



**FRAZIER PARK PUBLIC UTILITY DISTRICT**

**P.O. BOX 1525, FRAZIER PARK, CA 93225**

**TELEPHONE: 661-245-3734      FAX: 661-245-3472**

***www.frazierparkwater.com***



September 13, 2023

**VIA CERTIFIED MAIL**

Veronica Alcaraz  
C&C Elite Properties LLC  
5462 Valerie Avenue  
Woodland Hills, CA 91367

C&C Elite Properties LLC  
13294 Ralston Avenue  
Sylmar, CA 91342

**RE: Official Offer of Fair Market Value, Just Compensation, for the Acquisition of Interests in Real Property for Construction of Well 8 and Related Easements**  
[California Government Code § 7267.2]

Dear Ms. Alcaraz:

This letter concerns the acquisition by the Frazier Park Public Utility District (“Frazier Park” or “District”) of a well site (the “Site”) and temporary and permanent construction, access, and pipeline easements (the “Easements”) in connection with Frazier Park-Lake of the Woods Regional Water Supply Project and the District’s Well 5 replacement efforts related to it. As part of the replacement of Well 5, the District must construct a new well, which is designated as District’s Well 8, and a new underground water pipeline that is appurtenant to the Well. The District seeks to acquire the Site and Easements by agreement, but is prepared to acquire the Site and Easements by eminent domain if necessary. The District has studied and tested alternative locations for a well to supplement and eventually replace Well 5, which is nearing the end of its useful life, and determined that acquisition of the Site and Easements, and the construction, operation repair and maintenance of Well 8 and the underground water pipeline (collectively, the “Project”) is necessary to the District’s ability to fulfill the public purpose of satisfying its obligations to its customers to provide a safe and reliable water supply.

The Project will be situated on a portion of Section 31, Township 9 North, Range 19 West, and Section 5 and 6, Township 8 North, Range 19 West, San Bernardino Meridian, in the County of Kern, State of California. The Site would be used for the construction, operation, repair and maintenance of Well 8. The Easements would be for (i) access and positioning of drilling equipment, temporary storage of well construction materials, and drilling crews, together with the right to operate drilling equipment thereon, (ii) construction, operation, and maintenance of underground water pipelines, and (iii) access the Site to construct, operate, repair and maintain Well 8. The Site and the Easements are more particularly described and shown in Exhibits “A” and “B” to the Grant Deed and various Easement agreements attached hereto and incorporated herein by this reference. This offer is based on the most current information available to the District, and is intended to be made to the owner or owners of the entire fee title to the Property.

Veronica Alcaraz  
September 13, 2023  
Page 2

If you are not the sole owner(s) of the above-described Property, or if there are other owners of the Property, please inform me immediately.

The District has hired licensed appraisers Michael Ming and Emily Ming, Certified General Real Estate Appraiser, Alliance Ag, 5401 Business Park South, Suite 122, Bakersfield, California 93309, to determine the fair market value and just compensation for the Site and Easements. According to Alliance Ag's February 17, 2023, appraisal of the Site and the Easements, just compensation is **\$8,488.00**. Based on the appraisal, the District hereby offers to pay you **\$8,488.00** as just compensation in exchange for the Grant Deed, Temporary Construction Easement Agreement, Access Easement Agreement, and Underground Water Pipeline Easement Agreement that conveys to the District fee simple title to the Site and the Easements free and clear of monetary liens, leases, and any encumbrances, encroachments, conditions, restrictions or other things that may potentially make the Site or the Easements unsuitable for the District's intended use for the Project, which amount is not less than the appraised fair market value of the interests to be acquired including severance damages and offsets for special benefits. This offer is conditioned on the District's ratification of the above offer by acceptance of a fully executed Grant Deed and Easement Deeds (as specified in California Government Code section 27281) consistent with the foregoing offer, adoption of a resolution of necessity, or both.

Enclosed please find the proposed Grant Deed and Easement Deeds, with attached legal descriptions and final plat drawing (Exhibits "A" and "B") showing the specific locations and terms and conditions of the Site and the Easements. If the above offer is acceptable, and the title and parties for signature are correctly listed, please sign and date the Grant Deed and Easement Deeds in the presence of a Notary Public, and return it to our office for recordation as soon as possible. Following recordation, the District will provide you with a copy of the recorded Grant Deed and Easement Deed along with payment therefor. **In order to avoid the filing of an eminent domain action and to meet the District's construction schedule, the District requests that you respond to this offer as soon as possible but not later than September 29, 2023.**

Pursuant to California Government Code section 7267.2, an Appraisal Report is enclosed for your review. If you have any questions or concerns related to the Appraisal Report, please let me know.

Pursuant to California Code of Civil Procedure section 1263.025(a), Frazier Park is required to, and hereby does, offer to pay the reasonable costs, not to exceed \$5,000.00, of an independent appraisal ordered by you, as the owner of the Property on which the Site and the Easements the District seeks to purchase are located. You are not required to order an independent appraisal, but, if you decide to order such appraisal, the appraisal must be conducted by an appraiser licensed by the Office of Real Estate Appraisers. The District is not required to accept the conclusions of such appraisal.


In the event we cannot reach agreement, it will be necessary for the District to initiate condemnation proceedings in order to acquire the Site and the Easements. In this regard, please find the enclosed Informational Pamphlet required by California Government Code section 7267.2(a) detailing the process of eminent domain and the rights of property owners under the Eminent Domain Law. As eminent domain is the least desirable method to accomplish the

Veronica Alcaraz  
September 13, 2023  
Page 3

District's goals, we hope such proceedings will not be necessary. On the other hand, time is of the essence and the District will have no choice but to file an eminent domain action if an agreement cannot be reached within a reasonable amount of time in the near future.

If you have any questions or concerns, and would like to discuss this offer further, you may contact the District's engineer, Dee Jaspar, at (661) 393-4796, or your attorney may contact the District's counsel, Alan Doud, at (661) 327-9661. Thank you for your time and cooperation.

Very truly yours,

  
\_\_\_\_\_  
Rebecca Gipson,  
President

Encl.:           Grant Deed  
                  Easement Deeds  
                  Summary Appraisal Report  
                  Eminent Domain Informational Pamphlet

## Well 5 Replacement Project of the Frazier Park Public Utility District (“Project”)

### EMINENT DOMAIN – Informational Pamphlet

#### **I. Introduction**

Eminent domain is the power of the government to purchase private property for a "public use" so long as the property owner is paid "just compensation." The decision to acquire private property for a public project usually involves many persons and many decisions. The final decision to proceed with a project that requires acquisition of private property is made by the condemning agency after a thorough review of the project, which often includes public hearings.

In this case, the condemning agency is the **Frazier Park Public Utility District (hereafter referred to as “District”)**. District is seeking to acquire a well site and related temporary and permanent construction, access, and pipeline easements for use in connection with the Project referenced above. Whenever feasible, District tries to avoid use of the eminent domain power to acquire interests in real property, but sometimes it is necessary.

This pamphlet provides information about the eminent domain process and the rights of property owners in that process.<sup>1</sup>

- **What is a “public use”?**

The power of eminent domain may be exercised to acquire property only for a public use. Where the Legislature provides by statute that a use, purpose, object, or function is one for which the power of eminent domain may be exercised, such action is deemed to be a declaration by the Legislature that such use, purpose, object, or function is a public use. A public use usually concerns a community or promotes the general interest in relation to government objectives like public health and safety. Public uses include a wide variety of projects such as, for example, street improvements, construction of water storage facilities, construction of civic buildings, redevelopment of blighted areas, and levee improvements to increase flood protection.

---

<sup>1</sup> **This pamphlet is intended to provide property owner(s) with information detailing the process of eminent domain and the property owner’s right under the Eminent Domain Law, as required by Government Code § 7267.2(a)(2). However, the information in this pamphlet is not, nor should it be construed as, legal advice. You should consult with qualified legal counsel regarding your specific situation rather than relying on this pamphlet as legal advice. Furthermore, the information herein is not intended to limit District’s legal rights including, but not limited to, under the Eminent Domain Law.**

- **What is “just compensation”?**

In general, just compensation is the **fair market value** of the property being acquired by the government. The statutory definition of fair market value is the highest price on the date of valuation that would be agreed to by a seller, being willing to sell but under no particular or urgent necessity for so doing, nor obliged to sell, and a buyer being ready, willing, and able to buy but under no particular necessity for so doing, each dealing with the other with full knowledge of all the uses and purposes for which the property is reasonably adaptable and available. The fair market value of property taken for which there is no relevant, comparable market is its value on the date of valuation as determined by any method of valuation that is just and equitable.

## **II. The Eminent Domain Process and Your Rights**

The eminent domain process begins with a public use project. When selecting a project location, the goal is to render the greatest public good and the least private injury or inconvenience. If it is determined that all or a portion of real property may be necessary for a public use project, **District** will establish an amount which it believes to be just compensation for such property, and make an offer to the owner or owners of record to acquire the property for the full amount so established, unless the owner cannot be located with reasonable diligence. In no event shall the amount be less than the condemning agency’s approved appraisal of the fair market value of the property. Any decrease or increase in the fair market value of real property to be acquired prior to the date of valuation caused by the public improvement for which the property is acquired, or by the likelihood that the property would be acquired for the improvement, other than that due to physical deterioration within the reasonable control of the owner or occupant, shall be disregarded in determining the just compensation for the property.

- **How is the fair market value of your property determined?**

**District** will hire an independent, accredited appraiser familiar with local property values to inspect and appraise your property. After the inspection, the appraiser will complete an appraisal that will include the appraiser's determination of your property's fair market value and the information upon which the fair market value is based. The appraiser will provide **District** with the appraisal. **District** will then contact you with a written offer for your property along with a summary of the appraisal (described in more detail below). The offer will be for no less than the amount of the appraisal.

- **What factors does the appraiser consider in determining fair market value?**

Each parcel of real property is different and, therefore, no single formula can be used to appraise all properties. Among the factors an appraiser typically considers in estimating fair market value are:

- The location of the property;

- The age and condition of improvements on the property;
- How the property has been used;
- Whether there are any lease agreements relating to the property;
- Whether there are any environmental issues, such as contaminated soil;
- Applicable zoning and land use requirements;
- How the property compares with similar properties in the area that have been sold recently;
- How much it would cost to reproduce the buildings and other structures, less any depreciation; and
- How much rental income the property produces, or could produce if put to its highest and best use

- **Will I receive a copy of the appraisal?**

**District** is only required to show you a copy of the full appraisal if your property is an owner-occupied residential property with less than four residential units. Otherwise, **District** is not required to disclose its full appraisal during negotiations (though different disclosure requirements apply during the litigation process if the issue of fair market value goes to court). Instead, **District** is required to provide you with its purchase offer together with a written statement of, and summary of the basis for, its offer (“Summary of Appraisal”). Among other things, the Summary of Appraisal must contain detail sufficient to indicate clearly the basis for **District’s** offer, including, but not limited to, all of the following information:

- The date of valuation, highest and best use, and applicable zoning of the property to be acquired by **District**;
- The principal transactions, reproduction or replacement costs analysis, or capitalization analysis, supporting the appraiser’s determination of fair market value; and
- Where appropriate, the just compensation for the real property acquired and for damages to remaining real property shall be separately stated and shall include the calculations and narrative explanation supporting the compensation, including any offsetting benefits.

- **Can I have my own appraisal done?**

Yes. You may decide to obtain your own appraisal of the property in negotiating the fair market value with **District**. At the time of making its initial offer to you, **District** must offer to reimburse you the reasonable costs, not to exceed \$5,000, of an independent appraisal of your property. The independent appraisal must be conducted by an appraiser licensed by the Office of Real Estate Appraisers.

