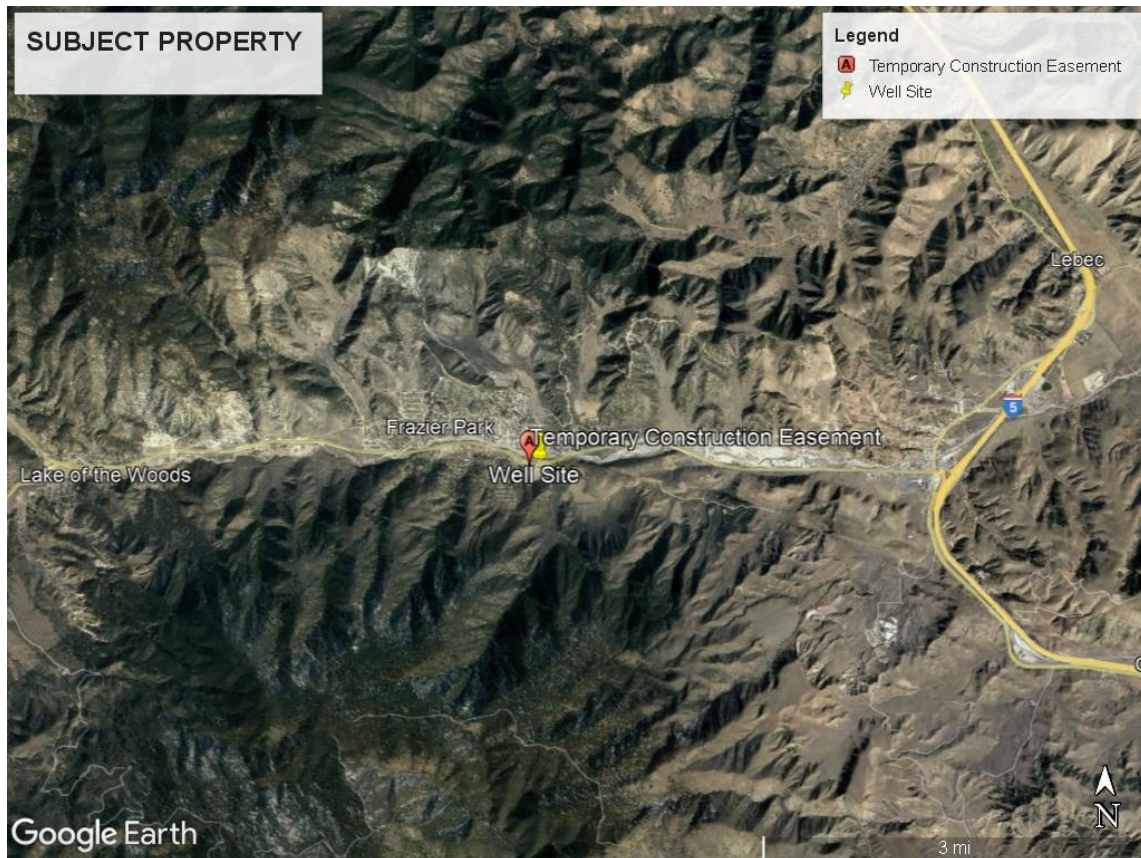
As identified by Kern County Official Records the subject property is legally described as follows:

Portions of Section 31, Township 9 North, Range 19 West and the Sections 5 and 6, Township 8 North, Range 19 West, San Bernardino Meridian, according to the office plat thereof.

DESCRIPTION OF LAND

Location

The larger parcel is located near the town of Frazier Park, in the unincorporated area of Kern County. Generally, at Latitude: 34.8183, Longitude: -118.9396.



Land Dimensions and Area

The parcel forms an irregular shaped tract of land. The Kern County Assessor's Office reports its area at 303.64 acres.

Take Area

The easement and fee acquisition area is located on the south side of Frazier Mountain Park Road in Frazier Park, California.



Land Use

The parcel is currently utilized for rural residential with horse facilities.

Access

Access to the larger parcel is via Frazier Mountain Park Road from the north.

Zoning

According to the County of Kern, the subject property is zoned A, A-1 and C-2 PDG.

- The purpose of the Exclusive Agriculture (A) District is to designate areas suitable for agricultural uses and to prevent the encroachment of incompatible uses onto agricultural lands and the premature conversion of such lands to nonagricultural uses. Uses in the A District are limited primarily to agricultural uses and other activities compatible with agricultural uses.

- The purpose of the Limited Agriculture (A-1) District is to designate areas suitable for a combination of estate-type residential development, agricultural uses, and other compatible uses. Final map residential subdivisions are not allowed in the A-1 District.
- The purpose of the General Commercial (C-2) District is to designate areas for the widest range of retail commercial activities, including regional shopping centers and heavy commercial uses. The C-2 District may also be combined with the Cluster (CL) Combining District to achieve innovative, creative office or commercial development. The C-2 District should be located on major highways.
- The purpose of the Precise Development (PD) Combining District is to designate areas with unique site characteristics or environmental conditions or areas surrounded by sensitive land uses to ensure that development in such areas is compatible with such constraints. All development in the PD Combining District shall be subject as a minimum to Special Development Standards as specified in Chapter 19.80 of this title; however, a Special Development Standards Plot Plan Review shall not be required. The application of the PD District may be initiated by either the property owner or the County. The PD District may be combined with any base district. The regulations established by the PD District shall be in addition to the regulations of the base district with which the PD District is combined.
- The purpose of the Geologic Hazard (GH) Combining District is to protect the public's health and safety and minimize property damage by designating areas that are subject to or potentially subject to surface faulting, ground shaking, ground failure, landslides, mudslides, or other geologic hazards by establishing reasonable restrictions on land use in such areas. The GH District shall be applied to lands designated Map Codes 2.1, 2.2, or 2.3 by the County General Plan and to any other area where there is a reasonable presumption based on documented evidence that a hazardous or potentially hazardous condition exists. The regulations established by the GH District shall be in addition to the regulations of the base district with which the GH District is combined.



Utilities

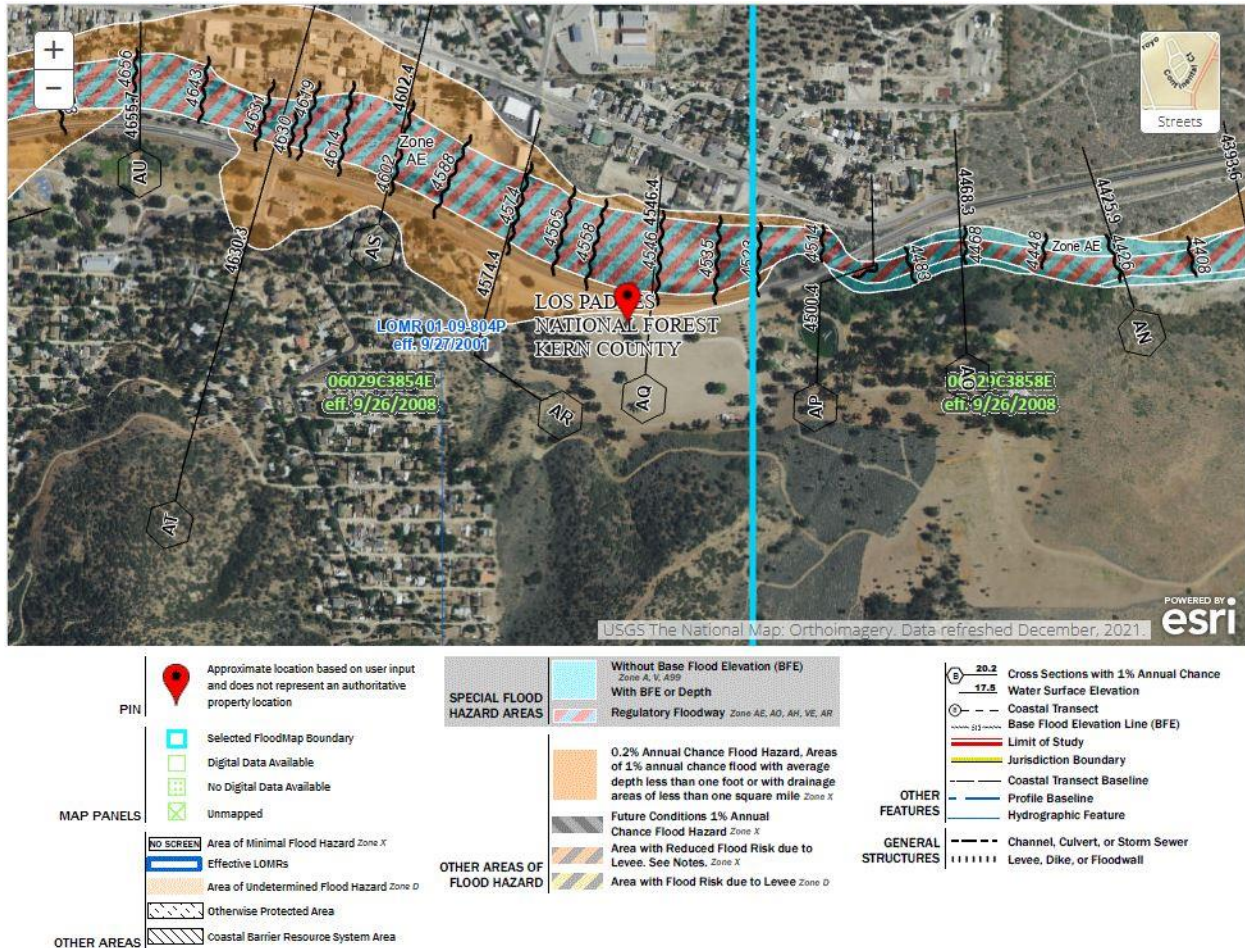
The appraiser understands that normal and customary utilities are available to the subject property.
The appraiser is unaware if other utilities are available to the subject property.

Topography

The topography of the subject property is generally level to grade to steep.

Flood Hazard

According to the Flood Insurance Rate Map Panel Number 06029C3854E and 06029C3858E, effective September 26, 2008.



Fault-Rupture Hazard Zone

According to Special Publication #42 of the California Division of Mines and Geology, Revised Edition, 1994, entitled Fault-Rupture Hazard Zones in California, the subject property is located within a Special Studies Zone, Arvin Quadrangle, as defined in the Alquist-Priolo Special Studies Zone Act in the Frazier Mtn. Quadrangle. Properties throughout the Central and Southern California, however, are historically subject to earthquakes.

DESCRIPTION OF IMPROVEMENTS

There are structural improvements that add value over and above the underlying land value. For this assignment the take area is land only.

ASSESSED VALUE AND TAXES

The Kern County Assessor's Office reports the assessment and tax liability on the subject property for the 2022 tax year as follows:

ASSESSED AT FULL CASH VALUE

General Taxing District

APN	Area (acres)	Land	Imprv	Total	Annual Tax Liability	Taxes Per Acre
255-320-28	37.01	301816	23667	325483	3586.86	\$96.92
255-560-01	36.99	656901	82849	739750	8460.26	\$228.72
255-560-05	79.76	662818	0	662818	7293.70	\$91.45
255-560-37	74.48	757507	29585	787092	8661.22	\$116.29
255-560-38	75.40	579966	0	579966	6381.99	\$84.64
Totals	303.64	\$ 2,959,008	\$ 136,101	\$ 3,095,109	\$ 34,384.03	\$618.01

SALES HISTORY OF SUBJECT

The property has been owned by the current owner since June 3, 2022. The owner paid \$3,100,000 according to Kern County Recorders document number 222088800. This equates to an average per acre price of \$10,210 over the entire 303.64 acres. The sale included all structures. The proposed take area is along the frontage of Frazier Mountain Park Road.

As of the date of valuation, the subject property is not listed for sale or subject to a pending offer to sell or purchase.

PRESENT USE

The present use of the subject property is as grazing and horse facility.

HIGHEST AND BEST USE

Highest and best use is defined as that reasonable and probable use which can be expected to produce the greatest net return to the land over a given period of time or that legal use which will yield to the land its highest present value. Highest and best use may also be defined as that use, from among reasonably probable and legal alternative uses, found to be physically possible, appropriately supported, financially feasible, and that results in the highest present land value. The determination of highest and best use is based on several items: including (1) legally possible; (2) physically possible; (3) economically feasible; and (4) highest economic return. These considerations are applied to the subject property as follows:

Legally Possible

According to the County of Kern, the subject property is zoned A, A-1 and C-2 PDG. The present use of the subject as grazing and horse boarding facility is allowable under the current zoning.

Physically Possible

There are no physical aspects of the subject site which would limit its use as agricultural land.

Economically Feasible

Other properties in the vicinity of the subject are agricultural in nature. The present use of the subject as grazing and horse boarding facility is presently the most economical use.

Highest Economic Return

Considering zoning, location and size, it is the appraiser's opinion that the highest economic return for the subject property would be its use as grazing and horse boarding facility.

In consideration of the above legal, physical and economic characteristics of the subject property, it is the appraiser's opinion that the highest and best use of the subject, as vacant, is as grazing and horse boarding facility.

VALUATION DATA

Sales Comparison Approach

The Sales Comparison Approach is a set of procedures in which a value indication is derived by comparing the property being appraised to similar properties that have been sold recently, then applying appropriate units of comparison and making adjustments to the sale prices of the comparable properties based on the elements of comparison. The Sales Comparison Approach may be used to value improved properties, vacant land, or land being considered as though vacant. It is the most common and preferred method of land valuation when an adequate supply of comparable sales is available.

Land Value as a Vacant Site

The appraiser researched the Official Records of Kern County and interviewed real estate brokers for recent agricultural land sales near the subject property. There have been few similar sales of similar properties directly comparable to the subject in the immediate area. Therefore, we have expanded the search to incorporate similar sales of properties throughout the valley portion of Kern County. The most comparable of which are summarized as follows:

Land Sales							
Sale Number	L1	L2	L3	L4	L5	L6 (SUBJECT)	L7
County	Kern	Kern	Kern	Kern	Kern	Kern	Kern
Nearest City	Frazier Park	Frazier Park	Frazier Park	Frazier Park	Frazier Park	Frazier Park	Frazier Park
Location	1595 Tecuya Rd	S of Circle Dr.	4 Valley Oak Rd.	1588 Ridge Route Dr.	Hayride Rd.	Frazier Park	Frazier Park
Recordation Date	Aug-2020	Dec-2020	Jun-2021	Oct-2021	Aug-2021	Jun-2022	Sep-2022
Total Sales Price	\$ 370,000	\$ 106,000	\$ 172,000	\$ 173,000	\$ 110,000	\$ 3,100,000	\$ 65,000
Adjustments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Adjusted Sales Price	\$ 370,000	\$ 106,000	\$ 172,000	\$ 173,000	\$ 110,000	\$ 3,100,000	\$ 65,000
Total Acres	57.67	21.26	20.16	26.87	20.04	303.64	20.11
Price Per Acre	\$ 6,416	\$ 4,986	\$ 8,532	\$ 6,438	\$ 5,489	\$ 10,209	\$ 3,232
Ancillary Land	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ancillary Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Adjustments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net To Land	\$ 370,000	\$ 106,000	\$ 172,000	\$ 173,000	\$ 110,000	\$ 3,100,000	\$ 65,000
Acres	57.67	21.26	20.16	26.87	20.04	303.64	20.11
Price per Land Acre	\$ 6,416	\$ 4,986	\$ 8,532	\$ 6,438	\$ 5,489	\$ 10,209	\$ 3,232
Zoning	E(20), RS	E(20), RS MH<R-1	A	E(20)	A GH	A,A-1,C-2 PDG	A
Sale Comparison	L1 >6416	L2 >4986	L3 >8532	L4 >6438	L5 >5489	L6 (SUBJECT) <10209	L7 >3232
Sales Price Per Acre	Maximum	\$10,209	Minimum	\$3,232	Mean	\$6,472	
Acreage	Maximum	303.64	Minimum	20.04	Mean	67.11	

The sales ranged from 20.04 acres to 303.64 acres and sold between August 2020 and September 2022. The indicated price per acre range was \$3,232 to \$10,209. All sales were given consideration due to their zoning and location similarities to the subject property and sale dates prior to the effective date. The subject property is larger than all sales and is located in a favorable area close to transit routes.