- **What advantages are there in selling my property to District?**

A real estate transaction with **District** involving the acquisition of fee title to real property is usually handled in much the same way as the sale of private property. However, there may be financial and tax advantages to selling to **District**.

- If you reach an agreement to sell your property to **District**, you will not be required to pay for the following costs normally associated with closing an escrow for the purchase of real property: (1) escrow settlement fees; (2) title insurance premiums; (3) recording fees; (4) documentary transfer taxes; and (5) notary fees. **District** will pay all these costs, even if they are customarily paid by the seller.
- Although **District** cannot give you tax advice or direction, you might also be eligible for certain tax advantages including the following:
  - In some cases, if the money you receive from **District** is used to buy a similar property within a limited period of time, you may not have to pay or may be able to defer payment of income tax or capital gains tax on the sale. **You should check with the Internal Revenue Service (IRS) for details or consult your personal tax advisor.**
  - There may be property tax advantages for buying a replacement property so long as the purchase price of the replacement property does not exceed 120 percent of the sales price paid by **District** for your property. **Again, consulting with a tax professional is recommended.**
- **If only a portion of my property is taken, will I be paid for the loss to my remaining property?**

In general, when only a part of your property is needed, every reasonable effort is made to ensure you do not suffer a financial loss to the “remainder” property. However, **District** will pay you the fair market value of the property being taken as well as compensation for any loss in value to your remaining property not offset by the benefits conferred by the Project, as required by the Eminent Domain Law. The compensation for the loss in value to your remaining property is often referred to as “severance damages.”

- **Will I be compensated for loss of goodwill to my business?**

If you are the owner of a business that is conducted on the property being taken, you may have a right to compensation for lost business goodwill. “Goodwill” consists of the benefits that accrue to a business as a result of its location, reputation for dependability, skill or quality, and any other circumstances resulting in probable retention of old or acquisition of a new patronage.

- **What will happen to the loan on my property?**

Once fair market value is agreed upon, payment to satisfy outstanding loans or liens will usually be made through a title company as in any other real estate transaction.

- **Do I have to sell at the price offered?**

No. If you and **District** are unable to reach an agreement on a mutually satisfactory price, you are not obligated to sign an offer to sell. However, **District** may, after taking whatever further steps may be required by the Eminent Domain Law (detailed below), file a condemnation lawsuit to acquire the property that is the subject of its offer.

- **If I agree to accept District's offer, how soon will I be paid?**

If you reach a voluntary agreement to sell your property and your ownership (title) is clear, payment will be made at a mutually acceptable time. Generally, this should be possible within 30 to 90 days after you sign a purchase contract, but the date of payment will usually occur when escrow closes.

- **What happens if we are unable to reach an agreement on the property's fair market value?**

To the greatest extent practicable, **District** will make every reasonable effort to acquire your property by negotiated purchase. If, however, the negotiations are unsuccessful, **District** may commence a lawsuit, known and referred to herein as an eminent domain or condemnation action, in a court located within the same county where your property is located.

The first step is for **District's** staff to request authority from **District's Board of Directors ("Board")** to file a condemnation action. The approval from the Board is called a "Resolution of Necessity" ("RON"). In considering whether to adopt the RON, the Board must determine whether the public interest and necessity require the Project, whether the Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury, and whether your property is necessary for the Project. You will be given notice and an opportunity to request a hearing and appear before **District's** Board when it considers whether to adopt the RON. You should consult legal counsel prior to the hearing on the RON because failure to request a hearing and object to the taking of your property at the hearing could potentially bar you from challenging **District's** right to take your property at a later date in the condemnation proceedings.

If the Board adopts the RON, **District** can, and usually will, promptly file a complaint in an eminent domain action to acquire title to the property upon payment of the property's fair market value. **District** is the plaintiff and anyone with a legal interest



in the property, as determined from a title report or litigation guarantee for the property, will usually be named as defendants. Often, **District** will also deposit the amount of the offer it made to you with the State Treasurer.

- **Can District acquire possession of my property before an agreement is reached or a final determination is made as to the property's fair market value?**

In some cases, **District** may decide it needs possession of the property before the property's fair market value is finally determined in the condemnation action. In such a case, **District** must apply to the court for an "order for possession" to allow it to take possession and control of the property prior to resolution of the property's fair market value. In general, **District** is required to file a motion and schedule a hearing with the court on the proposed order for possession and give you notice of the hearing. Notice of the hearing must generally be sent 90 days before the hearing date if the property is occupied and 60 days before the hearing date if the property is unoccupied. However, it may be possible for **District** to seek an order for possession based on an *ex parte* application (instead of a notice motion) if there is an urgent need for possession of the property, in which case the hearing, if any, is held based on much shorter notice -- typically less than 24 hours. In either case, a judge will decide whether the order for possession should be granted.

- **Can I oppose the motion or *ex parte* application for an order for possession?**

Yes. You generally oppose the motion or application by serving **District's** attorney and the court with your written opposition within the period of time set forth in the notice of hearing and appearing and objecting at the hearing on the motion.

- **Will I receive assistance with relocation?**

Any person, business, or farm operation displaced as a result of the property acquisition is entitled to relocation advisory and financial assistance for eligible relocation expenses, such as moving expenses. The amount of relocation compensation is determined on a case-by-case basis in accordance with prescribed law. Relocation benefits are handled separate and apart from the determination of the property's fair market value and are not part of the eminent domain process.

- **Can I withdraw the amount deposited with the State Treasurer before the eminent domain action is completed, even if I don't agree that the amount reflects the fair market value of my property?**

Yes. Subject to the rights of any other persons having a property interest (such as a lender or co-owner), you may withdraw the amount deposited with the State Treasurer before the eminent domain action is completed. If you withdraw the amount on deposit you may still seek a higher fair market value during the eminent

domain proceedings; **however**, you may not contest the right of **District** to take the property for a public purpose.

- **Can you contest District' acquisition of the property?**

Yes. Provided you have not withdrawn the amount deposited (and have not otherwise waived your right to challenge the acquisition), you can challenge in court **District's** right to acquire or take your property.

- **What happens in an eminent domain trial?**

The main purpose of an eminent domain trial is to determine **District'** right to take the property (if challenged) and the fair market value of your property, including compensable interests such as lost business goodwill caused by the taking or severance damages. The trial is usually conducted before a judge and jury. You (and any others with interests in the property) and **District** will have the opportunity to present evidence of value, and the jury will determine the property's fair market value. In cases where the parties choose not to have a jury, the judge will decide the property's fair market value. Generally, each party to the litigation must disclose its respective appraisals to the other parties prior to trial. The property owner presents evidence on the issue of compensation first and commences and concludes the argument on the issue of compensation. Generally, neither **District**, the property owner, nor any other defendant has the burden of proof on the issue of compensation.

If you challenge **District's** right to take or acquire the property, the trial will also determine whether or not **District** has the legal right to acquire the property. In such cases, the judge (not the jury) will make this determination before any evidence is presented concerning the property's fair market value.

At the end of the trial, assuming that **District** is found to have the right to take the property, the judge will enter a judgment requiring **District** to pay fair market value and other just compensation, including any severance damages, to the property owner and, potentially, other defendants with interests in the property. Once **District** pays the amount listed in the judgment, the judge will enter a final order of condemnation. **District** will then record the final order with the County Recorder, and title to the property will then pass to **District**.

- **Are you entitled to interest?**

Anyone receiving compensation in an eminent domain action is generally entitled to interest on that compensation from the date the condemning agency takes possession of the property until the person receiving the compensation has been fully paid. The rate and calculation of the interest is determined under formulas in State law.

- **Will District be required to pay your attorneys' fees and/or costs?**

In an eminent domain action, you are generally entitled to be reimbursed by the condemning agency for your court costs such as court filing fees. On the other hand, the property owner is not necessarily entitled to attorneys' fees. However, in some circumstances, you may also be entitled to be reimbursed by the condemning agency for your litigation expenses (which includes attorneys' fees) incurred in defending the lawsuit. Whether you will be entitled to receive reimbursement of litigation expenses will depend on the particular facts and circumstances of the case and the reasonableness of offers and demands for compensation made before and after the lawsuit.



**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

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

**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](mailto:mming@allianceappr.com)

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 Jasper 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

## TABLE OF CONTENTS

PURPOSE OF APPRAISAL .....	2
OWNER OF RECORD.....	2
EFFECTIVE DATE OF APPRAISAL AND DATE OF THE REPORT.....	2
INTENDED USE AND INTENDED USER.....	2
PROPERTY RIGHTS TO BE APPRAISED.....	2
DEFINITION OF MARKET VALUE .....	3
DEFINITION OF EMINENT DOMAIN.....	3
DEFINITION OF JUST COMPENSATION .....	4
DEFINITION OF STATE RULE.....	4
SCOPE OF THE APPRAISAL .....	4
ASSUMPTIONS AND LIMITING CONDITIONS.....	6
KERN COUNTY DATA.....	9
SUPPLY, DEMAND AND GENERAL TREND.....	11
METHOD OF VALUATION.....	12
REASONABLE EXPOSURE TIME.....	13
MARKETING TIME.....	13
IDENTIFICATION OF SUBJECT PROPERTY .....	15
LEGAL DESCRIPTION OF SUBJECT PROPERTY .....	15
DESCRIPTION OF LAND .....	16
<i>Location</i> .....	16
<i>Land Dimensions and Area</i> .....	16
<i>Take Area</i> .....	16
<i>Land Use</i> .....	17
<i>Access</i> .....	17
<i>Zoning</i> .....	17
<i>Utilities</i> .....	19
<i>Topography</i> .....	19
<i>Flood Hazard</i> .....	19
<i>Fault-Rupture Hazard Zone</i> .....	20
DESCRIPTION OF IMPROVEMENTS .....	20
ASSESSED VALUE AND TAXES .....	21
SALES HISTORY OF SUBJECT .....	21
PRESENT USE.....	21
HIGHEST AND BEST USE .....	22
VALUATION DATA.....	23
Sales Comparison Approach .....	23
Land Value as a Vacant Site.....	23
Permanent Easement.....	24
SUMMARY OF VALUE INDICATORS .....	27
RECONCILIATION OF VALUE INDICATORS .....	27
CONCLUSION OF VALUE .....	27
CERTIFICATE OF APPRAISAL	
QUALIFICATIONS	
PROPERTY SPECIFIC DATA	
PROPERTY PHOTOGRAPHS	

**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 Jasper 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."<sup>1</sup>

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."<sup>2</sup>*

---

<sup>1</sup> Title XI FIRREA, 32, 42 (f).

<sup>2</sup> 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."*<sup>3</sup>

## **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."*<sup>4</sup>

## **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.

---

<sup>3</sup> The Dictionary of Real Estate Appraisal, 3d ed., 194

<sup>4</sup> 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:

<b>Top 10 Commodities in 2020</b>			
	<b>Commodity</b>	<b>Value</b>	<b>2019 Ranking</b>
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.

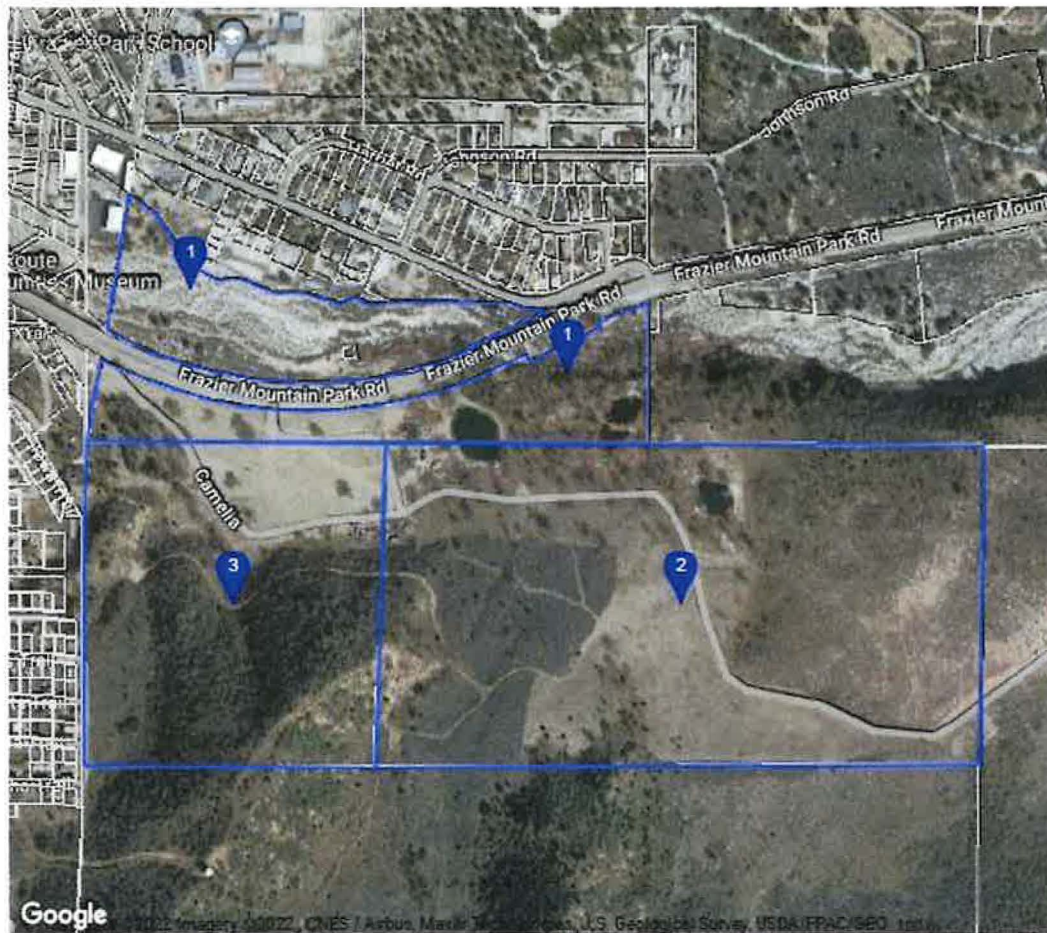
Related information garnered through this process includes other market conditions that may affect marketing time, such as the identification of typical buyers and sellers for the type of real or personal property involved and typical equity investment levels and/or financing terms. The reasonable marketing 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**

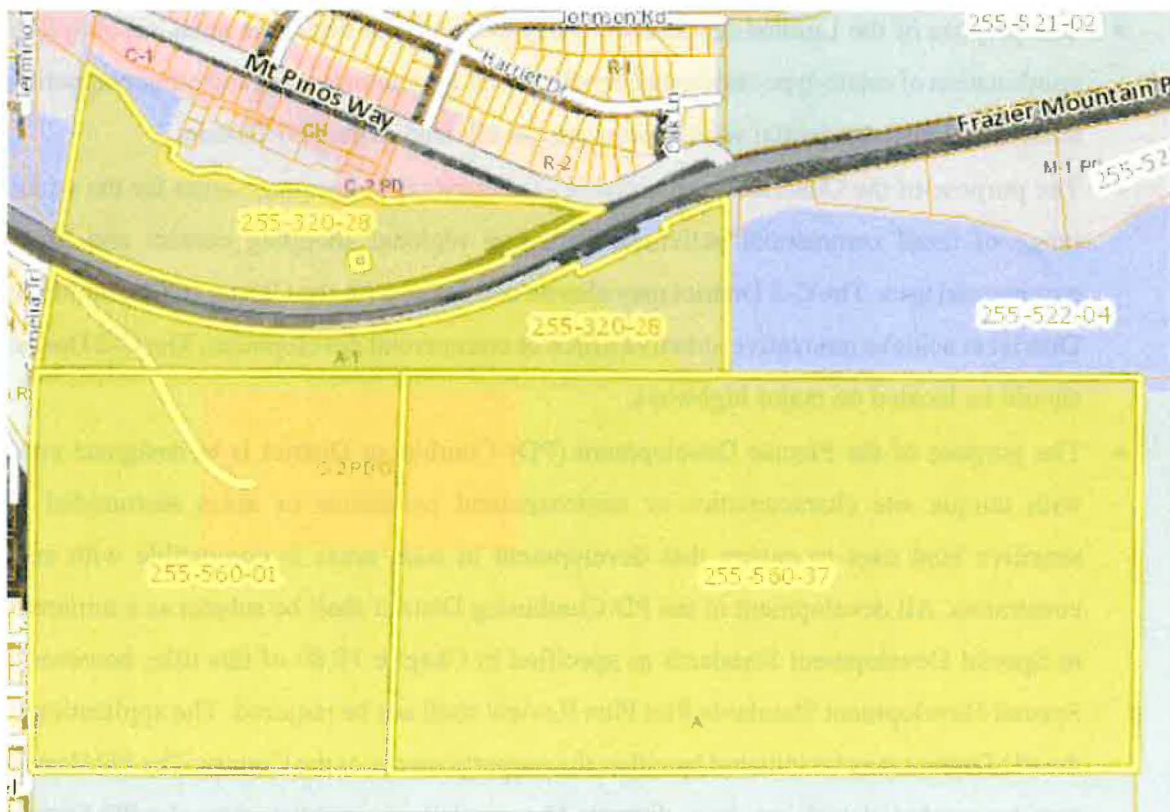
Access to the larger parcel is via Frazier Mountain Park Road from the north.

**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**

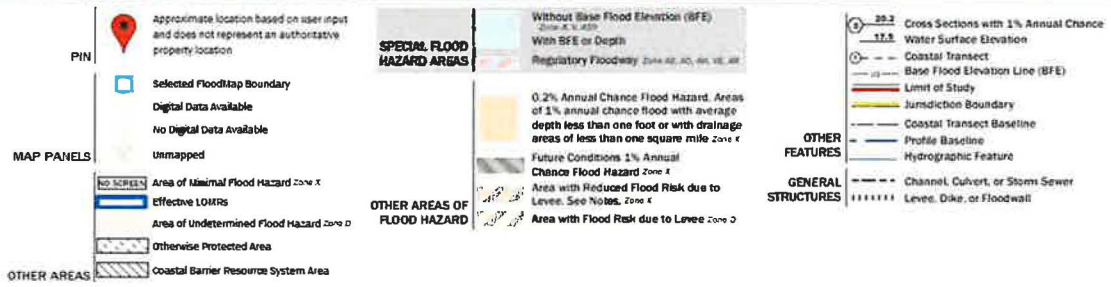
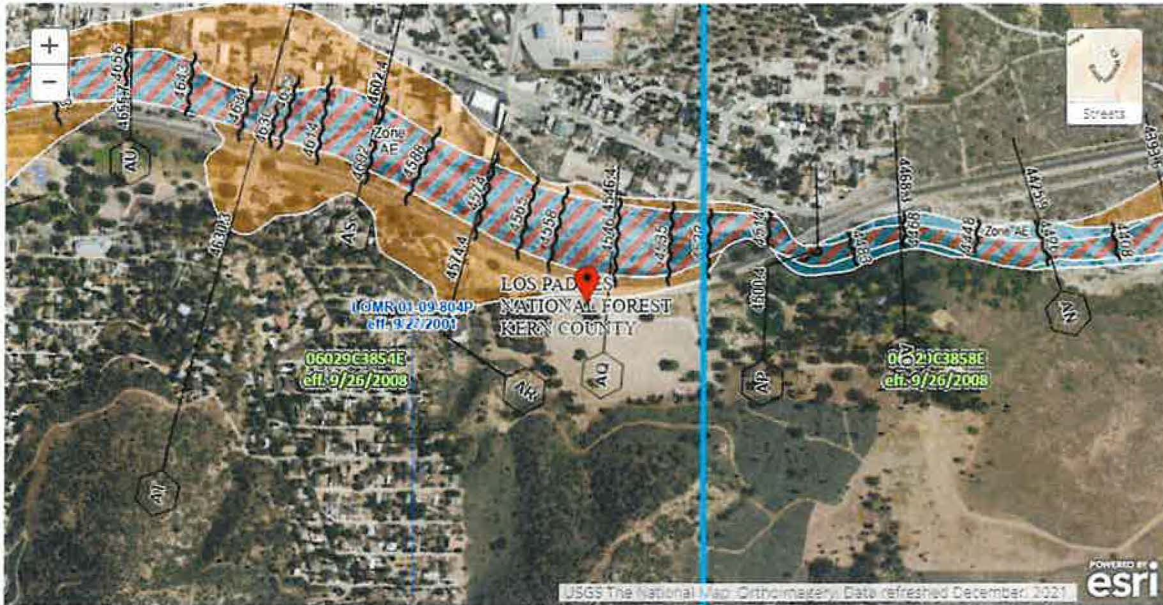
The appraiser understands that normal and customary utilities are available to the subject property. The appraiser is unaware if other utilities are available to the subject property.

**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-	A	E(20)	A GH	A, A-1, C-2 PDG	A
<b>Sale Comparison</b>	L1 >6416	L2 >4986	L3 >8532	L4 >6438	L5 >5489	L6 (SUBJECT) <10209	L7 >3232
<b>Sales Price Per Acre</b>	<b>Maximum</b>	<b>\$10,209</b>	<b>Minimum</b>	<b>\$3,232</b>	<b>Mean</b>	<b>\$6,472</b>	
<b>Acres</b>	<b>Maximum</b>	<b>303.64</b>	<b>Minimum</b>	<b>20.04</b>	<b>Mean</b>	<b>67.11</b>	

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

### **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.

<b>EASEMENT VALUATION MATRIX*</b>		
<b>Percentage of Fee</b>	<b>Comments</b>	<b>Potential Types of Easements</b>
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

	Acres		
Total Size of Larger Parcel	303.64		
Larger Parcel Value (Before Condition)	\$/Acre		Acres
Value Before Acquisition	\$10,000	x	303.64
			\$3,036,400
		Percentage of Fee	Acres
Permanent Access Easement- Driveway	\$10,000	70%	0.120
Permanent Pipeline/Access Easement	\$10,000	100%	0.400
			\$840
			\$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			\$0
<b>Recommended Just Compensation</b>			<b>\$8,488</b>

## **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

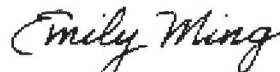
We, Michael G. Ming, ARA and Emily Ming, certify that to the best of my knowledge and belief that:

- 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



	DEE JASPER & ASSOCIATES, INC.	
	CIVIL ENGINEERS	
	2725 DUCKY ROAD, SUITE A	PO BOX 10111
	8725 AVENUE 128, SUITE 100	PO BOX 10111
	PORTERVILLE, CALIFORNIA 93257	PHONE 559-782-8775