After considering the available data and factors of difference, the value of the subject land is estimated from sales and pending sales, assuming an exposure period of 6 months, at \$10,000 per acre for the larger parcel land only.

Summary

Larger Parcel (Land Only)

303.64 Acres	@	\$ 10,000	\$3,036,400
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Permanent Taking and Temporary Construction Easement

Description of the acquisition consists of a portion of parcel 255-320-28 proposed for temporary and permanent easements relative to water well purposes, further described as follows:

Permanent Access Easement - Driveway– This will be a 5,000 SF or 0.12-acre access easement for the Frazier Park Utility District to be able to access the wellsite via the existing driveway.

Permanent Pipeline/Access Easement – This easement will contain 17,500 SF, or 0.40-acres adjoining the south side of Frazier Mountain Park Rd. It will be approximately 30’ wide and extend from the existing well site at the northwest corner of the property, to the proposed well site adjoining the west side of the access driveway, as further discussed below.

Permanent Wellsite – This will consist of a roughly rectangular easement to contain 12,000 SF or 0.27-acres and will adjoin the west side of the access roadway, Carnelia Trail, and the south side of Frazier Mountain Park Rd.

Temporary Construction Easement – This easement will contain 12,200 SF or 0.30-acres, and will be directly west of the Permanent Wellsite, fronting the south side of Frazier Mountain Park Rd.

There were no improvements noted in the acquisition/easement areas.

EASEMENT VALUATION MATRIX*		
Percentage of Fee	Comments	Potential Types of Easements
90% - 100%	Severe impact on surface use; Conveyance of future uses	Overhead electric, flowage easements, railroad ROW, irrigation canals, access roads
75% - 89%	Major impact on surface use; Conveyance of future uses	Pipelines, drainage easements, flowage easements
51% - 74%	Some impact on surface use; Conveyance of ingress/egress rights	Pipelines, scenic easements
50%	Balanced use by both owner and easement holder	Water or sewer lines, cable lines, telecommunications
26% - 49%	Location along a property line, location across a non-useable land area	Water or sewer lines, cable lines
11% - 25%	Subsurface or air rights that have minimal effect on use and utility, Location within a setback	Air rights, water or sewer lines
0% - 10%	Nominal effect on use and utility	Small subsurface easement
*Right of Way Magazine, May/June 2006, Easement Valuation by Donald Sherwood, SR/WA		

Based on the type of easements, the appraisers have estimated the following:

Just Compensation

Taking - Proposed Well Site and Ancillary

C&C Elite Properties LLC

Total Size of Larger Parcel	Acres			
	303.64			
Larger Parcel Value (Before Condition)	\$/Acre		Acres	
	<u>\$10,000</u>	x	<u>303.64</u>	\$3,036,400
Value Before Acquisition				
		Percentage of Fee	Acres	
Permanent Access Easement- Driveway	\$10,000	70%	0.120	\$840
Permanent Pipeline/Access Easement	\$10,000	100%	0.400	\$4,000
		Rent Factor		
Temporary Construction Easement(2 yrs)	\$10,000	12%	0.270	\$648
Permanent Wellsite (Permanent Acquisition)	\$10,000	x	0.300	\$3,000
Value of Remainder	\$10,000	x	302.82	\$3,028,200
Severance Damages				\$0
Benefits				\$0
Net Severance Damages				<u>\$0</u>
Recommended Just Compensation				\$8,488

SUMMARY OF VALUE INDICATORS

Sales Comparison Approach	
Larger Parcel	\$3,036,400
Just Compensation	\$8,488

RECONCILIATION OF VALUE INDICATORS

Sales Comparison Approach	
Larger Parcel	\$3,036,400
Just Compensation	\$8,488

This approach is generally considered a reliable indicator when adequate data is available for comparison, and it is the appraiser's opinion that there was sufficient data in the subject area to derive a reliable indication of value.

CONCLUSION OF VALUE

As a result of my investigation and in consideration of the above indicators of value, it is my opinion that the market value of the subject property, assuming a marketing period of 6 months, as of February 17, 2023, is the sum of:

Larger Parcel	\$3,036,400
Just Compensation	\$8,488

CERTIFICATE OF APPRAISAL

CERTIFICATE OF APPRAISAL

We, Michael G. Ming, ARA and Emily Ming, certify that to the best of my knowledge and belief that:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analysis, opinions, and conclusions.
- We have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- Unless otherwise disclosed in this report, we have provided no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year (36-months) period immediately preceding acceptance of the assignment that resulted in this report.
- We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- Our analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- Michael Ming, Jr. has made an inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification.
- Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Ethics and Standards of Professional Practice of the American Society of Farm Managers and Rural Appraisers.
- The use of this appraisal is subject to the requirements of the American Society of Farm Managers and Rural
- Appraisers relating to review by its duly authorized representatives.
- The American Society of Farm Managers and Rural Appraisers conducts a mandatory program of continuing education. We are current with the requirements of the program.
- We have sufficient knowledge and appraisal experience, in this use type, to competently complete this appraisal assignment.
- The appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

Date Completed: September 2, 2023



Michael G. Ming
Certificate No. AG026938
State/Exp. Date: CA/07-13-23



Emily Ming
Certificate No. 3003661
State/Exp. Date: CA/3-31-24

QUALIFICATIONS

Curriculum Vitae

MICHAEL G. MING, ARA



FAMILY

Married to Michele.
Three adult children Lauren, Emily and George.

EDUCATION

Fresno Pacific University
Bachelor of Arts Degree

APPRAISAL EXPERIENCE

1989 - 1998	Technical Support, Alliance Appraisal Company
1998 - 2003	Vice President, Alliance Appraisal Company
2004 - Present	President/Owner, Alliance Appraisal, LLC
2005 - Present	President/Owner/Broker, Alliance Ag Services, Inc.
2023 - Present	Principal, Lee & Associates- Central California Co-branded Agricultural Brokerage Nationwide

PROFESSIONAL COURSE WORK

AMERICAN SOCIETY OF FARM MANAGERS AND RURAL APPRAISERS (ASFMRA) (Partial List)

Course A-10	Fundamentals of Rural Appraisal	Course A-12	ASFMRA Code of Ethics
Course A-12 III	USPAP Update	Course A-20	Principles of Rural Appraisal
Course A-25	Eminent Domain	Course A-27	Income Capitalization
Course A-29	Highest & Best Use	Course A-30	Advanced Rural Appraisal
Course ALL-215	Report Writing	Seminar	1031 Exchanges
Seminar	Ranch Appraisal	Seminar	Appraising Permanent Plantings
Seminar	Adv. Sales Confirmation and Analysis	Seminar	Yellow Book
Webinar	ASFMRA Best in Business Ethics		
Seminar	Internal Revenue Service (Gifting, Minority Interest, Conservation Easements)		

APPRAISAL INSTITUTE (Partial List)

Course 410	Standards of Appraisal Practice (USPAP)	Course 420	Standards of Professional Practice
Course 510	Advanced Income Capitalization	Course 520	Highest & Best Use
Course 530	Advanced Sales Comparison and Cost Approaches		
Seminar	Valuation of Detrimental Conditions in Real Estate		

PROFESSIONAL LICENSES, DESIGNATIONS AND AFFILIATIONS

DEPARTMENT OF REAL ESTATE (DRE)

Real Estate Broker
License Number 951819, Expires 8/19/24

OFFICE OF REAL ESTATE APPRAISERS (OREA)

Certified General Real Estate Appraiser
License Number AG026938, Expires 7/13/25

AMERICAN SOCIETY OF FARM MANAGERS AND RURAL APPRAISERS (ASFMRA)

Joined in 1997

Currently accredited with the ARA designation in 2005

Government Relations Board, ASFMRA, National Level, 2008 to 2010

California Chapter- ASFMRA

California Chapter of the ASFMRA, President 2008/09

California Chapter of the ASFMRA, Vice President, 2023-24

Region 5 Chair of Trends Publication 2010 - Present

Panelist for Outlook 2020 Virtual Agribusiness Conference

Region 5 Presenter 2022, 2023 Outlook Conference

PARTIAL LIST OF CLIENTS (PARTIAL LIST)

Western Development	Iberdrola Renewables	Two Sigma
SunPower Corporation	SunEdison	NextEra Energy (FLP)
Grimmway Farms	Bolthouse Properties	Giumarra Vineyards Corporation
AERA Energy	SunWorld	Wonderful
Chevron	Harris Ranch	Mission Bank
Avantus Solar	Klein DeNatale Goldner	Buttonwillow Land & Cattle
Bank of Sierra	Bank of America	Wells Fargo
Rabo Bank	LeBeau Thelen	Clifford & Brown
National Fish & Wildlife	Munger Tolles Olson	Irvine Ranch Water District
Numerous Water Districts	Kern County Water Agency	Mebane Ranch
Onyx Ranch	Barbich Hooper & King	Brown Armstrong
Caliber Accounting	Pacific Ag	The Nature Conservancy
County of Kern	City of Bakersfield	Department of Justice
Bureau of Reclamation	Farmland Management	Westchester Group Investment Management
Renewable Resources Group	Cozad-Westchester Group	Andrew Family Farms
Borton Petrini	Metropolitan Life	Hancock Farmland Services
Underwood Family Farms	ManuLife	Crystal Organics
Tejon Ranch	Imperial Date Gardens	Valpredo Farms

EXPERT WITNESS & APPRAISER

- Expert Witness in Municipal and Superior Courts of the County of Kern
- Expert Witness United States Tax Court
- Expert Witness in United States Bankruptcy Court for the Eastern District of California
- Contracting Appraiser for National Fish and Wildlife
- United States Department of the Interior, Bureau of Reclamation
- United States Department of Justice

Agricultural Valuation and Farming (Chairman)

February 26, 2009

Ningxia, China Agriculture Delegation

Participants were local front-line managers involved in various sectors of agriculture industry.

CalCPA Ag Forum (Ag Values Presenter)

2020

Institute of Real Estate Management Forecast (Ag Values Presenter)

2017, 2020, 2023

Valuing Rural America, Foundations of Data Analysis

Direct contributor to this text book

PROFESSIONS AND COMPANIES

Real Estate Appraisal

Appraiser/Owner, Alliance Appraisal LLC

www.allianceappr.com

Property Types

Agricultural	All types located within California, Arizona, and Nevada
Commercial	Ag-Commercial and other similar land uses
Industrial	Ag-Industrial and other similar land uses
Renewable Energy	Solar, Wind, and Water

Real Estate Brokerage

Broker/ Owner, Alliance Ag Services, Inc.

www.allianceagservices.com

Property Types

Open Row Lands	Permanent Plantings	Grazing Lands
Ag-Commercial	Ag-Industrial	Water Banking
Rural Residential	Residential Lands	Transitional Agricultural Lands
Renewable and Resource lands including Solar, Wind, Water and Petroleum		

In excess of \$1,250,000,000 in company real estate transactional value. These transactions represent buyers, sellers, lessors and lessees of agricultural, renewable, and petroleum properties.

PROFESSIONAL AFFILIATIONS

- American Society of Farm Managers and Rural Appraisers
- Rancheros Visitadores
- Kern County Farm Bureau & California Farm Bureau
- Water Association of Kern County
- California Fresh Fruit Association

CORPORATE OFFICE:

Alliance Appraisal, LLC • Alliance Ag Services, Inc. • Lee & Associates

5401 Business Park South, Suite 122

Bakersfield, CA 93309

661.631.0391

SATELLITE OFFICES

Fresno • Kerman • Templeton • Woodland • Carpinteria • Oakdale



Business, Consumer Services & Housing Agency
BUREAU OF REAL ESTATE APPRAISERS
REAL ESTATE APPRAISER LICENSE

Michael G. Ming

has successfully met the requirements for a license as a residential and commercial real estate appraiser in the State of California and is, therefore, entitled to use the title:

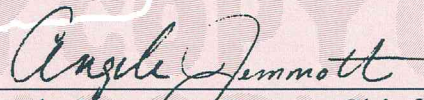
“Certified General Real Estate Appraiser”

This license has been issued in accordance with the provisions of the Real Estate Appraisers' Licensing and Certification Law.

BREA APPRAISER IDENTIFICATION NUMBER: AG 026938

Effective Date: July 14, 2023

Date Expires: July 13, 2025


Angela Jemmott, Bureau Chief, BREA

3070985



Curriculum Vitae

EMILY A. MING **Certified General Appraiser** **License #3003661**

EXPERIENCE

Appraisal assignments have included vacant land, commercial sites, agricultural land with permanent plantings, water rights and mineral rights valuation throughout the States of California and Hawaii.

EDUCATION

San Diego State University, San Diego, California, Graduated 2012
Degree: Bachelor of Arts, Public Administration

APPRAISAL EDUCATION

Emily has completed the following courses offered by the Appraisal Institute and the American Society of Farm Managers and Rural Appraisers:

- 15-Hour National Uniform Standards of Professional Appraisal Practice
- Basic Appraisal Principles
- Basic Appraisal Procedures
- Residential Appraisal Sales Comparison and Income Approaches
- Residential Appraisal Site Valuation and Cost Approach
- Appraisal Report Writing
- Residential Appraisal Market Analysis and Highest & Best Use
- Real Estate Finance, Statistics, and Valuation Modeling
- General Appraiser Sales Comparison Approach
- General Appraiser Market Analysis and Highest & Best Use
- General Appraiser Site Valuation and Cost Approach
- General Appraiser Income Approach/Part 1
- General Appraiser Income Approach/Part 2
- General Appraiser Report Writing and Case Studies
- Eminent Domain (A250)
- Integrated Approaches to Value (A304)
- Advanced Rural Case Studies (A400)
- Valuation of Conservation Easements and Other Partial Interests in Real Estate (A315)

She has also attended the following seminars:

- California Chapter of the Association of Farm Managers and Rural Appraisers Annual Seminar 2011
- California Chapter of the Association of Farm Managers and Rural Appraisers Annual Seminar 2012
- California Chapter of the Association of Farm Managers and Rural Appraisers Annual Seminar 2013
- California Chapter of the Association of Farm Managers and Rural Appraisers Annual Seminar 2014
- California Chapter of the Association of Farm Managers and Rural Appraisers Annual Seminar 2015
- California Chapter of the Association of Farm Managers and Rural Appraisers Annual Seminar 2016

MEMBERSHIPS, LICENSES AND PROFESSIONAL AFFILIATIONS

- Certified General Real Estate Appraiser License No. 3003661 Expires 03/31/2024
- California Real Estate Salesperson License No. 01942292 Expires 11/06/2025

CONTACT INFORMATION:

Alliance Appraisal, LLC Alliance Ag Services, Inc.

5401 Business Park South, Suite 122

Bakersfield, CA 93309

661.631.0391



Business, Consumer Services & Housing Agency
BUREAU OF REAL ESTATE APPRAISERS
REAL ESTATE APPRAISER LICENSE

Emily A. Ming

has successfully met the requirements for a license as a residential and commercial real estate appraiser in the State of California and is, therefore, entitled to use the title:

“Certified General Real Estate Appraiser”

This license has been issued in accordance with the provisions of the Real Estate Appraisers' Licensing and Certification Law.