## Subject Property Location

Report Date: 02/16/2023

### Property Address

Order ID: R107319062

**City, State & Zip** FRAZIER PARK, CA 93225  
**County** KERN COUNTY  
**Mailing Address**  
**Census Tract** 0033.05

Thomas Bros Pg-Grid

**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

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


## Latest Full Sale Information

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

## Financing Details at Time of Purchase

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

## Property Characteristics

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

## Assessment & Taxes

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



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

<b>Origination Lender Name</b>	SOLEDAD ENRICHMENT ACTION INC	<b>Origination Interest Rate</b>		<b>Lifetime Cap Rate</b>	
<b>Origination Lender Type</b>	Other	<b>First Rate Change Date</b>		<b>Change Index</b>	
<b>Type Financing</b>		<b>Maturity Date</b>		<b>IO Period</b>	
<b>Borrower 1</b>	C&C ELITE PROPERTIES LLC	<b>Balloon Rider</b>		<b>Prepayment Penalty Rider</b>	
<b>Borrower 2</b>		<b>Fixed/Step Rate Rider</b>		<b>Prepayment Penalty Term</b>	
<b>Additional Borrowers</b>		<b>Adj Rate Rider</b>		<b>Adj Rate Index</b>	
<b>Vesting</b>					

#### Mortgage



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

#### Transfer



<b>Transaction ID</b>	3	<b>Recorder Doc Number</b>	222088800	<b>Partial Interest Transferred</b>	
<b>Sale Date</b>	05/25/2022	<b>Document Type</b>	Deed	<b>Type of Transaction</b>	Non Residential Transfer
<b>Sale Price</b>	\$3,100,000	<b>Document Description</b>	Grant Deed	<b>Multiple APNs on Deed</b>	5
<b>Recorder Book/Page</b>		<b>Recording Date</b>	06/03/2022	<b>Property Use</b>	
<b>Buyer 1</b>	C&C ELITE PROPERTIES LLC	<b>Buyer 1 Entity</b>	Limited Liability Company	<b>Buyer Vesting</b>	
<b>Buyer 2</b>		<b>Buyer 2 Entity</b>		<b>Buyer Mailing Address</b>	
<b>Seller 1</b>	SOLEDAD ENRICHMENT ACTION INC	<b>Seller 1 Entity</b>	Corporation	<b>Seller Mailing Address</b>	
<b>Seller 2</b>		<b>Seller 2 Entity</b>		<b>Legal City/ Muni/ Township</b>	
<b>Legal Recorder's Map Ref</b>		<b>Legal Subdivision</b>		<b>Legal Section/ Twn/ Rng/ Mer</b>	SE4NE4 S06T08NR19W SBBM
<b>Legal Brief Description/ Unit/ Phase/ Tract</b>			PORTION LOT4/ / /	<b>Title Company Name</b>	CHICAGO TITLE COMPANY

#### Mortgage



<b>Transaction ID</b>	4	<b>Recorder Doc Number</b>	0211127358	<b>Recorder Book/Page</b>	
<b>Mortgage Date</b>		<b>Document Type</b>	Mortgage	<b>Rate Change Freq</b>	
<b>Loan Amount</b>	\$2,000,000	<b>Document Description</b>	Seller take-back	<b>1st Periodic Floor Rate</b>	
<b>Loan Type</b>	Seller take-back	<b>Recording Date</b>	09/30/2011	<b>1st Periodic Cap Rate</b>	
<b>Origination Lender Name</b>	DONALD S TAIT II ETAL	<b>Origination Interest Rate</b>		<b>Lifetime Cap Rate</b>	
<b>Origination Lender Type</b>	Seller	<b>First Rate Change Date</b>		<b>Change Index</b>	
<b>Type Financing</b>		<b>Maturity Date</b>		<b>IO Period</b>	

<b>Borrower 1</b>	SOLEDAD ENRICHMENT ACTION INC	<b>Balloon Rider</b>	<b>Prepayment Penalty Rider</b>
<b>Borrower 2</b>		<b>Fixed/Step Rate Rider</b>	<b>Prepayment Penalty Term</b>
<b>Additional Borrowers</b>		<b>Adj Rate Rider</b>	<b>Adj Rate Index</b>
<b>Vesting</b>			

**Transfer**

 <b>Transaction ID</b>	5	<b>Recorder Doc Number</b>	0211127357	<b>Partial Interest Transferred</b>	
<b>Sale Date</b>	09/26/2011	<b>Document Type</b>	Deed	<b>Type of Transaction</b>	Non Residential Transfer
<b>Sale Price</b>		<b>Document Description</b>	Grant Deed	<b>Multiple APNs on Deed</b>	6
<b>Recorder Book/Page</b>		<b>Recording Date</b>	09/30/2011	<b>Property Use</b>	
<b>Buyer 1</b>	SOLEDAD ENRICHMENT ACTION INC	<b>Buyer 1 Entity</b>	Company or Corporation	<b>Buyer Vesting</b>	
<b>Buyer 2</b>		<b>Buyer 2 Entity</b>		<b>Buyer Mailing Address</b>	222 N VIRGIL AVE, LOS ANGELES, CA 90004-3622
<b>Seller 1</b>	TAIT II, DONALD S	<b>Seller 1 Entity</b>	Married Man	<b>Seller Mailing Address</b>	
<b>Seller 2</b>	TAIT III, DONALD S	<b>Seller 2 Entity</b>	Single man	<b>Legal City/ Muni/ Township</b>	UNINCORPORATED
<b>Legal Recorder's Map Ref</b>		<b>Legal Subdivision</b>		<b>Legal Section/ Twn/ Rng/ Mer</b>	SW4SE4SW4 S31T09NR19W SBM
<b>Legal Brief Description/ Unit/ Phase/ Tract</b>				<b>Title Company Name</b>	ORANGE COAST TITLE COMPANY

**Transfer**

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

**Transfer**

 <b>Transaction ID</b>	7	<b>Recorder Doc Number</b>	0208089540	<b>Partial Interest Transferred</b>	
<b>Transfer Date</b>	09/09/2007	<b>Document Type</b>	Deed	<b>Type of Transaction</b>	Non Arms-Length Transfer
<b>Sale Price</b>		<b>Document Description</b>	Correction deed	<b>Multiple APNs on Deed</b>	+
<b>Recorder Book/Page</b>		<b>Recording Date</b>	06/05/2008	<b>Property Use</b>	
<b>Buyer 1</b>	TAIT II, DONALD S	<b>Buyer 1 Entity</b>	Trustee or Conservator	<b>Buyer Vesting</b>	
<b>Buyer 2</b>	TAIT, SHANE	<b>Buyer 2 Entity</b>	Single man	<b>Buyer Mailing Address</b>	18661 VIA PALATINO, IRVINE, CA 92603-3445
<b>Seller 1</b>	TAIT II, DONALD S	<b>Seller 1 Entity</b>	Trustee or Conservator	<b>Seller Mailing Address</b>	
<b>Seller 2</b>	TAIT III, DONALD S	<b>Seller 2 Entity</b>	Minor, Ward or Client (Represented by Trustee)	<b>Legal City/ Muni/ Township</b>	UNINCORPORATED
<b>Legal Recorder's Map Ref</b>	PM8898 MB43PG196&197	<b>Legal Subdivision</b>		<b>Legal Section/ Twn/ Rng/ Mer</b>	POR S2SW4 S31T09NR19W SBM
<b>Legal Brief Description/ Unit/ Phase/ Tract</b>				<b>Title Company Name</b>	COMMONWEALTH TITLE

**Transfer**

	<b>Transaction ID</b>	8	<b>Recorder Doc Number</b>	0208089539	<b>Partial Interest Transferred</b>	
	<b>Transfer Date</b>	09/09/2007	<b>Document Type</b>	Deed	<b>Type of Transaction</b>	Non Arms-Length Transfer
	<b>Sale Price</b>		<b>Document Description</b>	Correction deed	<b>Multiple APNs on Deed</b>	+
	<b>Recorder Book/Page</b>		<b>Recording Date</b>	06/05/2008	<b>Property Use</b>	
	<b>Buyer 1</b>	TAIT II, DONALD S	<b>Buyer 1 Entity</b>	Married Man	<b>Buyer Vesting</b>	
	<b>Buyer 2</b>	TAIT, SHANE	<b>Buyer 2 Entity</b>	Single man	<b>Buyer Mailing Address</b>	311 CARNELIA TRL, FRAZIER PARK, CA 93225-1166
	<b>Seller 1</b>	TAIT II, DONALD S	<b>Seller 1 Entity</b>		<b>Seller Mailing Address</b>	
	<b>Seller 2</b>		<b>Seller 2 Entity</b>		<b>Legal City/ Muni/ Township</b>	UNINCORPORATED
	<b>Legal Recorder's Map Ref</b>		<b>Legal Subdivision</b>		<b>Legal Section/ Twn/ Rng/ Mer</b>	POR S2SW4 S31T09NR19W SBM
	<b>Legal Brief Description/ Unit/ Phase/ Tract</b>				<b>Title Company Name</b>	NONE AVAILABLE

**Transfer**

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

**Transfer**

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

**Transfer**

	<b>Transaction ID</b>	11	<b>Recorder Doc Number</b>	0208089536	<b>Partial Interest Transferred</b>	
	<b>Transfer Date</b>	09/19/2007	<b>Document Type</b>	Deed	<b>Type of Transaction</b>	Non Arms-Length Transfer

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

**Transfer**



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

**Transfer**



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

**Transfer**



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



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

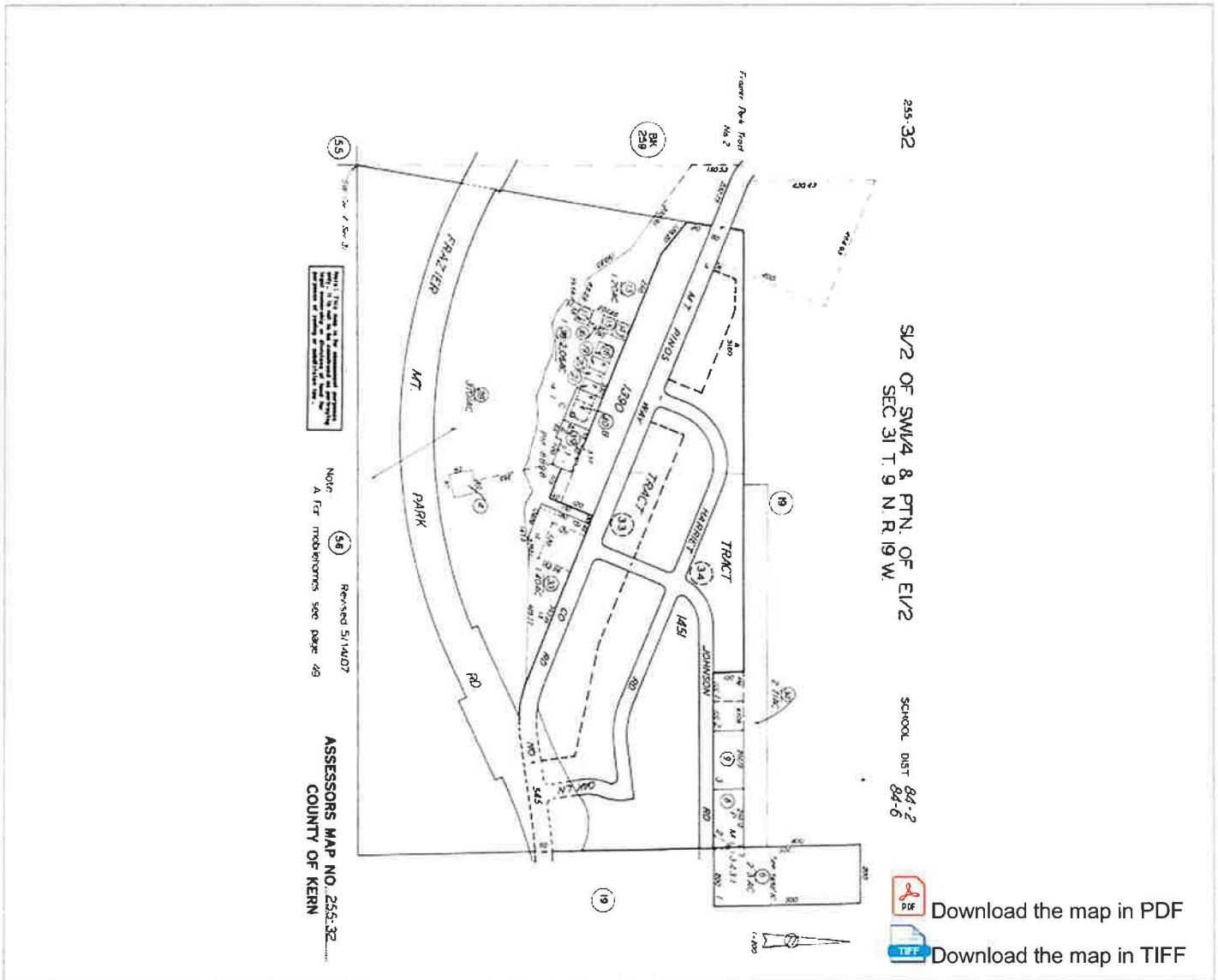
### Subject Property Location

**Property Address**  
**City, State & Zip**  
**County**

FRAZIER PARK, CA 93225  
 KERN COUNTY

Report Date: 02/16/2023  
 Order ID: R107319063

**Parcel Number** 255-320-28-00-3



[Download the map in PDF](#)  
[Download the map in TIFF](#)

### Disclaimer

THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE OR REDISTRIBUTE THIS REPORT, IN WHOLE OR IN PART. THE USE OF THIS REPORT BY ANY PARTY OTHER THAN YOURSELF FOR ANY PURPOSE IS STRICTLY PROHIBITED. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. BLACK KNIGHT SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. BLACK KNIGHT DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE OR FREE FROM ERROR. YOU UNDERSTAND AND ACKNOWLEDGE THAT THE AVAILABILITY, COMPLETENESS AND FORMAT OF THE DATA ELEMENTS MAY VARY SUBSTANTIALLY FROM AREA-TO-AREA, THE INFORMATION CONTAINED IN THIS REPORT IS DERIVED FROM PUBLICLY AVAILABLE SOURCES FOR THE SUBJECT PROPERTY OR COMPARABLE PROPERTIES LISTED ABOVE AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY BLACK KNIGHT THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

### Copyright

CONFIDENTIAL, PROPRIETARY AND/OR TRADE SECRET. TM SM ® TRADEMARK(S) OF BLACK KNIGHT IP HOLDING COMPANY, LLC, OR AN AFFILIATE.  
 © 2023 BLACK KNIGHT TECHNOLOGIES, LLC. ALL RIGHTS RESERVED.

## 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 d1111 Recorder Information

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



## Latest Full Sale Information

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



## Financing Details at Time of Purchase

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

## Property Characteristics

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

## Assessment & Taxes

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

## 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** 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; TRAIT, 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  
**Mortgage Date** 05/26/2022  
**Recorder Doc Number** 222088802  
**Document Type** Mortgage

**Recorder Book/Page**  
**Rate Change Freq**

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

**Mortgage**



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

**Transfer**



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

**Mortgage**



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

<b>Origination Lender Name</b>	DONALD S TAIT II ETAL	<b>Origination Interest Rate</b>		<b>Lifetime Cap Rate</b>	
<b>Origination Lender Type</b>	Seller	<b>First Rate Change Date</b>		<b>Change Index</b>	
<b>Type Financing</b>		<b>Maturity Date</b>		<b>IO Period</b>	
<b>Borrower 1</b>	SOLEDAD ENRICHMENT ACTION INC	<b>Balloon Rider</b>		<b>Prepayment Penalty Rider</b>	
<b>Borrower 2</b>		<b>Fixed/Step Rate Rider</b>		<b>Prepayment Penalty Term</b>	
<b>Additional Borrowers</b>		<b>Adj Rate Rider</b>		<b>Adj Rate Index</b>	
<b>Vesting</b>					

**Transfer**



<b>Transaction ID</b>	5	<b>Recorder Doc Number</b>	0211127357	<b>Partial Interest Transferred</b>	
<b>Sale Date</b>	09/26/2011	<b>Document Type</b>	Deed	<b>Type of Transaction</b>	Non Residential Transfer
<b>Sale Price</b>		<b>Document Description</b>	Grant Deed	<b>Multiple APNs on Deed</b>	6
<b>Recorder Book/Page</b>		<b>Recording Date</b>	09/30/2011	<b>Property Use</b>	
<b>Buyer 1</b>	SOLEDAD ENRICHMENT ACTION INC	<b>Buyer 1 Entity</b>	Company or Corporation	<b>Buyer Vesting</b>	
<b>Buyer 2</b>		<b>Buyer 2 Entity</b>		<b>Buyer Mailing Address</b>	222 N VIRGIL AVE, LOS ANGELES, CA 90004-3622
<b>Seller 1</b>	TAIT II, DONALD S	<b>Seller 1 Entity</b>	Married Man	<b>Seller Mailing Address</b>	
<b>Seller 2</b>	TAIT III, DONALD S	<b>Seller 2 Entity</b>	Single man	<b>Legal City/ Muni/ Township</b>	
<b>Legal Recorder's Map Ref</b>		<b>Legal Subdivision</b>		<b>Legal Section/ Twn/ Rng/ Mer</b>	S06T08NR19W SBB&M
<b>Legal Brief Description/ Unit/ Phase/ Tract</b>				<b>Title Company Name</b>	ORANGE COAST TITLE COMPANY

**Transfer**



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


**Transfer**




<b>Transaction ID</b>	7	<b>Recorder Doc Number</b>	0208089540	<b>Partial Interest Transferred</b>	
<b>Transfer Date</b>	09/09/2007	<b>Document Type</b>	Deed	<b>Type of Transaction</b>	Non Arms-Length Transfer
<b>Sale Price</b>		<b>Document Description</b>	Correction deed	<b>Multiple APNs on Deed</b>	+
<b>Recorder Book/Page</b>		<b>Recording Date</b>	06/05/2008	<b>Property Use</b>	
<b>Buyer 1</b>	TAIT II, DONALD S	<b>Buyer 1 Entity</b>	Trustee or Conservator	<b>Buyer Vesting</b>	
<b>Buyer 2</b>	TAIT, SHANE	<b>Buyer 2 Entity</b>	Single man	<b>Buyer Mailing Address</b>	18661 VIA PALATINO, IRVINE, CA 92603-3445
<b>Seller 1</b>	TAIT II, DONALD S	<b>Seller 1 Entity</b>	Trustee or Conservator	<b>Seller Mailing Address</b>	

<b>Seller 2</b>	TAIT III, DONALD S	<b>Seller 2 Entity</b>	Minor, Ward or Client (Represented by Trustee)	<b>Legal City/ Muni/ Township</b>	FRAZIER PARK
<b>Legal Recorder's Map Ref</b>		<b>Legal Subdivision</b>		<b>Legal Section/ Twn/ Rng/ Mer</b>	S06T08NR19W SBM
<b>Legal Brief Description/ Unit/ Phase/ Tract</b>		SE4 NE4 SEC06 & SW4 NW4 SEC05 TWP08N RNG19W SBM/ / /		<b>Title Company Name</b>	COMMONWEALTH TITLE


**Transfer**

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

**Transfer**

	<b>Transaction ID</b>	9	<b>Recorder Doc Number</b>	0208089538	<b>Partial Interest Transferred</b>	
	<b>Transfer Date</b>	09/09/2007	<b>Document Type</b>	Deed	<b>Type of Transaction</b>	Non Arms-Length Transfer
	<b>Sale Price</b>		<b>Document Description</b>	Correction deed	<b>Multiple APNs on Deed</b>	+
	<b>Recorder Book/Page</b>		<b>Recording Date</b>	06/05/2008	<b>Property Use</b>	
	<b>Buyer 1</b>	TAIT II, DONALD S	<b>Buyer 1 Entity</b>	Married Man	<b>Buyer Vesting</b>	
	<b>Buyer 2</b>	TAIT, SHANE	<b>Buyer 2 Entity</b>	Single man	<b>Buyer Mailing Address</b>	311 CARNELIA TRL, FRAZIER PARK, CA 93225-1166
	<b>Seller 1</b>	TAIT, BRIAN S	<b>Seller 1 Entity</b>	Married Man	<b>Seller Mailing Address</b>	
	<b>Seller 2</b>		<b>Seller 2 Entity</b>		<b>Legal City/ Muni/ Township</b>	FRAZIER PARK
	<b>Legal Recorder's Map Ref</b>		<b>Legal Subdivision</b>		<b>Legal Section/ Twn/ Rng/ Mer</b>	S06T08NR19W SBM
	<b>Legal Brief Description/ Unit/ Phase/ Tract</b>		SE4 NE4 SEC06 & SW4 NW4 SEC05 TWP08N RNG19W SBM/ / /		<b>Title Company Name</b>	COMMONWEALTH TITLE

**Transfer**

	<b>Transaction ID</b>	10	<b>Recorder Doc Number</b>	0208089537	<b>Partial Interest Transferred</b>	
	<b>Transfer Date</b>	09/24/2007	<b>Document Type</b>	Deed	<b>Type of Transaction</b>	Non Arms-Length Transfer
	<b>Sale Price</b>		<b>Document Description</b>	Correction deed	<b>Multiple APNs on Deed</b>	+
	<b>Recorder Book/Page</b>		<b>Recording Date</b>	06/05/2008	<b>Property Use</b>	
	<b>Buyer 1</b>	TAIT II, DONALD S	<b>Buyer 1 Entity</b>	Married Man	<b>Buyer Vesting</b>	
	<b>Buyer 2</b>	TAIT, SHANE	<b>Buyer 2 Entity</b>	Single man	<b>Buyer Mailing Address</b>	311 CARNELIA TRL, FRAZIER PARK, CA 93225-1166
	<b>Seller 1</b>	TAIT III, DONALD S	<b>Seller 1 Entity</b>		<b>Seller Mailing Address</b>	
	<b>Seller 2</b>		<b>Seller 2 Entity</b>		<b>Legal City/ Muni/ Township</b>	FRAZIER PARK
	<b>Legal Recorder's Map Ref</b>		<b>Legal Subdivision</b>		<b>Legal Section/ Twn/ Rng/ Mer</b>	S06T08NR19W SBM
	<b>Legal Brief Description/ Unit/ Phase/ Tract</b>		SE4 NE4 SEC06 & SW4 NW4 SEC05 TWP08N RNG19W SBM/ / /		<b>Title Company Name</b>	COMMONWEALTH TITLE