BREA APPRAISER IDENTIFICATION NUMBER: 3003661

Effective Date: April 1, 2022
Date Expires: March 31, 2024

Loretta Dillon, Deputy Bureau Chief, BREA

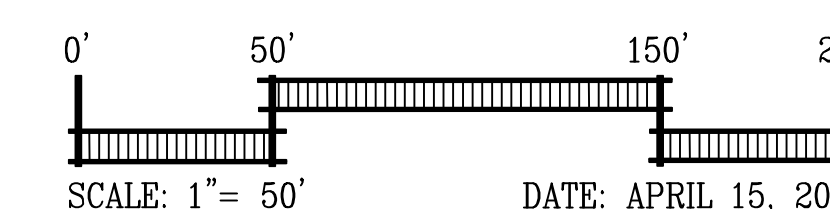
3062068

PROPERTY SPECIFIC DATA

EXHIBIT B



DISTRICT WELL 8 FRAZIER PARK PUBLIC UTILITY DISTRICT



DATE: APRIL 15, 2020



Subject Property Location

Property Address

City, State & Zip FRAZIER PARK, CA 93225

County KERN COUNTY

Mailing Address

Census Tract 0033.05

Thomas Bros Pg-Grid

Report Date: 02/16/2023

Order ID: R107319062

Property Use Agricultural / Rural (General)

Parcel Number 255-320-28-00-3

Latitude 34.819006

Longitude -118.938152

Legal Description Details Sec/Twn/Rng/Mer: SEC 31 TWN 09 RNG 19 Brief Description: SECTION 31, TOWNSHIP 9, RANGE 19, QUARTER

Current Ownership Information *Source of Ownership data: Recorder Information

Primary Owner Name(s)	C&C ELITE PROPERTIES LLC,	Sale Price	\$3,100,000
		Sale Date	
		Recording Date	06/03/2022
Vesting		Recorder Doc #	222088800
		Book / Page	

Latest Full Sale Information

Primary Owner Name(s)	C&C ELITE PROPERTIES LLC,	Sale Price	\$3,100,000
		Sale Date	05/25/2022
		Recording Date	06/03/2022
Vesting		Recorder Doc #	222088800
		Book / Page	

Financing Details at Time of Purchase

1	Loan Amount	\$1,800,000	Origination Lender Name	AGOURA HILLS FINANCIAL
	Loan Type	Commercial Loan	Recording Doc #	222088801
2	Loan Amount	\$1,310,000	Origination Lender Name	SOLEDAD ENRICHMENT ACTION INC
	Loan Type	Commercial Loan	Recording Doc #	222088802

Property Characteristics

	Bedrooms		Year Built		Living Area (SF)	0
	Bathrooms / Partial		Garage / No. of Cars	Carport	Price (\$ / SF)	
	Total Rooms		Stories / Floors	1 Story	Lot Size (SF / AC)	1,612,156/37.01
	Construction Type	Wood	No. of Units		Fireplace	
	Exterior Walls		No. of Buildings		Pool	
	Roof Material / Type		Basement Type / Area		Heat Type	Floor/Wall
	Foundation Type		Style		A / C	
	Property Type	Agricultural/Rural	View		Elevator	
	Land Use	Agricultural / Rural (General)			Zoning	

Assessment & Taxes

	Assessment Year	2022	Tax Year	2022	Tax Exemption	
	Total Assessed Value	\$325,483	Tax Amount	\$3,586.86	Tax Rate Area	84-002
	Land Value	\$301,816	Tax Account ID			
	Improvement Value	\$23,667	Tax Status	No Delinquency Found		
	Improvement Ratio	7.27%	Delinquent Tax Year			
	Total Value		Market Improvement Value			
	Market Land Value		Market Value Year			

Lien History

Trans. ID	Recording Date	Lender	Amount	Purchase Money
1	06/03/2022	AGOURA HILLS FINANCIAL	\$1,800,000	YES
2	06/03/2022	SOLEDAD ENRICHMENT ACTION INC	\$1,310,000	NO

Loan Officer Insights

No details available



Subject Property Location

Property Address

City, State & Zip

FRAZIER PARK, CA 93225

County

KERN COUNTY

Mailing Address

Report Date: 02/16/2023

Order ID: R107319064

Property Use

Agricultural / Rural (General)

Parcel Number

255-320-28-00-3

Transaction Summary

Trans ID	Recording Date	Document Type	Document Description	Sale Price / Loan Amount	Document Number	Buyer / Borrower	Seller
1	06/03/2022	Mortgage	Commercial Loan	\$1,310,000	222088802	C&C ELITE PROPERTIES LLC	
2	06/03/2022	Mortgage	Commercial Loan	\$1,800,000	222088801	C&C ELITE PROPERTIES LLC	
3	06/03/2022	Deed	Grant Deed	\$3,100,000	222088800	C&C ELITE PROPERTIES LLC	SOLEDAD ENRICHMENT ACTION INC
4	09/30/2011	Mortgage	Seller take-back	\$2,000,000	0211127358	SOLEDAD ENRICHMENT ACTION INC	
5	09/30/2011	Deed	Grant Deed		0211127357	SOLEDAD ENRICHMENT ACTION INC	TAIT II, DONALD S; TAIT III, DONALD S; TAIT, BRIAN S; TAIT, SHANE
6	09/30/2011	Deed	Intra-family Transfer or Dissolution		0211127356	TAIT, BRIAN S	RECK, SHAY A; TAIT, SHAY A
7	06/05/2008	Deed	Correction deed		0208089540	TAIT II, DONALD S; TAIT, SHANE; 000002; TAIT, BRIAN S; TAIT, DONALD S	TAIT II, DONALD S; TAIT III, DONALD S
8	06/05/2008	Deed	Correction deed		0208089539	TAIT II, DONALD S; TAIT, SHANE; 000002; TAIT, BRIAN S; TAIT III, DONALD S	TAIT II, DONALD S
9	06/05/2008	Deed	Correction deed		0208089538	TAIT II, DONALD S; TAIT, SHANE; 000002; TAIT, BRIAN S; TAIT III, DONALD S	TAIT, BRIAN S
10	06/05/2008	Deed	Correction deed		0208089537	TAIT II, DONALD S; TAIT, SHANE; 000002; TAIT, BRIAN S; TAIT III, DONALD S	TAIT III, DONALD S
11	06/05/2008	Deed	Correction deed		0208089536	TAIT II, DONALD S; TAIT, SHANE; 000002; TAIT, BRIAN S; TAIT III, DONALD S	TAIT, SHANE
12	06/05/2008	Deed	Intra-family Transfer or Dissolution		0208089535	TAIT II, DONALD S	TAIT, GWENDOLYN ELLEN
13	10/31/2001	Deed	Intra-family Transfer or Dissolution		0201162533	TAIT II, DONALD S; TAIT, BRIAN	TAIT, DONALD S
14	01/15/1997	Deed	Gift Deed		0197005492	TAIT II, DONALD S; TAIT III, DONALD S	TAIT DONALD S

Transaction History Legend



Transfer



Mortgage



Mortgage Assignment



Foreclosure Activity



Mortgage Release

Transaction Details

Mortgage

	Transaction ID	1	Recorder Doc Number	222088802	Recorder Book / Page	
	Mortgage Date	05/26/2022	Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$1,310,000	Document Description	Commercial Loan	1st Periodic Floor Rate	
	Loan Type	Commercial Loan	Recording Date	06/03/2022	1st Periodic Cap Rate	

	Origination Lender Name	SOLEDAD ENRICHMENT ACTION INC	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Other	First Rate Change Date		Change Index	
	Type Financing		Maturity Date		IO Period	
	Borrower 1	C&C ELITE PROPERTIES LLC	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2		Fixed /Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting					
Mortgage						
	Transaction ID	2	Recorder Doc Number	222088801	Recorder Book /Page	
	Mortgage Date		Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$1,800,000	Document Description	Commercial Loan	1st Periodic Floor Rate	
	Loan Type	Commercial Loan	Recording Date	06/03/2022	1st Periodic Cap Rate	
	Origination Lender Name	AGOURA HILLS FINANCIAL	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Other	First Rate Change Date		Change Index	
	Type Financing		Maturity Date		IO Period	
	Borrower 1	C&C ELITE PROPERTIES LLC	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2		Fixed /Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting					
Transfer						
	Transaction ID	3	Recorder Doc Number	222088800	Partial Interest Transferred	
	Sale Date	05/25/2022	Document Type	Deed	Type of Transaction	Non Residential Transfer
	Sale Price	\$3,100,000	Document Description	Grant Deed	Multiple APNs on Deed	5
	Recorder Book /Page		Recording Date	06/03/2022	Property Use	
	Buyer 1	C&C ELITE PROPERTIES LLC	Buyer 1 Entity	Limited Liability Company	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	
	Seller 1	SOLEDAD ENRICHMENT ACTION INC	Seller 1 Entity	Corporation	Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City / Muni / Township	
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section / Twn / Rng / Mer	SE4NE4 S06T08NR19W SBBM
	Legal Brief Description / Unit / Phase / Tract		PORTION LOT4/ / /		Title Company Name	CHICAGO TITLE COMPANY
Mortgage						
	Transaction ID	4	Recorder Doc Number	0211127358	Recorder Book /Page	
	Mortgage Date		Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$2,000,000	Document Description	Seller take-back	1st Periodic Floor Rate	
	Loan Type	Seller take-back	Recording Date	09/30/2011	1st Periodic Cap Rate	
	Origination Lender Name	DONALD S TAIT II ETAL	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Seller	First Rate Change Date		Change Index	
	Type Financing		Maturity Date		IO Period	

	Borrower 1	SOLEDAD ENRICHMENT ACTION INC	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2		Fixed /Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting					
Transfer						
	Transaction ID	5	Recorder Doc Number	0211127357	Partial Interest Transferred	
	Sale Date	09/26/2011	Document Type	Deed	Type of Transaction	Non Residential Transfer
	Sale Price		Document Description	Grant Deed	Multiple APNs on Deed	6
	Recorder Book / Page		Recording Date	09/30/2011	Property Use	
	Buyer 1	SOLEDAD ENRICHMENT ACTION INC	Buyer 1 Entity	Company or Corporation	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	222 N VIRGIL AVE, LOS ANGELES, CA 90004-3622
	Seller 1	TAIT II, DONALD S	Seller 1 Entity	Married Man	Seller Mailing Address	
	Seller 2	TAIT III, DONALD S	Seller 2 Entity	Single man	Legal City / Muni / Township	UNINCORPORATED
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section / Twn / Rng / Mer	SW4SE4SW4 S31T09NR19W SBM
	Legal Brief Description / Unit / Phase / Tract				Title Company Name	ORANGE COAST TITLE COMPANY
Transfer						
	Transaction ID	6	Recorder Doc Number	0211127356	Partial Interest Transferred	
	Transfer Date	09/26/2011	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Intra-family Transfer or Dissolution	Multiple APNs on Deed	6
	Recorder Book / Page		Recording Date	09/30/2011	Property Use	
	Buyer 1	TAIT, BRIAN S	Buyer 1 Entity	Single man	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	
	Seller 1	RECK, SHAY A	Seller 1 Entity	Individual	Seller Mailing Address	
	Seller 2	TAIT, SHAY A	Seller 2 Entity	f/k/a (formerly known as)	Legal City / Muni / Township	
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section / Twn / Rng / Mer	S06T08NR19W SBB&M
	Legal Brief Description / Unit / Phase / Tract				Title Company Name	ORANGE COAST TITLE COMPANY
Transfer						
	Transaction ID	7	Recorder Doc Number	0208089540	Partial Interest Transferred	
	Transfer Date	09/09/2007	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Correction deed	Multiple APNs on Deed	+
	Recorder Book / Page		Recording Date	06/05/2008	Property Use	
	Buyer 1	TAIT II, DONALD S	Buyer 1 Entity	Trustee or Conservator	Buyer Vesting	
	Buyer 2	TAIT, SHANE	Buyer 2 Entity	Single man	Buyer Mailing Address	18661 VIA PALATINO, IRVINE, CA 92603-3445
	Seller 1	TAIT II, DONALD S	Seller 1 Entity	Trustee or Conservator	Seller Mailing Address	
	Seller 2	TAIT III, DONALD S	Seller 2 Entity	Minor, Ward or Client (Represented by Trustee)	Legal City / Muni / Township	UNINCORPORATED
	Legal Recorder's Map Ref	PM8898 MB43PG196&197	Legal Subdivision		Legal Section / Twn / Rng / Mer	POR S2SW4 S31T09NR19W SBM
	Legal Brief Description / Unit / Phase / Tract				Title Company Name	COMMONWEALTH TITLE

Transfer						
	Transaction ID	8	Recorder Doc Number	0208089539	Partial Interest Transferred	
	Transfer Date	09/09/2007	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Correction deed	Multiple APNs on Deed	+
	Recorder Book / Page		Recording Date	06/05/2008	Property Use	
	Buyer 1	TAIT II, DONALD S	Buyer 1 Entity	Married Man	Buyer Vesting	
	Buyer 2	TAIT, SHANE	Buyer 2 Entity	Single man	Buyer Mailing Address	311 CARNELIA TRL, FRAZIER PARK, CA 93225-1166
	Seller 1	TAIT II, DONALD S	Seller 1 Entity		Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City / Muni / Township	UNINCORPORATED
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section / Twn / Rng / Mer	POR S2SW4 S31T09NR19W SBM
	Legal Brief Description / Unit / Phase / Tract					Title Company Name
Transfer						
	Transaction ID	9	Recorder Doc Number	0208089538	Partial Interest Transferred	
	Transfer Date	09/09/2007	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Correction deed	Multiple APNs on Deed	+
	Recorder Book / Page		Recording Date	06/05/2008	Property Use	
	Buyer 1	TAIT II, DONALD S	Buyer 1 Entity	Married Man	Buyer Vesting	
	Buyer 2	TAIT, SHANE	Buyer 2 Entity	Single man	Buyer Mailing Address	311 CARNELIA TRL, FRAZIER PARK, CA 93225-1166
	Seller 1	TAIT, BRIAN S	Seller 1 Entity	Married Man	Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City / Muni / Township	UNINCORPORATED
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section / Twn / Rng / Mer	POR S2SW4 S31T09NR19W SBM
	Legal Brief Description / Unit / Phase / Tract					Title Company Name
Transfer						
	Transaction ID	10	Recorder Doc Number	0208089537	Partial Interest Transferred	
	Transfer Date	09/24/2007	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Correction deed	Multiple APNs on Deed	+
	Recorder Book / Page		Recording Date	06/05/2008	Property Use	
	Buyer 1	TAIT II, DONALD S	Buyer 1 Entity	Married Man	Buyer Vesting	
	Buyer 2	TAIT, SHANE	Buyer 2 Entity	Single man	Buyer Mailing Address	311 CARNELIA TRL, FRAZIER PARK, CA 93225-1166
	Seller 1	TAIT III, DONALD S	Seller 1 Entity		Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City / Muni / Township	UNINCORPORATED
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section / Twn / Rng / Mer	POR S2SW4 S31T09NR19W SBM
	Legal Brief Description / Unit / Phase / Tract					Title Company Name
Transfer						
	Transaction ID	11	Recorder Doc Number	0208089536	Partial Interest Transferred	
	Transfer Date	09/19/2007	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer

Sale Price		Document Description	Correction deed	Multiple APNs on Deed	+
Recorder Book / Page		Recording Date	06/05/2008	Property Use	
Buyer 1	TAIT II, DONALD S	Buyer 1 Entity	Married Man	Buyer Vesting	
Buyer 2	TAIT, SHANE	Buyer 2 Entity	Single man	Buyer Mailing Address	311 CARNELIA TRL, FRAZIER PARK, CA 93225-1166
Seller 1	TAIT, SHANE	Seller 1 Entity		Seller Mailing Address	
Seller 2		Seller 2 Entity		Legal City / Muni / Township	UNINCORPORATED
Legal Recorder's Map Ref	PM8898 MB43PG106&107	Legal Subdivision		Legal Section / Twn / Rng / Mer	POR S2SW4 S31T09NR19W SBM
Legal Brief Description / Unit / Phase / Tract				Title Company Name	COMMONWEALTH TITLE