**Transfer**



<b>Transaction ID</b>	11	<b>Recorder Doc Number</b>	0208089536	<b>Partial Interest Transferred</b>	
<b>Transfer Date</b>	09/19/2007	<b>Document Type</b>	Deed	<b>Type of Transaction</b>	Non Arms-Length Transfer
<b>Sale Price</b>		<b>Document Description</b>	Correction deed	<b>Multiple APNs on Deed</b>	+
<b>Recorder Book/Page</b>		<b>Recording Date</b>	06/05/2008	<b>Property Use</b>	
<b>Buyer 1</b>	TAIT II, DONALD S	<b>Buyer 1 Entity</b>	Married Man	<b>Buyer Vesting</b>	
<b>Buyer 2</b>	TAIT, SHANE	<b>Buyer 2 Entity</b>	Single man	<b>Buyer Mailing Address</b>	311 CARNELIA TRL, FRAZIER PARK, CA 93225-1166
<b>Seller 1</b>	TAIT, SHANE	<b>Seller 1 Entity</b>		<b>Seller Mailing Address</b>	
<b>Seller 2</b>		<b>Seller 2 Entity</b>		<b>Legal City/ Muni/ Township</b>	FRAZIER PARK
<b>Legal Recorder's Map Ref</b>		<b>Legal Subdivision</b>		<b>Legal Section/ Twn/ Rng/ Mer</b>	S06T08NR19W SBM
<b>Legal Brief Description/ Unit/ Phase/ Tract</b>		SE4 NE4 SEC06 & SW4 NW4 SEC05 TWP08N RNG19W SBM/ / /		<b>Title Company Name</b>	COMMONWEALTH TITLE

**Transfer**



<b>Transaction ID</b>	12	<b>Recorder Doc Number</b>	0208089535	<b>Partial Interest Transferred</b>	
<b>Transfer Date</b>	09/17/2007	<b>Document Type</b>	Deed	<b>Type of Transaction</b>	Non Arms-Length Transfer
<b>Sale Price</b>		<b>Document Description</b>	Intra-family Transfer or Dissolution	<b>Multiple APNs on Deed</b>	+
<b>Recorder Book/Page</b>		<b>Recording Date</b>	06/05/2008	<b>Property Use</b>	
<b>Buyer 1</b>	TAIT II, DONALD S	<b>Buyer 1 Entity</b>	Married Man	<b>Buyer Vesting</b>	Married Man as his sole and separate property
<b>Buyer 2</b>		<b>Buyer 2 Entity</b>		<b>Buyer Mailing Address</b>	311 CARNELIA TRL, FRAZIER PARK, CA 93225-1166
<b>Seller 1</b>	TAIT, GWENDOLYN ELLEN	<b>Seller 1 Entity</b>	Married Person	<b>Seller Mailing Address</b>	
<b>Seller 2</b>		<b>Seller 2 Entity</b>		<b>Legal City/ Muni/ Township</b>	
<b>Legal Recorder's Map Ref</b>		<b>Legal Subdivision</b>		<b>Legal Section/ Twn/ Rng/ Mer</b>	S06T08NR19W SBM
<b>Legal Brief Description/ Unit/ Phase/ Tract</b>		SE4 NE4 SEC06 & SW4 NW4 SEC05 TWP08N RNG19W SBM/ / /		<b>Title Company Name</b>	COMMONWEALTH TITLE

**Transfer**



<b>Transaction ID</b>	13	<b>Recorder Doc Number</b>	0196165602	<b>Partial Interest Transferred</b>	
<b>Transfer Date</b>	12/01/1996	<b>Document Type</b>	Deed	<b>Type of Transaction</b>	Non Arms-Length Transfer
<b>Sale Price</b>		<b>Document Description</b>	Gift Deed	<b>Multiple APNs on Deed</b>	3
<b>Recorder Book/Page</b>		<b>Recording Date</b>	12/27/1996	<b>Property Use</b>	
<b>Buyer 1</b>	TAIT II, DONALD S	<b>Buyer 1 Entity</b>	Trustee or Conservator	<b>Buyer Vesting</b>	Trust
<b>Buyer 2</b>	TAIT III, DONALD S	<b>Buyer 2 Entity</b>	Minor, Ward or Client (Represented by Trustee)	<b>Buyer Mailing Address</b>	426 S ARDEN BLVD, LOS ANGELES, CA 90020-4736
<b>Seller 1</b>	TAIT, DONALD S	<b>Seller 1 Entity</b>	Married Man	<b>Seller Mailing Address</b>	
<b>Seller 2</b>		<b>Seller 2 Entity</b>		<b>Legal City/ Muni/ Township</b>	
<b>Legal Recorder's Map Ref</b>		<b>Legal Subdivision</b>		<b>Legal Section/ Twn/ Rng/ Mer</b>	
<b>Legal Brief Description/ Unit/ Phase/ Tract</b>		SECTION 6, TOWNSHIP 8, RANGE 19, QUARTER/ / /		<b>Title Company Name</b>	

**Transfer**



<b>Transaction ID</b>	14	<b>Recorder Doc Number</b>	077508	<b>Partial Interest Transferred</b>	
<b>Transfer Date</b>	01/21/1994	<b>Document Type</b>	Deed	<b>Type of Transaction</b>	Non Arms-Length Transfer

<b>Sale Price</b>		<b>Document Description</b>	Grant Deed	<b>Multiple APNs on Deed</b>	3
<b>Recorder Book/Page</b>	7034/ 2483	<b>Recording Date</b>	05/17/1994	<b>Property Use</b>	
<b>Buyer 1</b>	TAIT II, DONALD S	<b>Buyer 1 Entity</b>	Married Man	<b>Buyer Vesting</b>	
<b>Buyer 2</b>		<b>Buyer 2 Entity</b>		<b>Buyer Mailing Address</b>	7085 BIRDVIEW AVE, MALIBU, CA 90265-4106
<b>Seller 1</b>	TAIT, DONALD S	<b>Seller 1 Entity</b>	Married Man	<b>Seller Mailing Address</b>	0007085 BIRDVIEW AVE, MALIBU, CA 90265
<b>Seller 2</b>		<b>Seller 2 Entity</b>		<b>Legal City/ Muni/ Township</b>	
<b>Legal Recorder's Map Ref</b>		<b>Legal Subdivision</b>		<b>Legal Section/ Twn/ Rng/ Mer</b>	S06T08NR19W SBBM
<b>Legal Brief Description/ Unit/ Phase/ Tract</b>				<b>Title Company Name</b>	

**Transfer**



<b>Transaction ID</b>	15	<b>Recorder Doc Number</b>	077507	<b>Partial Interest Transferred</b>	
<b>Transfer Date</b>	01/21/1994	<b>Document Type</b>	Deed	<b>Type of Transaction</b>	Non Arms-Length Transfer
<b>Sale Price</b>		<b>Document Description</b>	Grant Deed	<b>Multiple APNs on Deed</b>	3
<b>Recorder Book/Page</b>	7034/ 2481	<b>Recording Date</b>	05/17/1994	<b>Property Use</b>	
<b>Buyer 1</b>	TAIT, BRIAN S	<b>Buyer 1 Entity</b>	Married Man	<b>Buyer Vesting</b>	
<b>Buyer 2</b>		<b>Buyer 2 Entity</b>		<b>Buyer Mailing Address</b>	7085 BIRDVIEW AVE, MALIBU, CA 90265-4106
<b>Seller 1</b>	TAIT, DONALD S	<b>Seller 1 Entity</b>	Married Man	<b>Seller Mailing Address</b>	
<b>Seller 2</b>		<b>Seller 2 Entity</b>		<b>Legal City/ Muni/ Township</b>	
<b>Legal Recorder's Map Ref</b>		<b>Legal Subdivision</b>		<b>Legal Section/ Twn/ Rng/ Mer</b>	S06T08NR19W SBBM
<b>Legal Brief Description/ Unit/ Phase/ Tract</b>				<b>Title Company Name</b>	

**Transfer**



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

**Transfer**



<b>Transaction ID</b>	17	<b>Recorder Doc Number</b>	189116	<b>Partial Interest Transferred</b>	
<b>Transfer Date</b>	11/30/1993	<b>Document Type</b>	Deed	<b>Type of Transaction</b>	Non Arms-Length Transfer
<b>Sale Price</b>		<b>Document Description</b>	Grant Deed	<b>Multiple APNs on Deed</b>	3
<b>Recorder Book/Page</b>	6962/ 2284	<b>Recording Date</b>	12/28/1993	<b>Property Use</b>	
<b>Buyer 1</b>	TAIT II, DONALD S	<b>Buyer 1 Entity</b>	Married Man	<b>Buyer Vesting</b>	
<b>Buyer 2</b>	TAIT III, DONALD S	<b>Buyer 2 Entity</b>		<b>Buyer Mailing Address</b>	7085 BIRDVIEW AVE, MALIBU, CA 90265-4106

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

## Subject Property Location

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

**Report Date:** 02/16/2023  
**Order ID:** R107319067

**Parcel Number** 255-560-01-00-4



### Disclaimer

THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE OR REDISTRIBUTE THIS REPORT, IN WHOLE OR IN PART. THE USE OF THIS REPORT BY ANY PARTY OTHER THAN YOURSELF FOR ANY PURPOSE IS STRICTLY PROHIBITED. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. BLACK KNIGHT SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. BLACK KNIGHT DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE OR FREE FROM ERROR. YOU UNDERSTAND AND ACKNOWLEDGE THAT THE AVAILABILITY, COMPLETENESS AND FORMAT OF THE DATA ELEMENTS MAY VARY SUBSTANTIALLY FROM AREA-TO-AREA. THE INFORMATION CONTAINED IN THIS REPORT IS DERIVED FROM PUBLICLY AVAILABLE SOURCES FOR THE SUBJECT PROPERTY OR COMPARABLE PROPERTIES LISTED ABOVE AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY BLACK KNIGHT THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

### Copyright

CONFIDENTIAL, PROPRIETARY AND/OR TRADE SECRET. TM SM ® TRADEMARK(S) OF BLACK KNIGHT IP HOLDING COMPANY, LLC, OR AN AFFILIATE.  
 © 2023 BLACK KNIGHT TECHNOLOGIES, LLC. ALL RIGHTS RESERVED.

## Subject Property Location

Report Date: 02/16/2023

Order ID: R107319079

### 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

**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

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

## Assessment & Taxes

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

## 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

Report Date: 02/16/2023

Order ID: R107319080

### Property Address

**City, State & Zip** LEBEC, CA 93243  
**County** KERN COUNTY  
**Mailing Address** 222 N VIRGIL AVE, LOS ANGELES, CA 90004-3622

### Property Use Parcel Number

Residential - Vacant Land  
255-560-05-00-6

## 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



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

Additional Borrowers		Adj Rate Rider		Adj Rate Index	
Vesting					
<b>Mortgage</b>					
 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					
<b>Transfer</b>					
 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
<b>Transfer</b>					
 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
<b>Transfer</b>					
Transaction ID	5	Recorder Doc Number	0208089540	Partial Interest Transferred	



<b>Transfer Date</b>	09/09/2007	<b>Document Type</b>	Deed	<b>Type of Transaction</b>	Non Arms-Length Transfer
<b>Sale Price</b>		<b>Document Description</b>	Correction deed	<b>Multiple APNs on Deed</b>	+
<b>Recorder Book/Page</b>		<b>Recording Date</b>	06/05/2008	<b>Property Use</b>	
<b>Buyer 1</b>	TAIT II, DONALD S	<b>Buyer 1 Entity</b>	Trustee or Conservator	<b>Buyer Vesting</b>	
<b>Buyer 2</b>	TAIT, SHANE	<b>Buyer 2 Entity</b>	Single man	<b>Buyer Mailing Address</b>	18661 VIA PALATINO, IRVINE, CA 92603-3445
<b>Seller 1</b>	TAIT II, DONALD S	<b>Seller 1 Entity</b>	Trustee or Conservator	<b>Seller Mailing Address</b>	
<b>Seller 2</b>	TAIT III, DONALD S	<b>Seller 2 Entity</b>	Minor, Ward or Client (Represented by Trustee)	<b>Legal City/ Muni/ Township</b>	FRAZIER PARK
<b>Legal Recorder's Map Ref</b>		<b>Legal Subdivision</b>		<b>Legal Section/ Twn/ Rng/ Mer</b>	S06T08NR19W SBM
<b>Legal Brief Description/ Unit/ Phase/ Tract</b>		SE4 NE4 SEC06 & SW4 NW4 SEC05 TWP08N RNG19W SBM/ / /		<b>Title Company Name</b>	COMMONWEALTH TITLE

**Transfer**



<b>Transaction ID</b>	6	<b>Recorder Doc Number</b>	0208089539	<b>Partial Interest Transferred</b>	
<b>Transfer Date</b>	09/09/2007	<b>Document Type</b>	Deed	<b>Type of Transaction</b>	Non Arms-Length Transfer
<b>Sale Price</b>		<b>Document Description</b>	Correction deed	<b>Multiple APNs on Deed</b>	+
<b>Recorder Book/Page</b>		<b>Recording Date</b>	06/05/2008	<b>Property Use</b>	
<b>Buyer 1</b>	TAIT II, DONALD S	<b>Buyer 1 Entity</b>	Married Man	<b>Buyer Vesting</b>	
<b>Buyer 2</b>	TAIT, SHANE	<b>Buyer 2 Entity</b>	Single man	<b>Buyer Mailing Address</b>	311 CARNELIA TRL, FRAZIER PARK, CA 93225-1166
<b>Seller 1</b>	TAIT II, DONALD S	<b>Seller 1 Entity</b>		<b>Seller Mailing Address</b>	
<b>Seller 2</b>		<b>Seller 2 Entity</b>		<b>Legal City/ Muni/ Township</b>	FRAZIER PARK
<b>Legal Recorder's Map Ref</b>		<b>Legal Subdivision</b>		<b>Legal Section/ Twn/ Rng/ Mer</b>	S06T08NR19W SBM
<b>Legal Brief Description/ Unit/ Phase/ Tract</b>		SE4 NE4 SEC06 & SW4 NW4 SEC05 TWP08N RNG19W SBM/ / /		<b>Title Company Name</b>	NONE AVAILABLE

**Transfer**



<b>Transaction ID</b>	7	<b>Recorder Doc Number</b>	0208089538	<b>Partial Interest Transferred</b>	
<b>Transfer Date</b>	09/09/2007	<b>Document Type</b>	Deed	<b>Type of Transaction</b>	Non Arms-Length Transfer
<b>Sale Price</b>		<b>Document Description</b>	Correction deed	<b>Multiple APNs on Deed</b>	+
<b>Recorder Book/Page</b>		<b>Recording Date</b>	06/05/2008	<b>Property Use</b>	
<b>Buyer 1</b>	TAIT II, DONALD S	<b>Buyer 1 Entity</b>	Married Man	<b>Buyer Vesting</b>	
<b>Buyer 2</b>	TAIT, SHANE	<b>Buyer 2 Entity</b>	Single man	<b>Buyer Mailing Address</b>	311 CARNELIA TRL, FRAZIER PARK, CA 93225-1166
<b>Seller 1</b>	TAIT, BRIAN S	<b>Seller 1 Entity</b>	Married Man	<b>Seller Mailing Address</b>	
<b>Seller 2</b>		<b>Seller 2 Entity</b>		<b>Legal City/ Muni/ Township</b>	FRAZIER PARK
<b>Legal Recorder's Map Ref</b>		<b>Legal Subdivision</b>		<b>Legal Section/ Twn/ Rng/ Mer</b>	S06T08NR19W SBM
<b>Legal Brief Description/ Unit/ Phase/ Tract</b>		SE4 NE4 SEC06 & SW4 SW4 SEC05 TWP08N RNG19W SBM/ / /		<b>Title Company Name</b>	COMMONWEALTH TITLE

**Transfer**



<b>Transaction ID</b>	8	<b>Recorder Doc Number</b>	0208089537	<b>Partial Interest Transferred</b>	
<b>Transfer Date</b>	09/24/2007	<b>Document Type</b>	Deed	<b>Type of Transaction</b>	Non Arms-Length Transfer
<b>Sale Price</b>		<b>Document Description</b>	Correction deed	<b>Multiple APNs on Deed</b>	+
<b>Recorder Book/Page</b>		<b>Recording Date</b>	06/05/2008	<b>Property Use</b>	
<b>Buyer 1</b>	TAIT II, DONALD S	<b>Buyer 1 Entity</b>	Married Man	<b>Buyer Vesting</b>	



<b>Buyer 2</b>	TAIT, SHANE	<b>Buyer 2 Entity</b>	Single man	<b>Buyer Mailing Address</b>	311 CARNELIA TRL, FRAZIER PARK, CA 93225-1166
<b>Seller 1</b>	TAIT III, DONALD S	<b>Seller 1 Entity</b>		<b>Seller Mailing Address</b>	
<b>Seller 2</b>		<b>Seller 2 Entity</b>		<b>Legal City/ Muni/ Township</b>	FRAZIER PARK
<b>Legal Recorder's Map Ref</b>		<b>Legal Subdivision</b>		<b>Legal Section/ Twn/ Rng/ Mer</b>	S06T08NR19W SBM
<b>Legal Brief Description/ Unit/ Phase/ Tract</b>	SE4 NE4 SEC06 & SW4 NW4 SEC05 TWP08N RNG19W SBM/ / /			<b>Title Company Name</b>	COMMONWEALTH TITLE

**Transfer**



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

**Transfer**



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

## Subject Property Location

Report Date: 02/16/2023

### Property Address

Order ID: R107319078

### City, State & Zip

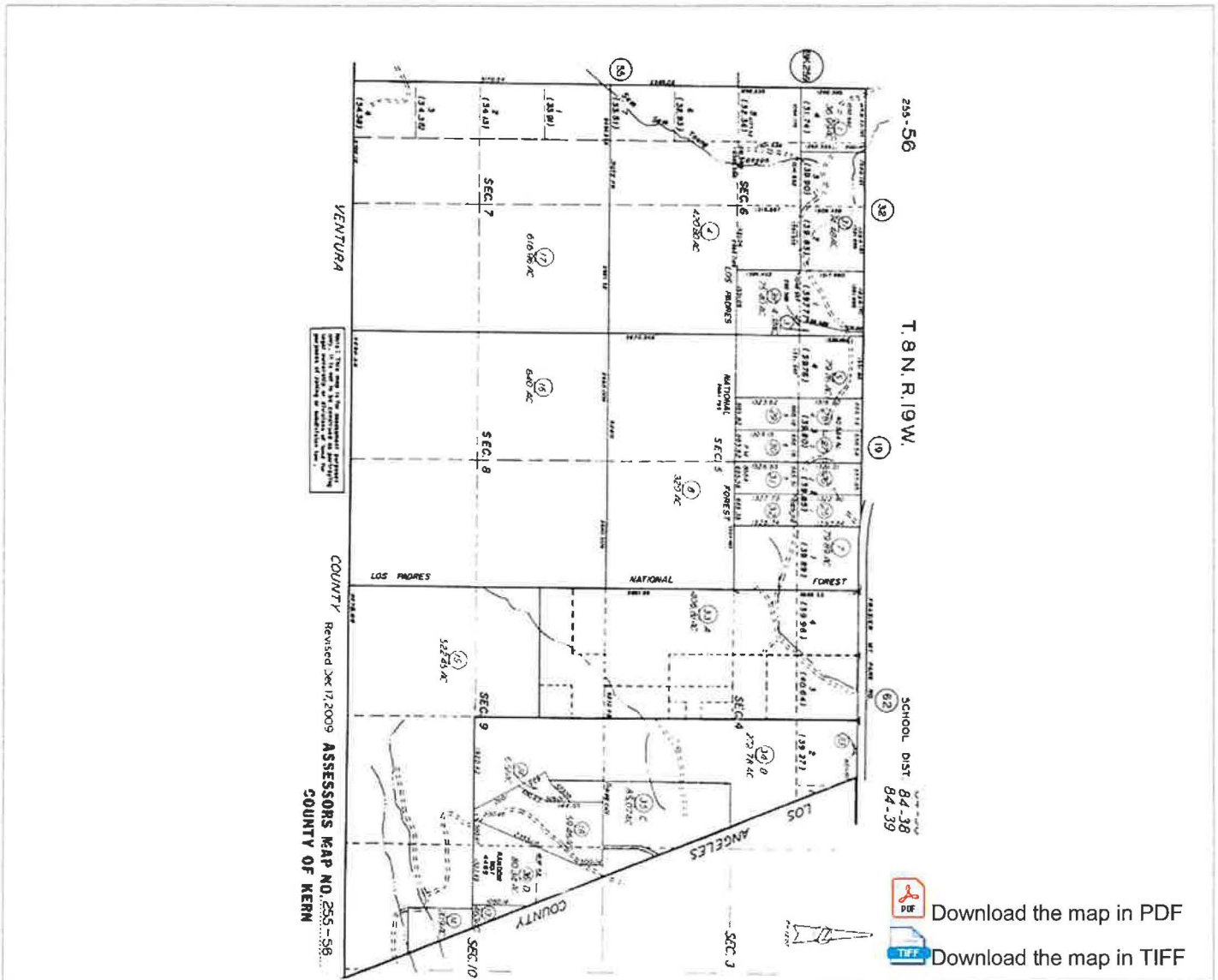
LEBEC, CA 93243

### County

KERN COUNTY

### Parcel Number

255-560-05-00-6



## Disclaimer

THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE OR REDISTRIBUTE THIS REPORT, IN WHOLE OR IN PART. THE USE OF THIS REPORT BY ANY PARTY OTHER THAN YOURSELF FOR ANY PURPOSE IS STRICTLY PROHIBITED. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. BLACK KNIGHT SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. BLACK KNIGHT DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE OR FREE FROM ERROR. YOU UNDERSTAND AND ACKNOWLEDGE THAT THE AVAILABILITY, COMPLETENESS AND FORMAT OF THE DATA ELEMENTS MAY VARY SUBSTANTIALLY FROM AREA-TO-AREA. THE INFORMATION CONTAINED IN THIS REPORT IS DERIVED FROM PUBLICLY AVAILABLE SOURCES FOR THE SUBJECT PROPERTY OR COMPARABLE PROPERTIES LISTED ABOVE AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY BLACK KNIGHT THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

## Copyright

CONFIDENTIAL, PROPRIETARY AND/OR TRADE SECRET. TM SM ® TRADEMARK(S) OF BLACK KNIGHT IP HOLDING COMPANY, LLC, OR AN AFFILIATE.  
 © 2023 BLACK KNIGHT TECHNOLOGIES, LLC. ALL RIGHTS RESERVED.