Transfer

	Transaction ID	12	Recorder Doc Number	0208089535	Partial Interest Transferred	
	Transfer Date	09/17/2007	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Intra-family Transfer or Dissolution	Multiple APNs on Deed	+
	Recorder Book / Page		Recording Date	06/05/2008	Property Use	
	Buyer 1	TAIT II, DONALD S	Buyer 1 Entity	Married Man	Buyer Vesting	Married Man as his sole and separate property
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	311 CARNELIA TRL, FRAZIER PARK, CA 93225-1166
	Seller 1	TAIT, GWENDOLYN ELLEN	Seller 1 Entity	Married Person	Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City / Muni / Township	UNINCORPORATED
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section / Twn / Rng / Mer	POR S2SW4 S31T09NR19W SBM
	Legal Brief Description / Unit / Phase / Tract				Title Company Name	COMMONWEALTH TITLE

Transfer

	Transaction ID	13	Recorder Doc Number	0201162533	Partial Interest Transferred	
	Transfer Date	10/22/2001	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Intra-family Transfer or Dissolution	Multiple APNs on Deed	+
	Recorder Book / Page		Recording Date	10/31/2001	Property Use	
	Buyer 1	TAIT II, DONALD S	Buyer 1 Entity	Married Man	Buyer Vesting	
	Buyer 2	TAIT, BRIAN	Buyer 2 Entity	Single man	Buyer Mailing Address	2799 THICKET PL, SIMI VALLEY, CA 93065-1323
	Seller 1	TAIT, DONALD S	Seller 1 Entity	Single man	Seller Mailing Address	PO BOX 166, FRAZIER PARK, CA 93225
	Seller 2		Seller 2 Entity		Legal City / Muni / Township	UNINCORPORATED
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section / Twn / Rng / Mer	POR S2SW4 S31T09NR19W SBM
	Legal Brief Description / Unit / Phase / Tract				Title Company Name	

Transfer

	Transaction ID	14	Recorder Doc Number	0197005492	Partial Interest Transferred	
	Transfer Date	01/01/1997	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Gift Deed	Multiple APNs on Deed	+
	Recorder Book / Page		Recording Date	01/15/1997	Property Use	
	Buyer 1	TAIT II, DONALD S	Buyer 1 Entity	Trustee or Conservator	Buyer Vesting	Trust

Buyer 2	TAIT III, DONALD S	Buyer 2 Entity	Minor, Ward or Client (Represented by Trustee)	Buyer Mailing Address	426 S ARDEN BLVD, LOS ANGELES, CA 90020-4736
Seller 1	TAIT DONALD S	Seller 1 Entity	Seller is owner on current Assessment File	Seller Mailing Address	
Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	
Legal Recorder's Map Ref		Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
Legal Brief Description/ Unit/ Phase/ Tract	SECTION 31, TOWNSHIP 9, RANGE 19, QUARTER/ / /			Title Company Name	

Report Date: 02/16/2023

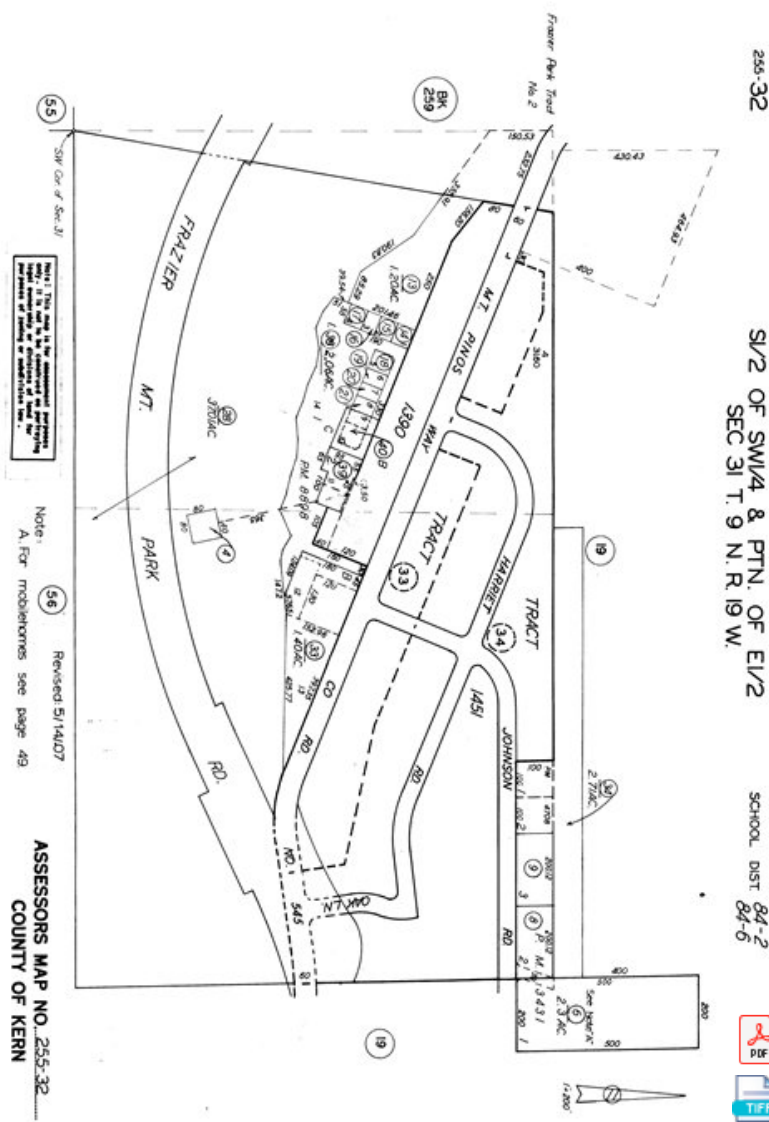
Order ID: R107319063

FRAZIER PARK, CA 93225

KERN COUNTY

Parcel Number

255-320-28-00-3



[Download the map in PDF](#)



 Download the map in TIFF

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Subject Property Location

Property Address 311 CARNELIA TRL
 City, State & Zip FRAZIER PARK, CA 93225
 County KERN COUNTY
 Mailing Address
 Census Tract 0033.05
 Thomas Bros Pg-Grid

Report Date: 02/16/2023
 Order ID: R107319066

Property Use Single Family Residential
 Parcel Number 255-560-01-00-4
 Latitude 34.816276
 Longitude -118.939803

Legal Description Details Sec/Twn/Rng/Mer: SEC 06 TWN 08 RNG 19 Brief Description: SECTION 6, TOWNSHIP 8, RANGE 19, QUARTER

Current Ownership Information *Source of Ownership data: Recorder Information

Primary Owner Name(s)	C&C ELITE PROPERTIES LLC,	Sale Price	\$3,100,000
		Sale Date	
		Recording Date	06/03/2022
Vesting		Recorder Doc #	222088800
		Book / Page	

Latest Full Sale Information

Primary Owner Name(s)	C&C ELITE PROPERTIES LLC,	Sale Price	\$3,100,000
		Sale Date	05/25/2022
		Recording Date	06/03/2022
Vesting		Recorder Doc #	222088800
		Book / Page	

Financing Details at Time of Purchase

1	Loan Amount	\$1,800,000	Origination Lender Name	AGOURA HILLS FINANCIAL
	Loan Type	Commercial Loan	Recording Doc #	222088801
2	Loan Amount	\$1,310,000	Origination Lender Name	SOLEDAD ENRICHMENT ACTION INC
	Loan Type	Commercial Loan	Recording Doc #	222088802

Property Characteristics

	Bedrooms	3	Year Built	1930	Living Area (SF)	1,491
	Bathrooms/Partial	2	Garage/No. of Cars	Detached Garage/2	Price (\$/SF)	\$2,079/SF
	Total Rooms		Stories/Floors	1 Story	Lot Size (SF/AC)	1,611,284/36.99
	Construction Type	Wood	No. of Units		Fireplace	One Fireplace
	Exterior Walls		No. of Buildings		Pool	
	Roof Material/Type		Basement Type/Area		Heat Type	None
	Foundation Type		Style		A/C	N
	Property Type	Residential	View		Elevator	
	Land Use	Single Family Residential			Zoning	

Assessment & Taxes

	Assessment Year	2022	Tax Year	2022	Tax Exemption	
	Total Assessed Value	\$739,750	Tax Amount	\$8,460.26	Tax Rate Area	84-036
	Land Value	\$656,901	Tax Account ID			
	Improvement Value	\$82,849	Tax Status	No Delinquency Found		
	Improvement Ratio	11.2%	Delinquent Tax Year			
	Total Value			Market Improvement Value		
	Market Land Value			Market Value Year		

Lien History

Trans. ID	Recording Date	Lender	Amount	Purchase Money
1	06/03/2022	AGOURA HILLS FINANCIAL	\$1,800,000	YES

2	06/03/2022	SOLEDAD ENRICHMENT ACTION INC	\$1,310,000	NO
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Loan Officer Insights

No details available



TICOR TITLE[®] Transaction History Report - Detailed View

Subject Property Location

Property Address 311 CARNELIA TRL
City, State & Zip FRAZIER PARK, CA 93225
County KERN COUNTY
Mailing Address

Report Date: 02/16/2023

Order ID: R107319068

Property Use Single Family Residential
Parcel Number 255-560-01-00-4

Transaction Summary

Trans ID	Recording Date	Document Type	Document Description	Sale Price / Loan Amount	Document Number	Buyer / Borrower	Seller
1	06/03/2022	Mortgage	Commercial Loan	\$1,310,000	222088802	C&C ELITE PROPERTIES LLC	
2	06/03/2022	Mortgage	Commercial Loan	\$1,800,000	222088801	C&C ELITE PROPERTIES LLC	
3	06/03/2022	Deed	Grant Deed	\$3,100,000	222088800	C&C ELITE PROPERTIES LLC	SOLEDAD ENRICHMENT ACTION INC
4	09/30/2011	Mortgage	Seller take-back	\$2,000,000	0211127358	SOLEDAD ENRICHMENT ACTION INC	
5	09/30/2011	Deed	Grant Deed		0211127357	SOLEDAD ENRICHMENT ACTION INC	TAIT II, DONALD S; TAIT III, DONALD S; TAIT, BRIAN S; TAIT, SHANE
6	09/30/2011	Deed	Intra-family Transfer or Dissolution		0211127356	TAIT, BRIAN S	RECK, SHAY A; TAIT, SHAY A
7	06/05/2008	Deed	Correction deed		0208089540	TAIT II, DONALD S; TAIT, SHANE; 000002; TAIT, BRIAN S; TAIT, DONALD S	TAIT II, DONALD S; TAIT III, DONALD S
8	06/05/2008	Deed	Correction deed		0208089539	TAIT II, DONALD S; TAIT, SHANE; 000002; TAIT, BRIAN S; TAIT III, DONALD S	TAIT II, DONALD S
9	06/05/2008	Deed	Correction deed		0208089538	TAIT II, DONALD S; TAIT, SHANE; 000002; TAIT, BRIAN S; TAIT III, DONALD S	TAIT, BRIAN S
10	06/05/2008	Deed	Correction deed		0208089537	TAIT II, DONALD S; TAIT, SHANE; 000002; TAIT, BRIAN S; TAIT III, DONALD S	TAIT III, DONALD S
11	06/05/2008	Deed	Correction deed		0208089536	TAIT II, DONALD S; TAIT, SHANE; 000002; TAIT, BRIAN S; TAIT III, DONALD S	TAIT, SHANE
12	06/05/2008	Deed	Intra-family Transfer or Dissolution		0208089535	TAIT II, DONALD S	TAIT, GWENDOLYN ELLEN
13	12/27/1996	Deed	Gift Deed		0196165602	TAIT II, DONALD S; TAIT III, DONALD S	TAIT, DONALD S
14	05/17/1994	Deed	Grant Deed		077508	TAIT II, DONALD S	TAIT, DONALD S
15	05/17/1994	Deed	Grant Deed		077507	TAIT, BRIAN S	TAIT, DONALD S
16	12/28/1993	Deed	Grant Deed		189117	TAIT, BRIAN S; TAIT, SHANE	TAIT, DONALD S
17	12/28/1993	Deed	Grant Deed		189116	TAIT II, DONALD S; TAIT III, DONALD S	TAIT, DONALD S

Transaction History Legend



Transfer



Mortgage



Mortgage Assignment



Foreclosure Activity



Mortgage Release

Transaction Details

Mortgage

	Transaction ID	1	Recorder Doc Number	222088802	Recorder Book / Page	
	Mortgage Date	05/26/2022	Document Type	Mortgage	Rate Change Freq	

Loan Amount	\$1,310,000	Document Description	Commercial Loan	1st Periodic Floor Rate	
Loan Type	Commercial Loan	Recording Date	06/03/2022	1st Periodic Cap Rate	
Origination Lender Name	SOLEDAD ENRICHMENT ACTION INC	Origination Interest Rate		Lifetime Cap Rate	
Origination Lender Type	Other	First Rate Change Date		Change Index	
Type Financing		Maturity Date		IO Period	
Borrower 1	C&C ELITE PROPERTIES LLC	Balloon Rider		Prepayment Penalty Rider	
Borrower 2		Fixed / Step Rate Rider		Prepayment Penalty Term	
Additional Borrowers		Adj Rate Rider		Adj Rate Index	
Vesting					

Mortgage

	Transaction ID	2	Recorder Doc Number	222088801	Recorder Book / Page	
	Mortgage Date		Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$1,800,000	Document Description	Commercial Loan	1st Periodic Floor Rate	
	Loan Type	Commercial Loan	Recording Date	06/03/2022	1st Periodic Cap Rate	
	Origination Lender Name	AGOURA HILLS FINANCIAL	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Other	First Rate Change Date		Change Index	
	Type Financing		Maturity Date		IO Period	
	Borrower 1	C&C ELITE PROPERTIES LLC	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2		Fixed / Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting					

Transfer

	Transaction ID	3	Recorder Doc Number	222088800	Partial Interest Transferred	
	Sale Date	05/25/2022	Document Type	Deed	Type of Transaction	Arms-Length Transfer
	Sale Price	\$3,100,000	Document Description	Grant Deed	Multiple APNs on Deed	5
	Recorder Book / Page		Recording Date	06/03/2022	Property Use	
	Buyer 1	C&C ELITE PROPERTIES LLC	Buyer 1 Entity	Limited Liability Company	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	
	Seller 1	SOLEDAD ENRICHMENT ACTION INC	Seller 1 Entity	Corporation	Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City / Muni / Township	
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section / Twn / Rng / Mer	S06T08NR19W SBBM
	Legal Brief Description / Unit / Phase / Tract				Title Company Name	CHICAGO TITLE COMPANY

Mortgage

	Transaction ID	4	Recorder Doc Number	0211127358	Recorder Book / Page	
	Mortgage Date		Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$2,000,000	Document Description	Seller take-back	1st Periodic Floor Rate	
	Loan Type	Seller take-back	Recording Date	09/30/2011	1st Periodic Cap Rate	

	Origination Lender Name	DONALD S TAIT II ETAL	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Seller	First Rate Change Date		Change Index	
	Type Financing		Maturity Date		IO Period	
	Borrower 1	SOLEDAD ENRICHMENT ACTION INC	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2		Fixed /Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting					
Transfer						
	Transaction ID	5	Recorder Doc Number	0211127357	Partial Interest Transferred	
	Sale Date	09/26/2011	Document Type	Deed	Type of Transaction	Non Residential Transfer
	Sale Price		Document Description	Grant Deed	Multiple APNs on Deed	6
	Recorder Book / Page		Recording Date	09/30/2011	Property Use	
	Buyer 1	SOLEDAD ENRICHMENT ACTION INC	Buyer 1 Entity	Company or Corporation	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	222 N VIRGIL AVE, LOS ANGELES, CA 90004-3622
	Seller 1	TAIT II, DONALD S	Seller 1 Entity	Married Man	Seller Mailing Address	
	Seller 2	TAIT III, DONALD S	Seller 2 Entity	Single man	Legal City / Muni / Township	
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section / Twn / Rng / Mer	S06T08NR19W SBB&M
	Legal Brief Description / Unit / Phase / Tract				Title Company Name	ORANGE COAST TITLE COMPANY
Transfer						
	Transaction ID	6	Recorder Doc Number	0211127356	Partial Interest Transferred	
	Transfer Date	09/26/2011	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Intra-family Transfer or Dissolution	Multiple APNs on Deed	6
	Recorder Book / Page		Recording Date	09/30/2011	Property Use	
	Buyer 1	TAIT, BRIAN S	Buyer 1 Entity	Single man	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	
	Seller 1	RECK, SHAY A	Seller 1 Entity	Individual	Seller Mailing Address	
	Seller 2	TAIT, SHAY A	Seller 2 Entity	f/k/a (formerly known as)	Legal City / Muni / Township	
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section / Twn / Rng / Mer	S06T08NR19W SBB&M
	Legal Brief Description / Unit / Phase / Tract				Title Company Name	ORANGE COAST TITLE COMPANY
Transfer						
	Transaction ID	7	Recorder Doc Number	0208089540	Partial Interest Transferred	
	Transfer Date	09/09/2007	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Correction deed	Multiple APNs on Deed	+
	Recorder Book / Page		Recording Date	06/05/2008	Property Use	
	Buyer 1	TAIT II, DONALD S	Buyer 1 Entity	Trustee or Conservator	Buyer Vesting	
	Buyer 2	TAIT, SHANE	Buyer 2 Entity	Single man	Buyer Mailing Address	18661 VIA PALATINO, IRVINE, CA 92603-3445
	Seller 1	TAIT II, DONALD S	Seller 1 Entity	Trustee or Conservator	Seller Mailing Address	

	Seller 2	TAIT III, DONALD S	Seller 2 Entity	Minor, Ward or Client (Represented by Trustee)	Legal City / Muni/ Township	FRAZIER PARK
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section / Twn/ Rng/ Mer	S06T08NR19W SBM
	Legal Brief Description/ Unit/ Phase / Tract		SE4 NE4 SEC06 & SW4 NW4 SEC05 TWP08N RNG19W SBM/ / /		Title Company Name	COMMONWEALTH TITLE
Transfer						
	Transaction ID	8	Recorder Doc Number	0208089539	Partial Interest Transferred	
	Transfer Date	09/09/2007	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Correction deed	Multiple APNs on Deed	+
	Recorder Book / Page		Recording Date	06/05/2008	Property Use	
	Buyer 1	TAIT II, DONALD S	Buyer 1 Entity	Married Man	Buyer Vesting	
	Buyer 2	TAIT, SHANE	Buyer 2 Entity	Single man	Buyer Mailing Address	311 CARNELIA TRL, FRAZIER PARK, CA 93225-1166
	Seller 1	TAIT II, DONALD S	Seller 1 Entity		Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City / Muni/ Township	FRAZIER PARK
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section / Twn/ Rng/ Mer	S06T08NR19W SBM
	Legal Brief Description/ Unit/ Phase / Tract		SE4 NE4 SEC06 & SW4 NW4 SEC05 TWP08N RNG19W SBM/ / /		Title Company Name	NONE AVAILABLE
Transfer						
	Transaction ID	9	Recorder Doc Number	0208089538	Partial Interest Transferred	
	Transfer Date	09/09/2007	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Correction deed	Multiple APNs on Deed	+
	Recorder Book / Page		Recording Date	06/05/2008	Property Use	
	Buyer 1	TAIT II, DONALD S	Buyer 1 Entity	Married Man	Buyer Vesting	
	Buyer 2	TAIT, SHANE	Buyer 2 Entity	Single man	Buyer Mailing Address	311 CARNELIA TRL, FRAZIER PARK, CA 93225-1166
	Seller 1	TAIT, BRIAN S	Seller 1 Entity	Married Man	Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City / Muni/ Township	FRAZIER PARK
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section / Twn/ Rng/ Mer	S06T08NR19W SBM
	Legal Brief Description/ Unit/ Phase / Tract		SE4 NE4 SEC06 & SW4 NW4 SEC05 TWP08N RNG19W SBM/ / /		Title Company Name	COMMONWEALTH TITLE
Transfer						
	Transaction ID	10	Recorder Doc Number	0208089537	Partial Interest Transferred	
	Transfer Date	09/24/2007	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Correction deed	Multiple APNs on Deed	+
	Recorder Book / Page		Recording Date	06/05/2008	Property Use	
	Buyer 1	TAIT II, DONALD S	Buyer 1 Entity	Married Man	Buyer Vesting	
	Buyer 2	TAIT, SHANE	Buyer 2 Entity	Single man	Buyer Mailing Address	311 CARNELIA TRL, FRAZIER PARK, CA 93225-1166
	Seller 1	TAIT III, DONALD S	Seller 1 Entity		Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City / Muni/ Township	FRAZIER PARK
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section / Twn/ Rng/ Mer	S06T08NR19W SBM
	Legal Brief Description/ Unit/ Phase / Tract		SE4 NE4 SEC06 & SW4 NW4 SEC05 TWP08N RNG19W SBM/ / /		Title Company Name	COMMONWEALTH TITLE

Transfer						
	Transaction ID	11	Recorder Doc Number	0208089536	Partial Interest Transferred	
	Transfer Date	09/19/2007	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Correction deed	Multiple APNs on Deed	+
	Recorder Book / Page		Recording Date	06/05/2008	Property Use	
	Buyer 1	TAIT II, DONALD S	Buyer 1 Entity	Married Man	Buyer Vesting	
	Buyer 2	TAIT, SHANE	Buyer 2 Entity	Single man	Buyer Mailing Address	311 CARNELIA TRL, FRAZIER PARK, CA 93225-1166
	Seller 1	TAIT, SHANE	Seller 1 Entity		Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City / Muni / Township	FRAZIER PARK
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section / Twn / Rng / Mer	S06T08NR19W SBM
	Legal Brief Description / Unit / Phase / Tract		SE4 NE4 SEC06 & SW4 NW4 SEC05 TWP08N RNG19W SBM / / /		Title Company Name	COMMONWEALTH TITLE
Transfer						
	Transaction ID	12	Recorder Doc Number	0208089535	Partial Interest Transferred	
	Transfer Date	09/17/2007	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Intra-family Transfer or Dissolution	Multiple APNs on Deed	+
	Recorder Book / Page		Recording Date	06/05/2008	Property Use	
	Buyer 1	TAIT II, DONALD S	Buyer 1 Entity	Married Man	Buyer Vesting	Married Man as his sole and separate property
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	311 CARNELIA TRL, FRAZIER PARK, CA 93225-1166
	Seller 1	TAIT, GWENDOLYN ELLEN	Seller 1 Entity	Married Person	Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City / Muni / Township	
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section / Twn / Rng / Mer	S06T08NR19W SBM
	Legal Brief Description / Unit / Phase / Tract		SE4 NE4 SEC06 & SW4 NW4 SEC05 TWP08N RNG19W SBM / / /		Title Company Name	COMMONWEALTH TITLE
Transfer						
	Transaction ID	13	Recorder Doc Number	0196165602	Partial Interest Transferred	
	Transfer Date	12/01/1996	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Gift Deed	Multiple APNs on Deed	3
	Recorder Book / Page		Recording Date	12/27/1996	Property Use	
	Buyer 1	TAIT II, DONALD S	Buyer 1 Entity	Trustee or Conservator	Buyer Vesting	Trust
	Buyer 2	TAIT III, DONALD S	Buyer 2 Entity	Minor, Ward or Client (Represented by Trustee)	Buyer Mailing Address	426 S ARDEN BLVD, LOS ANGELES, CA 90020-4736
	Seller 1	TAIT, DONALD S	Seller 1 Entity	Married Man	Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City / Muni / Township	
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section / Twn / Rng / Mer	
	Legal Brief Description / Unit / Phase / Tract		SECTION 6, TOWNSHIP 8, RANGE 19, QUARTER / / /		Title Company Name	
Transfer						
	Transaction ID	14	Recorder Doc Number	077508	Partial Interest Transferred	
	Transfer Date	01/21/1994	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer

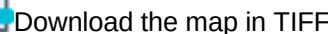
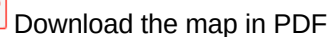
	Sale Price		Document Description	Grant Deed	Multiple APNs on Deed	3
	Recorder Book / Page	7034/ 2483	Recording Date	05/17/1994	Property Use	
	Buyer 1	TAIT II, DONALD S	Buyer 1 Entity	Married Man	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	7085 BIRDVIEW AVE, MALIBU, CA 90265-4106
	Seller 1	TAIT, DONALD S	Seller 1 Entity	Married Man	Seller Mailing Address	0007085 BIRDVIEW AVE, MALIBU, CA 90265
	Seller 2		Seller 2 Entity		Legal City / Muni / Township	
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section / Twn / Rng / Mer	S06T08NR19W SBBM
	Legal Brief Description / Unit / Phase / Tract					Title Company Name
Transfer						
	Transaction ID	15	Recorder Doc Number	077507	Partial Interest Transferred	
	Transfer Date	01/21/1994	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Grant Deed	Multiple APNs on Deed	3
	Recorder Book / Page	7034/ 2481	Recording Date	05/17/1994	Property Use	
	Buyer 1	TAIT, BRIAN S	Buyer 1 Entity	Married Man	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	7085 BIRDVIEW AVE, MALIBU, CA 90265-4106
	Seller 1	TAIT, DONALD S	Seller 1 Entity	Married Man	Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City / Muni / Township	
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section / Twn / Rng / Mer	S06T08NR19W SBBM
	Legal Brief Description / Unit / Phase / Tract					Title Company Name
Transfer						
	Transaction ID	16	Recorder Doc Number	189117	Partial Interest Transferred	
	Transfer Date	11/30/1993	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Grant Deed	Multiple APNs on Deed	3
	Recorder Book / Page	6962/ 2286	Recording Date	12/28/1993	Property Use	
	Buyer 1	TAIT, BRIAN S	Buyer 1 Entity	Married Man	Buyer Vesting	
	Buyer 2	TAIT, SHANE	Buyer 2 Entity		Buyer Mailing Address	7085 BIRDVIEW AVE, MALIBU, CA 90265-4106
	Seller 1	TAIT, DONALD S	Seller 1 Entity	Married Man	Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City / Muni / Township	
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section / Twn / Rng / Mer	S6 T8N R19W SBBM
	Legal Brief Description / Unit / Phase / Tract					Title Company Name
Transfer						
	Transaction ID	17	Recorder Doc Number	189116	Partial Interest Transferred	
	Transfer Date	11/30/1993	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Grant Deed	Multiple APNs on Deed	3
	Recorder Book / Page	6962/ 2284	Recording Date	12/28/1993	Property Use	
	Buyer 1	TAIT II, DONALD S	Buyer 1 Entity	Married Man	Buyer Vesting	
	Buyer 2	TAIT III, DONALD S	Buyer 2 Entity		Buyer Mailing Address	7085 BIRDVIEW AVE, MALIBU, CA 90265-4106

Seller 1	TAIT, DONALD S	Seller 1 Entity	Married Man	Seller Mailing Address	0007085 BIRDVIEW AVE, MALIBU, CA 90265
Seller 2		Seller 2 Entity		Legal City / Muni/ Township	
Legal Recorder's Map Ref		Legal Subdivision		Legal Section / Twn/ Rng/ Mer	S6 T8N R19W SBBM
Legal Brief Description/ Unit/ Phase/ Tract				Title Company Name	

Report Date: 02/16/2023

Order ID: R107319067

Parcel Number 255-560-01-00-4



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Subject Property Location

Property Address

City, State & Zip LEBEC, CA 93243
 County KERN COUNTY
 Mailing Address 222 N VIRGIL AVE, LOS ANGELES, CA 90004-3622
 Census Tract
 Thomas Bros Pg-Grid

Report Date: 02/16/2023

Order ID: R107319079

Property Use Residential - Vacant Land
 Parcel Number 255-560-05-00-6
 Latitude 34.814416
 Longitude -118.922913

Legal Description Details Sec/Twn/Rng/Mer: SEC 05 TWN 08 RNG 19 Brief Description: SECTION 5, TOWNSHIP 8, RANGE 19, QUARTER

Current Ownership Information *Source of Ownership data: Assessment Data

Primary Owner Name(s)	SOLEDAD ENRICHMENT ACTION INC
Vesting	Company

Latest Full Sale Information

Details beyond coverage limitations

Financing Details at Time of Purchase

No financing details available

Property Characteristics

	Bedrooms		Year Built		Living Area (SF)	0
	Bathrooms/Partial		Garage/No. of Cars		Price (\$/SF)	
	Total Rooms		Stories/Floors		Lot Size (SF/AC)	3,474,346/79.76
	Construction Type		No. of Units		Fireplace	
	Exterior Walls		No. of Buildings		Pool	
	Roof Material/Type		Basement Type/Area		Heat Type	
	Foundation Type		Style		A/C	
	Property Type	Vacant Land	View		Elevator	
	Land Use	Residential - Vacant Land			Zoning	A

Assessment & Taxes

	Assessment Year	2022	Tax Year	2022	Tax Exemption	
	Total Assessed Value	\$662,818	Tax Amount	\$7,293.70	Tax Rate Area	84-038
	Land Value	\$662,818	Tax Account ID			
	Improvement Value		Tax Status	No Delinquency Found		
	Improvement Ratio		Delinquent Tax Year			
	Total Value			Market Improvement Value		
	Market Land Value			Market Value Year		

Lien History

Trans. ID	Recording Date	Lender	Amount	Purchase Money
1	06/03/2022	SOLEDAD ENRICHMENT ACTION INC	\$1,310,000	NO
2	09/30/2011	DONALD S TAIT II ETAL	\$2,000,000	YES

Loan Officer Insights

No details available



TICOR TITLE Transaction History Report - Detailed View

Subject Property Location

Property Address

City, State & Zip

LEBEC, CA 93243

County

KERN COUNTY

Mailing Address

222 N VIRGIL AVE, LOS ANGELES, CA 90004-3622

Property Use

Residential - Vacant Land

Parcel Number

255-560-05-00-6

Report Date: 02/16/2023

Order ID: R107319080

Transaction Summary

Trans ID	Recording Date	Document Type	Document Description	Sale Price / Loan Amount	Document Number	Buyer / Borrower	Seller
1	06/03/2022	Mortgage	Commercial Loan	\$1,310,000	222088802	C&C ELITE PROPERTIES LLC	
2	09/30/2011	Mortgage	Seller take-back	\$2,000,000	0211127358	SOLEDAD ENRICHMENT ACTION INC	
3	09/30/2011	Deed	Grant Deed		0211127357	SOLEDAD ENRICHMENT ACTION INC	TAIT II, DONALD S; TAIT III, DONALD S; TAIT, BRIAN S; TAIT, SHANE
4	09/30/2011	Deed	Intra-family Transfer or Dissolution		0211127356	TAIT, BRIAN S	RECK, SHAY A; TAIT, SHAY A
5	06/05/2008	Deed	Correction deed		0208089540	TAIT II, DONALD S; TAIT, SHANE; 000002; TAIT, BRIAN S; TAIT, DONALD S	TAIT II, DONALD S; TAIT III, DONALD S
6	06/05/2008	Deed	Correction deed		0208089539	TAIT II, DONALD S; TAIT, SHANE; 000002; TAIT, BRIAN S; TAIT III, DONALD S	TAIT II, DONALD S
7	06/05/2008	Deed	Correction deed		0208089538	TAIT II, DONALD S; TAIT, SHANE; 000002; TAIT, BRIAN S; TAIT III, DONALD S	TAIT, BRIAN S
8	06/05/2008	Deed	Correction deed		0208089537	TAIT II, DONALD S; TAIT, SHANE; 000002; TAIT, BRIAN S; TAIT III, DONALD S	TAIT III, DONALD S
9	06/05/2008	Deed	Correction deed		0208089536	TAIT II, DONALD S; TAIT, SHANE; 000002; TAIT, BRIAN S; TAIT III, DONALD S	TAIT, SHANE
10	06/05/2008	Deed	Intra-family Transfer or Dissolution		0208089535	TAIT II, DONALD S	TAIT, GWENDOLYN ELLEN

Transaction History Legend



Transfer



Mortgage



Mortgage Assignment



Foreclosure Activity



Mortgage Release

Transaction Details

Mortgage

	Transaction ID	1	Recorder Doc Number	222088802	Recorder Book / Page	
	Mortgage Date	05/26/2022	Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$1,310,000	Document Description	Commercial Loan	1st Periodic Floor Rate	
	Loan Type	Commercial Loan	Recording Date	06/03/2022	1st Periodic Cap Rate	
	Origination Lender Name	SOLEDAD ENRICHMENT ACTION INC	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Other	First Rate Change Date		Change Index	
	Type Financing		Maturity Date		IO Period	
	Borrower 1	C&C ELITE PROPERTIES LLC	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2		Fixed / Step Rate Rider		Prepayment Penalty Term	

	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting					
Mortgage						
	Transaction ID	2	Recorder Doc Number	0211127358	Recorder Book / Page	
	Mortgage Date		Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$2,000,000	Document Description	Seller take-back	1st Periodic Floor Rate	
	Loan Type	Seller take-back	Recording Date	09/30/2011	1st Periodic Cap Rate	
	Origination Lender Name	DONALD S TAIT II ETAL	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Seller	First Rate Change Date		Change Index	
	Type Financing		Maturity Date		IO Period	
	Borrower 1	SOLEDAD ENRICHMENT ACTION INC	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2		Fixed / Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting					
Transfer						
	Transaction ID	3	Recorder Doc Number	0211127357	Partial Interest Transferred	
	Sale Date	09/26/2011	Document Type	Deed	Type of Transaction	Non Residential Transfer
	Sale Price		Document Description	Grant Deed	Multiple APNs on Deed	6
	Recorder Book / Page		Recording Date	09/30/2011	Property Use	
	Buyer 1	SOLEDAD ENRICHMENT ACTION INC	Buyer 1 Entity	Company or Corporation	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	222 N VIRGIL AVE, LOS ANGELES, CA 90004-3622
	Seller 1	TAIT II, DONALD S	Seller 1 Entity	Married Man	Seller Mailing Address	
	Seller 2	TAIT III, DONALD S	Seller 2 Entity	Single man	Legal City / Muni / Township	
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section / Twn / Rng / Mer	SW4NW4 S05T08NR19W SBM
	Legal Brief Description / Unit / Phase / Tract				Title Company Name	ORANGE COAST TITLE COMPANY
	Transfer					
	Transaction ID	4	Recorder Doc Number	0211127356	Partial Interest Transferred	
	Transfer Date	09/26/2011	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Intra-family Transfer or Dissolution	Multiple APNs on Deed	6
	Recorder Book / Page		Recording Date	09/30/2011	Property Use	
	Buyer 1	TAIT, BRIAN S	Buyer 1 Entity	Single man	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	
	Seller 1	RECK, SHAY A	Seller 1 Entity	Individual	Seller Mailing Address	
	Seller 2	TAIT, SHAY A	Seller 2 Entity	f/k/a (formerly known as)	Legal City / Muni / Township	
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section / Twn / Rng / Mer	S06T08NR19W SBB&M
	Legal Brief Description / Unit / Phase / Tract				Title Company Name	ORANGE COAST TITLE COMPANY
	Transfer					
	Transaction ID	5	Recorder Doc Number	0208089540	Partial Interest Transferred	

	Transfer Date	09/09/2007	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Correction deed	Multiple APNs on Deed	+
	Recorder Book / Page		Recording Date	06/05/2008	Property Use	
	Buyer 1	TAIT II, DONALD S	Buyer 1 Entity	Trustee or Conservator	Buyer Vesting	
	Buyer 2	TAIT, SHANE	Buyer 2 Entity	Single man	Buyer Mailing Address	18661 VIA PALATINO, IRVINE, CA 92603-3445
	Seller 1	TAIT II, DONALD S	Seller 1 Entity	Trustee or Conservator	Seller Mailing Address	
	Seller 2	TAIT III, DONALD S	Seller 2 Entity	Minor, Ward or Client (Represented by Trustee)	Legal City / Muni / Township	FRAZIER PARK
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section / Twn / Rng / Mer	S06T08NR19W SBM
	Legal Brief Description / Unit / Phase / Tract		SE4 NE4 SEC06 & SW4 NW4 SEC05 TWP08N RNG19W SBM / / /		Title Company Name	COMMONWEALTH TITLE
Transfer						
	Transaction ID	6	Recorder Doc Number	0208089539	Partial Interest Transferred	
	Transfer Date	09/09/2007	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Correction deed	Multiple APNs on Deed	+
	Recorder Book / Page		Recording Date	06/05/2008	Property Use	
	Buyer 1	TAIT II, DONALD S	Buyer 1 Entity	Married Man	Buyer Vesting	
	Buyer 2	TAIT, SHANE	Buyer 2 Entity	Single man	Buyer Mailing Address	311 CARNELIA TRL, FRAZIER PARK, CA 93225-1166
	Seller 1	TAIT II, DONALD S	Seller 1 Entity		Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City / Muni / Township	FRAZIER PARK
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section / Twn / Rng / Mer	S06T08NR19W SBM
	Legal Brief Description / Unit / Phase / Tract		SE4 NE4 SEC06 & SW4 NW4 SEC05 TWP08N RNG19W SBM / / /		Title Company Name	NONE AVAILABLE
Transfer						
	Transaction ID	7	Recorder Doc Number	0208089538	Partial Interest Transferred	
	Transfer Date	09/09/2007	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Correction deed	Multiple APNs on Deed	+
	Recorder Book / Page		Recording Date	06/05/2008	Property Use	
	Buyer 1	TAIT II, DONALD S	Buyer 1 Entity	Married Man	Buyer Vesting	
	Buyer 2	TAIT, SHANE	Buyer 2 Entity	Single man	Buyer Mailing Address	311 CARNELIA TRL, FRAZIER PARK, CA 93225-1166
	Seller 1	TAIT, BRIAN S	Seller 1 Entity	Married Man	Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City / Muni / Township	FRAZIER PARK
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section / Twn / Rng / Mer	S06T08NR19W SBM
	Legal Brief Description / Unit / Phase / Tract		SE4 NE4 SEC06 & SW4 SW4 SEC05 TWP08N RNG19W SBM / / /		Title Company Name	COMMONWEALTH TITLE
Transfer						
	Transaction ID	8	Recorder Doc Number	0208089537	Partial Interest Transferred	
	Transfer Date	09/24/2007	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Correction deed	Multiple APNs on Deed	+
	Recorder Book / Page		Recording Date	06/05/2008	Property Use	
	Buyer 1	TAIT II, DONALD S	Buyer 1 Entity	Married Man	Buyer Vesting	

	Buyer 2	TAIT, SHANE	Buyer 2 Entity	Single man	Buyer Mailing Address	311 CARNELIA TRL, FRAZIER PARK, CA 93225-1166
	Seller 1	TAIT III, DONALD S	Seller 1 Entity		Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	FRAZIER PARK
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	S06T08NR19W SBM
	Legal Brief Description/ Unit/ Phase/ Tract		SE4 NE4 SEC06 & SW4 NW4 SEC05 TWP08N RNG19W SBM/ / /		Title Company Name	COMMONWEALTH TITLE
Transfer						
	Transaction ID	9	Recorder Doc Number	0208089536	Partial Interest Transferred	
	Transfer Date	09/19/2007	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Correction deed	Multiple APNs on Deed	+
	Recorder Book / Page		Recording Date	06/05/2008	Property Use	
	Buyer 1	TAIT II, DONALD S	Buyer 1 Entity	Married Man	Buyer Vesting	
	Buyer 2	TAIT, SHANE	Buyer 2 Entity	Single man	Buyer Mailing Address	311 CARNELIA TRL, FRAZIER PARK, CA 93225-1166
	Seller 1	TAIT, SHANE	Seller 1 Entity		Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	FRAZIER PARK
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	S06T08NR19W SBM
	Legal Brief Description/ Unit/ Phase/ Tract		SE4 NE4 SEC06 & SW4 NW4 SEC05 TWP08N RNG19W SBM/ / /		Title Company Name	COMMONWEALTH TITLE
Transfer						
	Transaction ID	10	Recorder Doc Number	0208089535	Partial Interest Transferred	
	Transfer Date	09/17/2007	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Intra-family Transfer or Dissolution	Multiple APNs on Deed	+
	Recorder Book / Page		Recording Date	06/05/2008	Property Use	
	Buyer 1	TAIT II, DONALD S	Buyer 1 Entity	Married Man	Buyer Vesting	Married Man as his sole and separate property
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	311 CARNELIA TRL, FRAZIER PARK, CA 93225-1166
	Seller 1	TAIT, GWENDOLYN ELLEN	Seller 1 Entity	Married Person	Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	S06T08NR19W SBM
	Legal Brief Description/ Unit/ Phase/ Tract		SE4 NE4 SEC06 & SW4 NW4 SEC05 TWP08N RNG19W SBM/ / /		Title Company Name	COMMONWEALTH TITLE

Subject Property Location

Property Address

City, State & Zip

County

LEBEC, CA 93243

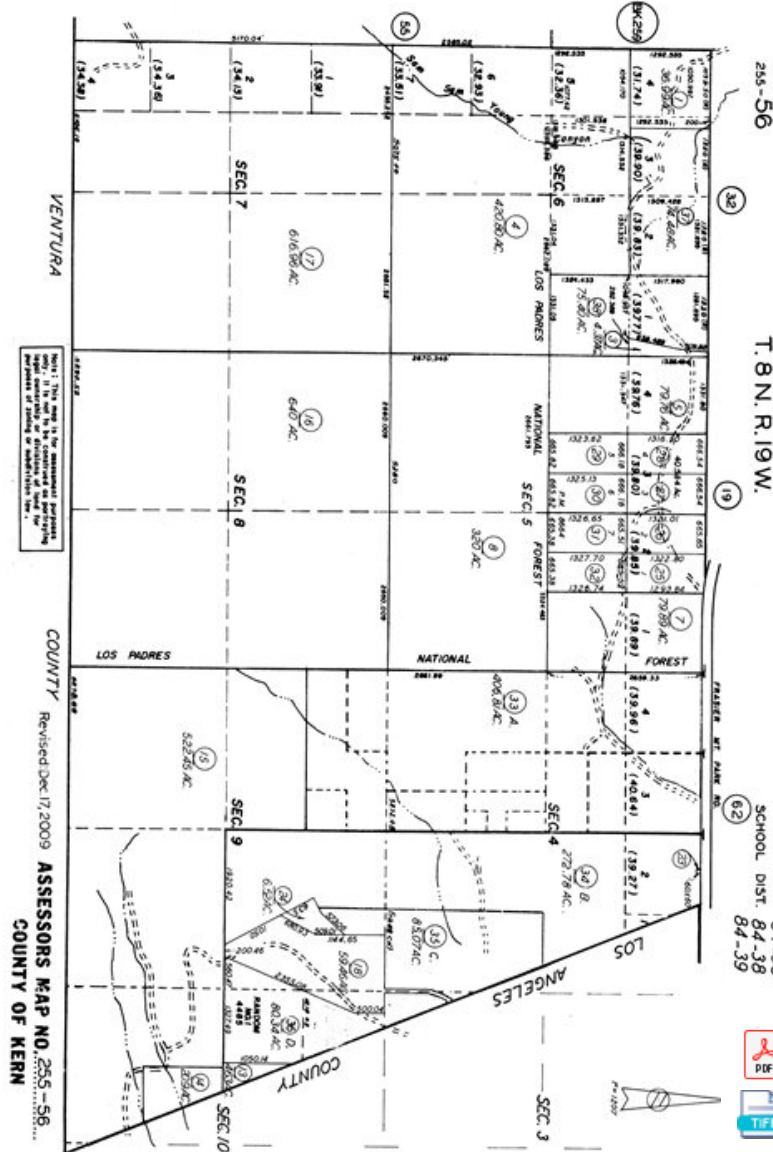
KERN COUNTY

Report Date: 02/16/2023

Order ID: R107319078

Parcel Number

255-560-05-00-6



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Subject Property Location

Property Address

City, State & Zip LEBEC, CA 93243

County KERN COUNTY

Mailing Address

Census Tract

Thomas Bros Pg-Grid

Report Date: 02/16/2023

Order ID: R107319071

Property Use

Residential - Vacant Land

Parcel Number

255-560-37-00-9

Latitude

34.816255

Longitude

-118.933592

Legal Description Details Sec/Twn/Rng/Mer: SEC 06 TWN 08 RNG 19 Brief Description: SECTION 6, TOWNSHIP 8, RANGE 19, QUARTER

Current Ownership Information *Source of Ownership data: Recorder Information

Primary Owner Name(s)	C&C ELITE PROPERTIES LLC,	Sale Price	\$3,100,000
		Sale Date	
		Recording Date	06/03/2022
Vesting		Recorder Doc #	222088800
		Book / Page	

Latest Full Sale Information

Primary Owner Name(s)	C&C ELITE PROPERTIES LLC,	Sale Price	\$3,100,000
		Sale Date	05/25/2022
		Recording Date	06/03/2022
Vesting		Recorder Doc #	222088800
		Book / Page	

Financing Details at Time of Purchase

1	Loan Amount	\$1,800,000	Origination Lender Name	AGOURA HILLS FINANCIAL
	Loan Type	Commercial Loan	Recording Doc #	222088801
2	Loan Amount	\$1,310,000	Origination Lender Name	SOLEDAD ENRICHMENT ACTION INC
	Loan Type	Commercial Loan	Recording Doc #	222088802

Property Characteristics

	Bedrooms		Year Built		Living Area (SF)	0
	Bathrooms/Partial		Garage/No. of Cars		Price (\$/SF)	
	Total Rooms		Stories/Floors		Lot Size (SF/AC)	3,244,349/74.48
	Construction Type		No. of Units		Fireplace	
	Exterior Walls		No. of Buildings		Pool	
	Roof Material/Type		Basement Type/Area		Heat Type	
	Foundation Type		Style		A/C	
	Property Type	Vacant Land	View		Elevator	
	Land Use	Residential - Vacant Land			Zoning	A C2PD

Assessment & Taxes

	Assessment Year	2022	Tax Year	2022	Tax Exemption	
	Total Assessed Value	\$787,092	Tax Amount	\$8,661.22	Tax Rate Area	84-038
	Land Value	\$757,507	Tax Account ID			
	Improvement Value	\$29,585	Tax Status	No Delinquency Found		
	Improvement Ratio	3.76%	Delinquent Tax Year			
	Total Value		Market Improvement Value			
	Market Land Value		Market Value Year			

Lien History

Trans. ID	Recording Date	Lender	Amount	Purchase Money
1	06/03/2022	AGOURA HILLS FINANCIAL	\$1,800,000	YES
2	06/03/2022	SOLEDAD ENRICHMENT ACTION INC	\$1,310,000	NO

Loan Officer Insights

No details available



TICOR TITLE[®] Transaction History Report - Detailed View

Subject Property Location

Property Address

City, State & Zip

LEBEC, CA 93243

County

KERN COUNTY

Mailing Address

Report Date: 02/16/2023

Order ID: R107319072

Property Use

Residential - Vacant Land

Parcel Number

255-560-37-00-9

Transaction Summary

Trans ID	Recording Date	Document Type	Document Description	Sale Price / Loan Amount	Document Number	Buyer / Borrower	Seller
1	06/03/2022	Mortgage	Commercial Loan	\$1,310,000	222088802	C&C ELITE PROPERTIES LLC	
2	06/03/2022	Mortgage	Commercial Loan	\$1,800,000	222088801	C&C ELITE PROPERTIES LLC	
3	06/03/2022	Deed	Grant Deed	\$3,100,000	222088800	C&C ELITE PROPERTIES LLC	SOLEDAD ENRICHMENT ACTION INC
4	09/30/2011	Mortgage	Seller take-back	\$2,000,000	0211127358	SOLEDAD ENRICHMENT ACTION INC	
5	09/30/2011	Deed	Grant Deed		0211127357	SOLEDAD ENRICHMENT ACTION INC	TAIT II, DONALD S; TAIT III, DONALD S; TAIT, BRIAN S; TAIT, SHANE
6	09/30/2011	Deed	Intra-family Transfer or Dissolution		0211127356	TAIT, BRIAN S	RECK, SHAY A; TAIT, SHAY A

Transaction History Legend



Transfer



Mortgage



Mortgage Assignment



Foreclosure Activity



Mortgage Release

Transaction Details

Mortgage

	Transaction ID	1	Recorder Doc Number	222088802	Recorder Book / Page	
	Mortgage Date	05/26/2022	Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$1,310,000	Document Description	Commercial Loan	1st Periodic Floor Rate	
	Loan Type	Commercial Loan	Recording Date	06/03/2022	1st Periodic Cap Rate	
	Origination Lender Name	SOLEDAD ENRICHMENT ACTION INC	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Other	First Rate Change Date		Change Index	
	Type Financing		Maturity Date		IO Period	
	Borrower 1	C&C ELITE PROPERTIES LLC	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2		Fixed / Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting					

Mortgage

	Transaction ID	2	Recorder Doc Number	222088801	Recorder Book / Page	
	Mortgage Date		Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$1,800,000	Document Description	Commercial Loan	1st Periodic Floor Rate	
	Loan Type	Commercial Loan	Recording Date	06/03/2022	1st Periodic Cap Rate	
	Origination Lender Name	AGOURA HILLS FINANCIAL	Origination Interest Rate		Lifetime Cap Rate	

	Origination Lender Type	Other	First Rate Change Date		Change Index	
	Type Financing		Maturity Date		IO Period	
	Borrower 1	C&C ELITE PROPERTIES LLC	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2		Fixed /Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting					
Transfer						
	Transaction ID	3	Recorder Doc Number	222088800	Partial Interest Transferred	
	Sale Date	05/25/2022	Document Type	Deed	Type of Transaction	Non Residential Transfer
	Sale Price	\$3,100,000	Document Description	Grant Deed	Multiple APNs on Deed	5
	Recorder Book /Page		Recording Date	06/03/2022	Property Use	
	Buyer 1	C&C ELITE PROPERTIES LLC	Buyer 1 Entity	Limited Liability Company	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	
	Seller 1	SOLEDAD ENRICHMENT ACTION INC	Seller 1 Entity	Corporation	Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City / Muni/ Township	
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section / Twn/ Rng/ Mer	S06T08NR19W SBBM
	Legal Brief Description/ Unit/ Phase/ Tract					Title Company Name
Mortgage						
	Transaction ID	4	Recorder Doc Number	0211127358	Recorder Book /Page	
	Mortgage Date		Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$2,000,000	Document Description	Seller take-back	1st Periodic Floor Rate	
	Loan Type	Seller take-back	Recording Date	09/30/2011	1st Periodic Cap Rate	
	Origination Lender Name	DONALD S TAIT II ETAL	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Seller	First Rate Change Date		Change Index	
	Type Financing		Maturity Date		IO Period	
	Borrower 1	SOLEDAD ENRICHMENT ACTION INC	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2		Fixed /Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting					
Transfer						
	Transaction ID	5	Recorder Doc Number	0211127357	Partial Interest Transferred	
	Sale Date	09/26/2011	Document Type	Deed	Type of Transaction	Non Residential Transfer
	Sale Price		Document Description	Grant Deed	Multiple APNs on Deed	6
	Recorder Book /Page		Recording Date	09/30/2011	Property Use	
	Buyer 1	SOLEDAD ENRICHMENT ACTION INC	Buyer 1 Entity	Company or Corporation	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	222 N VIRGIL AVE, LOS ANGELES, CA 90004-3622
	Seller 1	TAIT II, DONALD S	Seller 1 Entity	Married Man	Seller Mailing Address	
	Seller 2	TAIT III, DONALD S	Seller 2 Entity	Single man	Legal City / Muni/ Township	

	Legal Recorder's Map Ref		Legal Subdivision		Legal Section / Twn / Rng / Mer	S06T08NR19W SBB&M
	Legal Brief Description / Unit / Phase / Tract				Title Company Name	ORANGE COAST TITLE COMPANY
Transfer						
	Transaction ID	6	Recorder Doc Number	0211127356	Partial Interest Transferred	
	Transfer Date	09/26/2011	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Intra-family Transfer or Dissolution	Multiple APNs on Deed	6
	Recorder Book / Page		Recording Date	09/30/2011	Property Use	
	Buyer 1	TAIT, BRIAN S	Buyer 1 Entity	Single man	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	
	Seller 1	RECK, SHAY A	Seller 1 Entity	Individual	Seller Mailing Address	
	Seller 2	TAIT, SHAY A	Seller 2 Entity	f/k/a (formerly known as)	Legal City / Muni / Township	
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section / Twn / Rng / Mer	S06T08NR19W SBB&M
	Legal Brief Description / Unit / Phase / Tract				Title Company Name	ORANGE COAST TITLE COMPANY

Subject Property Location

Property Address

City, State & Zip

County

LEBEC, CA 93243

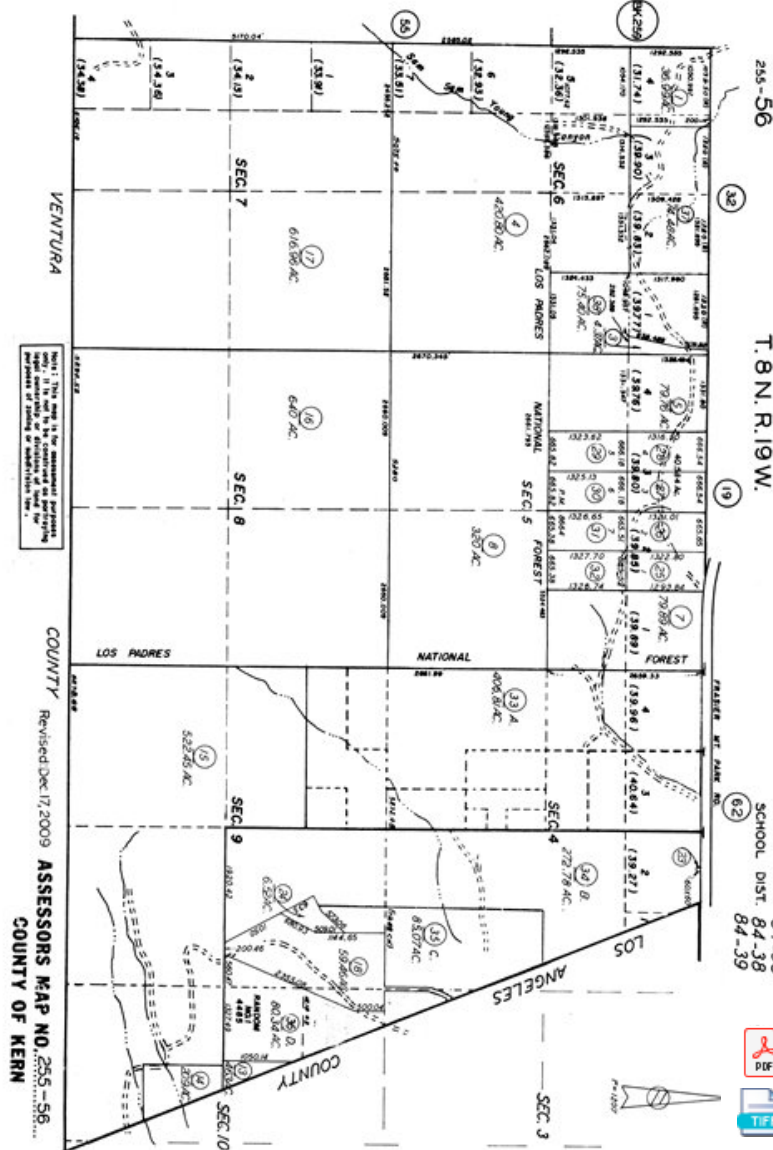
KERN COUNTY

Report Date: 02/16/2023

Order ID: R107319070

Parcel Number

255-560-37-00-9



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Subject Property Location

Property Address

City, State & Zip LEBEC, CA 93243

County KERN COUNTY

Mailing Address

Census Tract

Thomas Bros Pg-Grid

Report Date: 02/16/2023

Order ID: R107319074

Property Use

Residential - Vacant Land

Parcel Number

255-560-38-00-2

Latitude

34.814326

Longitude

-118.927454

Legal Description Details Sec/Twn/Rng/Mer: SEC 06 TWN 08 RNG 19 Brief Description: SECTION 6, TOWNSHIP 8, RANGE 19, QUARTER

Current Ownership Information *Source of Ownership data: Recorder Information

Primary Owner Name(s)	C&C ELITE PROPERTIES LLC,	Sale Price	\$3,100,000
		Sale Date	
		Recording Date	06/03/2022
Vesting		Recorder Doc #	222088800
		Book / Page	

Latest Full Sale Information

Primary Owner Name(s)	C&C ELITE PROPERTIES LLC,	Sale Price	\$3,100,000
		Sale Date	05/25/2022
		Recording Date	06/03/2022
Vesting		Recorder Doc #	222088800
		Book / Page	

Financing Details at Time of Purchase

1	Loan Amount	\$1,800,000	Origination Lender Name	AGOURA HILLS FINANCIAL
	Loan Type	Commercial Loan	Recording Doc #	222088801
2	Loan Amount	\$1,310,000	Origination Lender Name	SOLEDAD ENRICHMENT ACTION INC
	Loan Type	Commercial Loan	Recording Doc #	222088802

Property Characteristics

	Bedrooms		Year Built		Living Area (SF)	0
	Bathrooms/Partial		Garage/No. of Cars		Price (\$/SF)	
	Total Rooms		Stories/Floors		Lot Size (SF/AC)	3,284,424/75.4
	Construction Type		No. of Units		Fireplace	
	Exterior Walls		No. of Buildings		Pool	
	Roof Material/Type		Basement Type/Area		Heat Type	
	Foundation Type		Style		A/C	
	Property Type	Vacant Land	View		Elevator	
	Land Use	Residential - Vacant Land			Zoning	A

Assessment & Taxes

	Assessment Year	2022	Tax Year	2022	Tax Exemption	
	Total Assessed Value	\$579,966	Tax Amount	\$6,381.99	Tax Rate Area	84-038
	Land Value	\$579,966	Tax Account ID			
	Improvement Value		Tax Status	No Delinquency Found		
	Improvement Ratio		Delinquent Tax Year			
	Total Value		Market Improvement Value			
	Market Land Value		Market Value Year			

Lien History

Trans. ID	Recording Date	Lender	Amount	Purchase Money
1	06/03/2022	AGOURA HILLS FINANCIAL	\$1,800,000	YES
2	06/03/2022	SOLEDAD ENRICHMENT ACTION INC	\$1,310,000	NO

Loan Officer Insights

No details available



TICOR TITLE[®] Transaction History Report - Detailed View

Subject Property Location

Property Address

City, State & Zip

LEBEC, CA 93243

County

KERN COUNTY

Mailing Address

Report Date: 02/16/2023

Order ID: R107319076

Property Use

Residential - Vacant Land

Parcel Number

255-560-38-00-2

Transaction Summary

Trans ID	Recording Date	Document Type	Document Description	Sale Price / Loan Amount	Document Number	Buyer / Borrower	Seller
1	06/03/2022	Mortgage	Commercial Loan	\$1,310,000	222088802	C&C ELITE PROPERTIES LLC	
2	06/03/2022	Mortgage	Commercial Loan	\$1,800,000	222088801	C&C ELITE PROPERTIES LLC	
3	06/03/2022	Deed	Grant Deed	\$3,100,000	222088800	C&C ELITE PROPERTIES LLC	SOLEDAD ENRICHMENT ACTION INC
4	09/30/2011	Mortgage	Seller take-back	\$2,000,000	0211127358	SOLEDAD ENRICHMENT ACTION INC	
5	09/30/2011	Deed	Grant Deed		0211127357	SOLEDAD ENRICHMENT ACTION INC	TAIT II, DONALD S; TAIT III, DONALD S; TAIT, BRIAN S; TAIT, SHANE
6	09/30/2011	Deed	Intra-family Transfer or Dissolution		0211127356	TAIT, BRIAN S	RECK, SHAY A; TAIT, SHAY A

Transaction History Legend



Transfer



Mortgage



Mortgage Assignment



Foreclosure Activity



Mortgage Release

Transaction Details

Mortgage



Transaction ID	1	Recorder Doc Number	222088802	Recorder Book / Page	
Mortgage Date	05/26/2022	Document Type	Mortgage	Rate Change Freq	
Loan Amount	\$1,310,000	Document Description	Commercial Loan	1st Periodic Floor Rate	
Loan Type	Commercial Loan	Recording Date	06/03/2022	1st Periodic Cap Rate	
Origination Lender Name	SOLEDAD ENRICHMENT ACTION INC	Origination Interest Rate		Lifetime Cap Rate	
Origination Lender Type	Other	First Rate Change Date		Change Index	
Type Financing		Maturity Date		IO Period	
Borrower 1	C&C ELITE PROPERTIES LLC	Balloon Rider		Prepayment Penalty Rider	
Borrower 2		Fixed / Step Rate Rider		Prepayment Penalty Term	
Additional Borrowers		Adj Rate Rider		Adj Rate Index	
Vesting					

Mortgage



Transaction ID	2	Recorder Doc Number	222088801	Recorder Book / Page	
Mortgage Date		Document Type	Mortgage	Rate Change Freq	
Loan Amount	\$1,800,000	Document Description	Commercial Loan	1st Periodic Floor Rate	
Loan Type	Commercial Loan	Recording Date	06/03/2022	1st Periodic Cap Rate	
Origination Lender Name	AGOURA HILLS FINANCIAL	Origination Interest Rate		Lifetime Cap Rate	

	Origination Lender Type	Other	First Rate Change Date		Change Index	
	Type Financing		Maturity Date		IO Period	
	Borrower 1	C&C ELITE PROPERTIES LLC	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2		Fixed /Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting					
Transfer						
	Transaction ID	3	Recorder Doc Number	222088800	Partial Interest Transferred	
	Sale Date	05/25/2022	Document Type	Deed	Type of Transaction	Non Residential Transfer
	Sale Price	\$3,100,000	Document Description	Grant Deed	Multiple APNs on Deed	5
	Recorder Book /Page		Recording Date	06/03/2022	Property Use	
	Buyer 1	C&C ELITE PROPERTIES LLC	Buyer 1 Entity	Limited Liability Company	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	
	Seller 1	SOLEDAD ENRICHMENT ACTION INC	Seller 1 Entity	Corporation	Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City / Muni/ Township	
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section / Twn/ Rng/ Mer	SE4NE4 S06T08NR19W SBBM
	Legal Brief Description/ Unit/ Phase/ Tract					Title Company Name
Mortgage						
	Transaction ID	4	Recorder Doc Number	0211127358	Recorder Book /Page	
	Mortgage Date		Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$2,000,000	Document Description	Seller take-back	1st Periodic Floor Rate	
	Loan Type	Seller take-back	Recording Date	09/30/2011	1st Periodic Cap Rate	
	Origination Lender Name	DONALD S TAIT II ETAL	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type	Seller	First Rate Change Date		Change Index	
	Type Financing		Maturity Date		IO Period	
	Borrower 1	SOLEDAD ENRICHMENT ACTION INC	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2		Fixed /Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting					
Transfer						
	Transaction ID	5	Recorder Doc Number	0211127357	Partial Interest Transferred	
	Sale Date	09/26/2011	Document Type	Deed	Type of Transaction	Non Residential Transfer
	Sale Price		Document Description	Grant Deed	Multiple APNs on Deed	6
	Recorder Book /Page		Recording Date	09/30/2011	Property Use	
	Buyer 1	SOLEDAD ENRICHMENT ACTION INC	Buyer 1 Entity	Company or Corporation	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	222 N VIRGIL AVE, LOS ANGELES, CA 90004-3622
	Seller 1	TAIT II, DONALD S	Seller 1 Entity	Married Man	Seller Mailing Address	
	Seller 2	TAIT III, DONALD S	Seller 2 Entity	Single man	Legal City / Muni/ Township	

	Legal Recorder's Map Ref		Legal Subdivision		Legal Section / Twn / Rng / Mer	
	Legal Brief Description / Unit / Phase / Tract				Title Company Name	ORANGE COAST TITLE COMPANY
Transfer						
	Transaction ID	6	Recorder Doc Number	0211127356	Partial Interest Transferred	
	Transfer Date	09/26/2011	Document Type	Deed	Type of Transaction	Non Arms-Length Transfer
	Sale Price		Document Description	Intra-family Transfer or Dissolution	Multiple APNs on Deed	6
	Recorder Book / Page		Recording Date	09/30/2011	Property Use	
	Buyer 1	TAIT, BRIAN S	Buyer 1 Entity	Single man	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	
	Seller 1	RECK, SHAY A	Seller 1 Entity	Individual	Seller Mailing Address	
	Seller 2	TAIT, SHAY A	Seller 2 Entity	f/k/a (formerly known as)	Legal City / Muni / Township	
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section / Twn / Rng / Mer	S06T08NR19W SBB&M
	Legal Brief Description / Unit / Phase / Tract				Title Company Name	ORANGE COAST TITLE COMPANY

Subject Property Location

Property Address

City, State & Zip

LEBEC, CA 93243

County

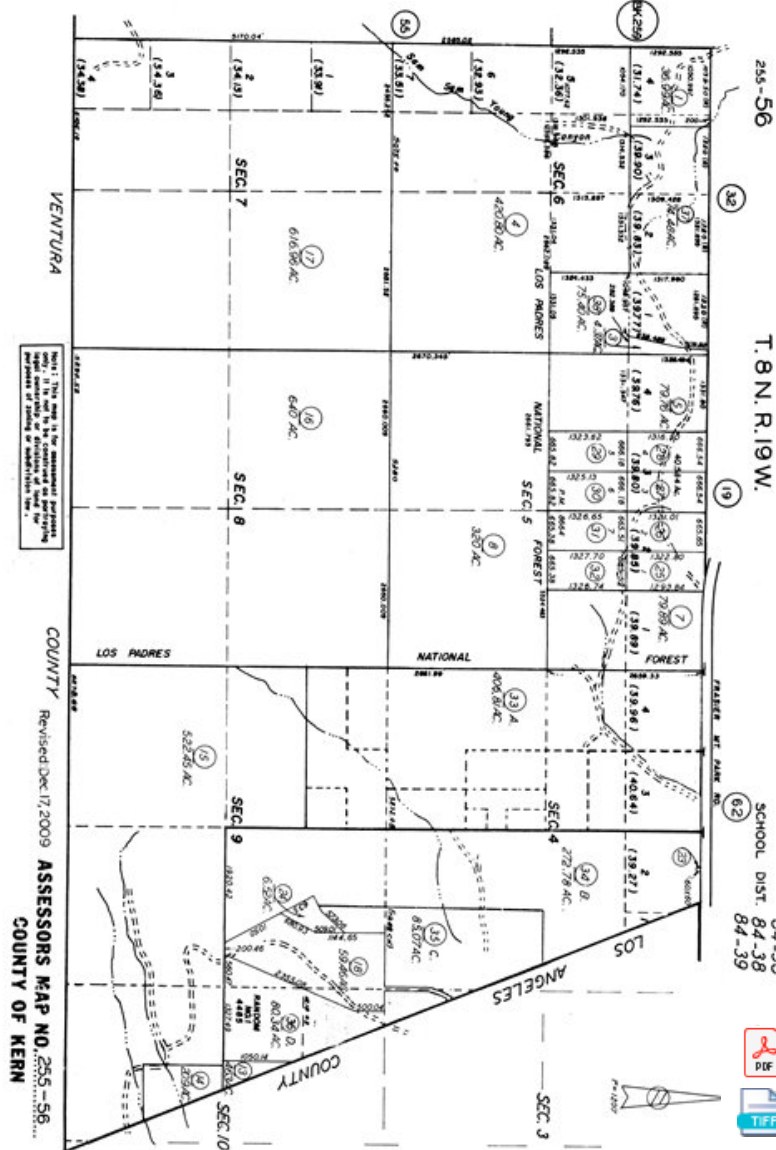
KERN COUNTY

Report Date: 02/16/2023

Order ID: R107319075

Parcel Number

255-560-38-00-2



Disclaimer

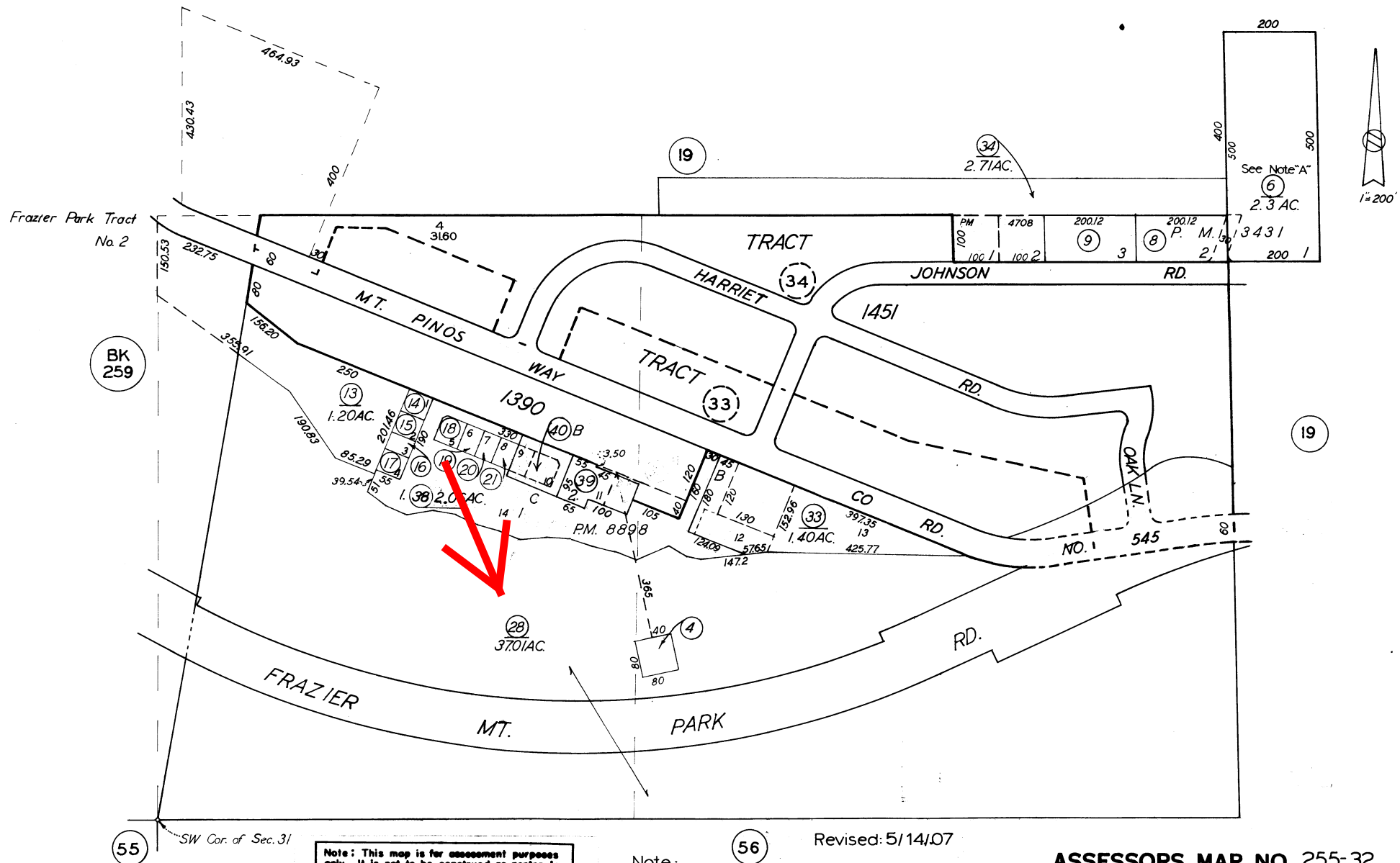
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SI/2 OF SWI/4 & PTN. OF EI/2
SEC 31 T. 9 N. R. 19 W.

255-32



Note: This map is for assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

Note :

A. For mobilehomes see page 49.

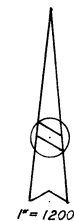
Revised: 5/14/07

ASSESSORS MAP NO. 255-32
COUNTY OF KERN

255-56

SCHOOL DIST. 84-38
84-39

255-56



COUNTY OF KERN

SUBJECT PROPERTY

Legend

-  Temporary Construction Easement
-  Well Site



Google Earth

Image Landsat / Copernicus

100 ft

SUBJECT PROPERTY

Legend

-  Temporary Construction Easement
-  Well Site

Temporary Construction Easement

Well Site

Canale

SUBJECT PROPERTY

Legend

-  Temporary Construction Easement
-  Well Site

 Well Site

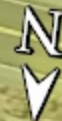
 Temporary Construction Easement

Google Earth

Image Landsat / Copernicus

Data SIO, NOAA, U.S. Navy, NGA, GEBCO

Data LDEO-Columbia, NSF, NOAA



100 ft

SUBJECT PROPERTY

Legend

-  Temporary Construction Easement
-  Well Site

 Temporary Construction Easement

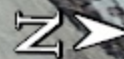
 Well Site

Google Earth

Data MBARI

Data BIO, NOAA, U.S. Navy, NGA, GEBCO

Data LDEO-Columbia, NSF, NOAA



200 ft

SUBJECT PROPERTY

Legend

-  Temporary Construction Easement
-  Well Site

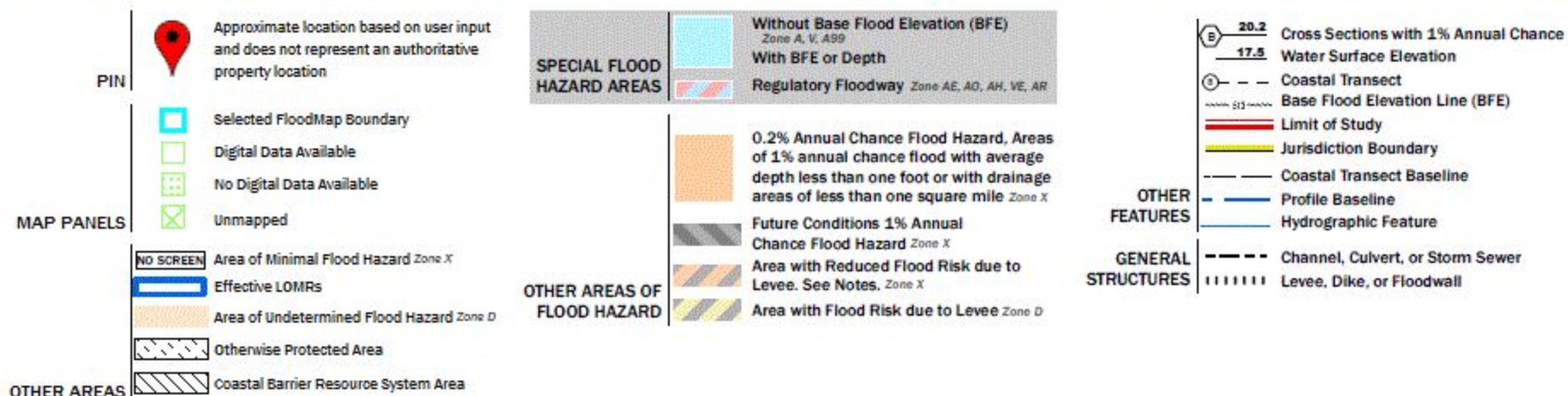
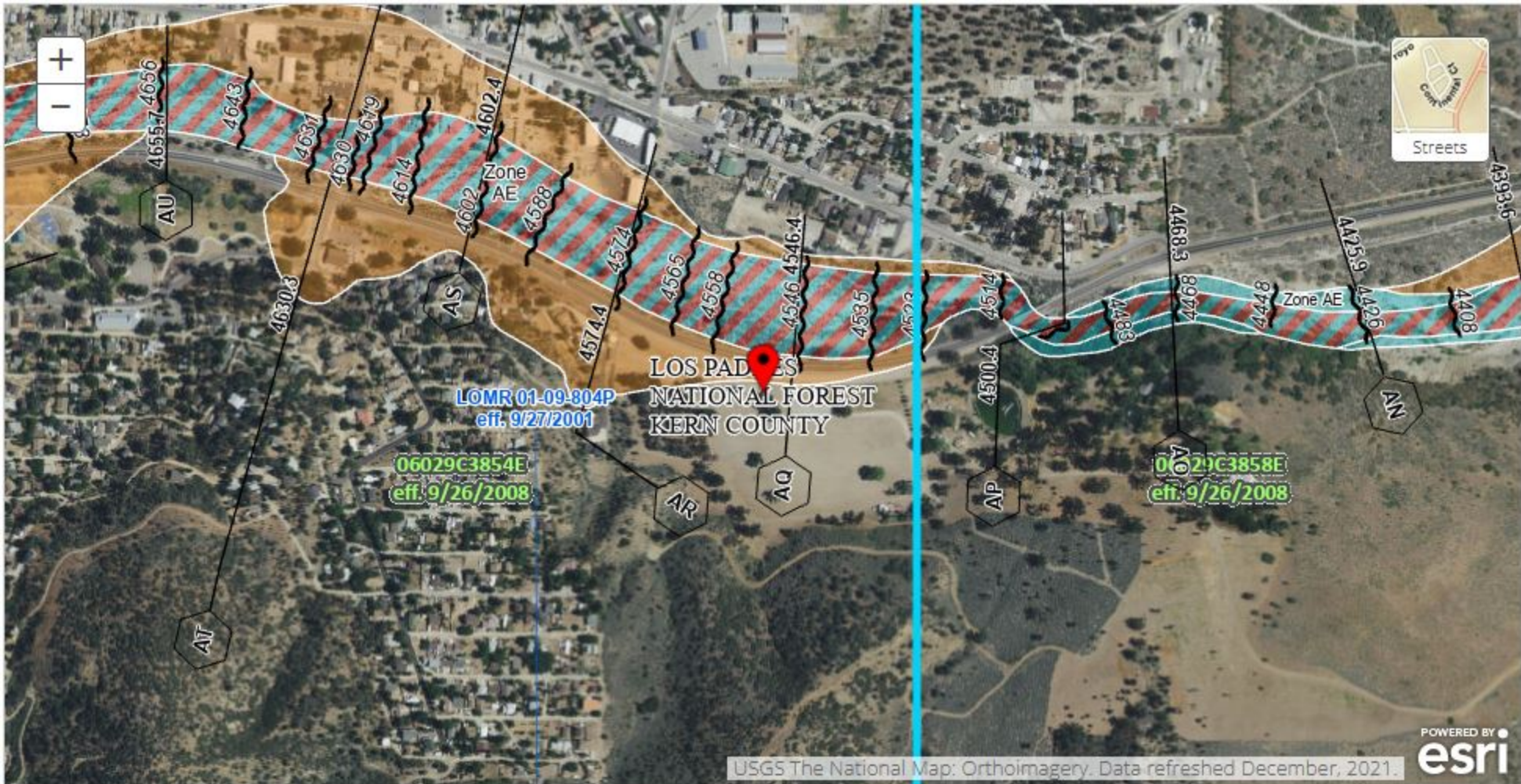
Temporary Construction Easement
Well Site

Frazier Mountain Park Rd

Camelia

Nature's Home Organ





PROPERTY PHOTOGRAPHS











APPENDIX O

ADDITIONAL O&M ESTIMATE FOR WELL No.8