## Subject Property Location

Report Date: 02/16/2023

Order ID: R107319071

**Property Address**  
**City, State & Zip** LEBEC, CA 93243  
**County** KERN COUNTY  
**Mailing Address**  
**Census Tract**  
 Thomas Bros Pg-Grid

**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

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

## Latest Full Sale Information

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

## Financing Details at Time of Purchase

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

## Property Characteristics

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

## Assessment & Taxes

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

## 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



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

### Mortgage



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

<b>Origination Lender Type</b>	Other	<b>First Rate Change Date</b>		<b>Change Index</b>	
<b>Type Financing</b>		<b>Maturity Date</b>		<b>IO Period</b>	
<b>Borrower 1</b>	C&C ELITE PROPERTIES LLC	<b>Balloon Rider</b>		<b>Prepayment Penalty Rider</b>	
<b>Borrower 2</b>		<b>Fixed/Step Rate Rider</b>		<b>Prepayment Penalty Term</b>	
<b>Additional Borrowers Vesting</b>		<b>Adj Rate Rider</b>		<b>Adj Rate Index</b>	

#### Transfer

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

#### Mortgage

 <b>Transaction ID</b>	4	<b>Recorder Doc Number</b>	0211127358	<b>Recorder Book/Page</b>	
<b>Mortgage Date</b>		<b>Document Type</b>	Mortgage	<b>Rate Change Freq</b>	
<b>Loan Amount</b>	\$2,000,000	<b>Document Description</b>	Seller take-back	<b>1st Periodic Floor Rate</b>	
<b>Loan Type</b>	Seller take-back	<b>Recording Date</b>	09/30/2011	<b>1st Periodic Cap Rate</b>	
<b>Origination Lender Name</b>	DONALD S TAIT II ETAL	<b>Origination Interest Rate</b>		<b>Lifetime Cap Rate</b>	
<b>Origination Lender Type</b>	Seller	<b>First Rate Change Date</b>		<b>Change Index</b>	
<b>Type Financing</b>		<b>Maturity Date</b>		<b>IO Period</b>	
<b>Borrower 1</b>	SOLEDAD ENRICHMENT ACTION INC	<b>Balloon Rider</b>		<b>Prepayment Penalty Rider</b>	
<b>Borrower 2</b>		<b>Fixed/Step Rate Rider</b>		<b>Prepayment Penalty Term</b>	
<b>Additional Borrowers Vesting</b>		<b>Adj Rate Rider</b>		<b>Adj Rate Index</b>	

#### Transfer

 <b>Transaction ID</b>	5	<b>Recorder Doc Number</b>	0211127357	<b>Partial Interest Transferred</b>	
<b>Sale Date</b>	09/26/2011	<b>Document Type</b>	Deed	<b>Type of Transaction</b>	Non Residential Transfer
<b>Sale Price</b>		<b>Document Description</b>	Grant Deed	<b>Multiple APNs on Deed</b>	6
<b>Recorder Book/Page</b>		<b>Recording Date</b>	09/30/2011	<b>Property Use</b>	
<b>Buyer 1</b>	SOLEDAD ENRICHMENT ACTION INC	<b>Buyer 1 Entity</b>	Company or Corporation	<b>Buyer Vesting</b>	
<b>Buyer 2</b>		<b>Buyer 2 Entity</b>		<b>Buyer Mailing Address</b>	222 N VIRGIL AVE, LOS ANGELES, CA 90004-3622
<b>Seller 1</b>	TAIT II, DONALD S	<b>Seller 1 Entity</b>	Married Man	<b>Seller Mailing Address</b>	
<b>Seller 2</b>	TAIT III, DONALD S	<b>Seller 2 Entity</b>	Single man	<b>Legal City/ Muni/ Township</b>	

<b>Legal Recorder's Map Ref</b>	<b>Legal Subdivision</b>	<b>Legal Section/ Twn/ Rng/ Mer</b>	S06T08NR19W SBB&M
<b>Legal Brief Description/ Unit/ Phase/ Tract</b>		<b>Title Company Name</b>	ORANGE COAST TITLE COMPANY

**Transfer**



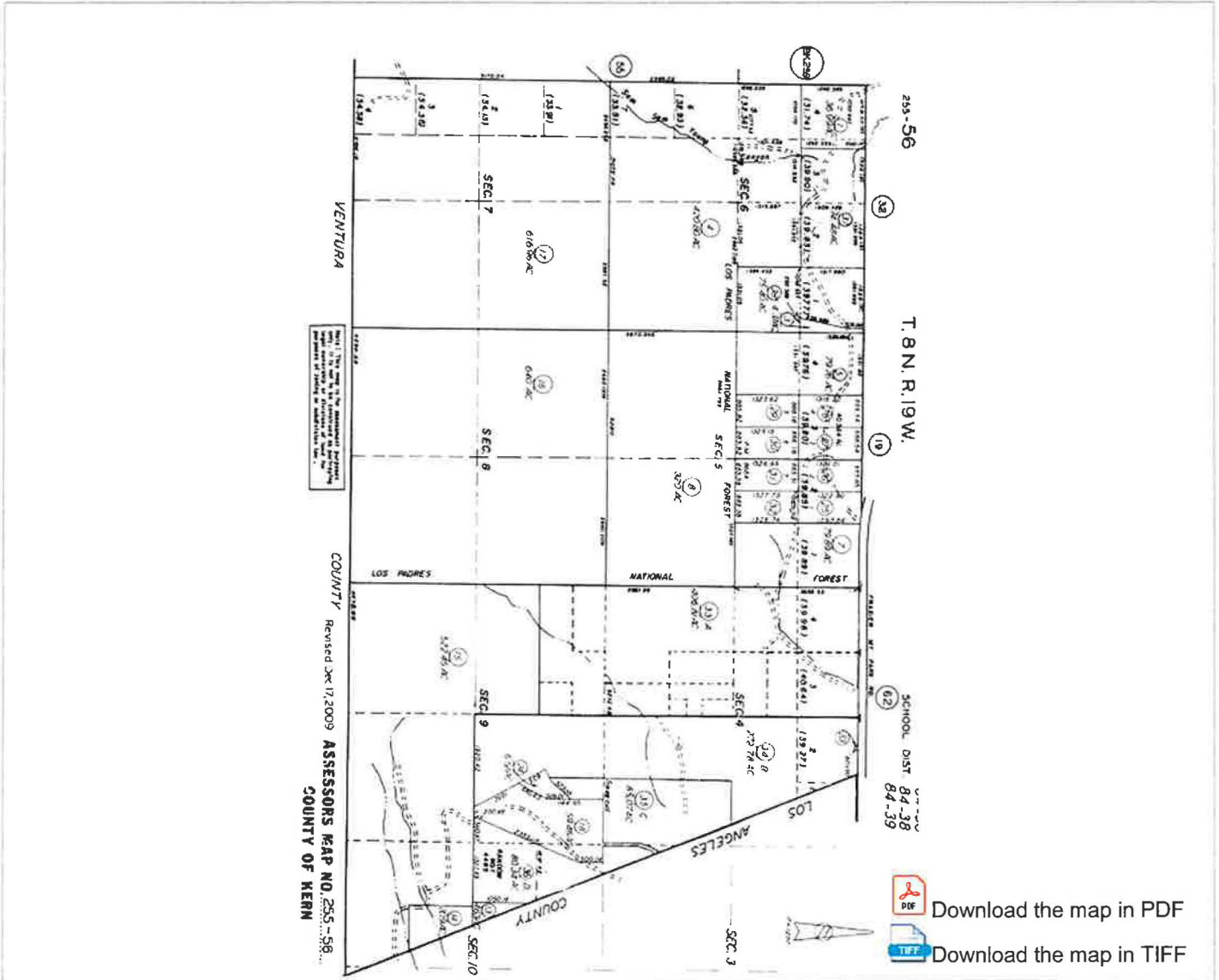
<b>Transaction ID</b>	6	<b>Recorder Doc Number</b>	0211127356	<b>Partial Interest Transferred</b>	
<b>Transfer Date</b>	09/26/2011	<b>Document Type</b>	Deed	<b>Type of Transaction</b>	Non Arms-Length Transfer
<b>Sale Price</b>		<b>Document Description</b>	Intra-family Transfer or Dissolution	<b>Multiple APNs on Deed</b>	6
<b>Recorder Book/Page</b>		<b>Recording Date</b>	09/30/2011	<b>Property Use</b>	
<b>Buyer 1</b>	TAIT, BRIAN S	<b>Buyer 1 Entity</b>	Single man	<b>Buyer Vesting</b>	
<b>Buyer 2</b>		<b>Buyer 2 Entity</b>		<b>Buyer Mailing Address</b>	
<b>Seller 1</b>	RECK, SHAY A	<b>Seller 1 Entity</b>	Individual	<b>Seller Mailing Address</b>	
<b>Seller 2</b>	TAIT, SHAY A	<b>Seller 2 Entity</b>	f/k/a (formerly known as)	<b>Legal City/ Muni/ Township</b>	
<b>Legal Recorder's Map Ref</b>		<b>Legal Subdivision</b>		<b>Legal Section/ Twn/ Rng/ Mer</b>	S06T08NR19W SBB&M
<b>Legal Brief Description/ Unit/ Phase/ Tract</b>				<b>Title Company Name</b>	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: R107319070

**Parcel Number**      255-560-37-00-9



### Disclaimer

THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE OR REDISTRIBUTE THIS REPORT, IN WHOLE OR IN PART. THE USE OF THIS REPORT BY ANY PARTY OTHER THAN YOURSELF FOR ANY PURPOSE IS STRICTLY PROHIBITED. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. BLACK KNIGHT SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. BLACK KNIGHT DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE OR FREE FROM ERROR. YOU UNDERSTAND AND ACKNOWLEDGE THAT THE AVAILABILITY, COMPLETENESS AND FORMAT OF THE DATA ELEMENTS MAY VARY SUBSTANTIALLY FROM AREA-TO-AREA. THE INFORMATION CONTAINED IN THIS REPORT IS DERIVED FROM PUBLICLY AVAILABLE SOURCES FOR THE SUBJECT PROPERTY OR COMPARABLE PROPERTIES LISTED ABOVE AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY BLACK KNIGHT THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

### Copyright

CONFIDENTIAL, PROPRIETARY AND/OR TRADE SECRET. TM SM ® TRADEMARK(S) OF BLACK KNIGHT IP HOLDING COMPANY, LLC, OR AN AFFILIATE.  
 © 2023 BLACK KNIGHT TECHNOLOGIES, LLC. ALL RIGHTS RESERVED.



## Subject Property Location

Report Date: 02/16/2023

Order ID: R107319074

**Property Address**  
**City, State & Zip** LEBEC, CA 93243  
**County** KERN COUNTY  
**Mailing Address**  
**Census Tract**  
 Thomas Bros Pg-Grid

**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 <small>*Source of Ownership data: Recorder Information</small>	
<b>Primary Owner Name(s)</b> C&C ELITE PROPERTIES LLC,	<b>Sale Price</b> \$3,100,000
	<b>Sale Date</b>
	<b>Recording Date</b> 06/03/2022
<b>Vesting</b>	<b>Recorder Doc #</b> 222088800
	<b>Book/Page</b>

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

Financing Details at Time of Purchase			
1	<b>Loan Amount</b> \$1,800,000	<b>Origination Lender Name</b> AGOURA HILLS FINANCIAL	
	<b>Loan Type</b> Commercial Loan	<b>Recording Doc #</b> 222088801	
2	<b>Loan Amount</b> \$1,310,000	<b>Origination Lender Name</b> SOLEDAD ENRICHMENT ACTION INC	
	<b>Loan Type</b> Commercial Loan	<b>Recording Doc #</b> 222088802	

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

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

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



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

### Mortgage



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

<b>Origination Lender Type</b>	Other	<b>First Rate Change Date</b>		<b>Change Index</b>
<b>Type Financing</b>		<b>Maturity Date</b>		<b>IO Period</b>
<b>Borrower 1</b>	C&C ELITE PROPERTIES LLC	<b>Balloon Rider</b>		<b>Prepayment Penalty Rider</b>
<b>Borrower 2</b>		<b>Fixed/Step Rate Rider</b>		<b>Prepayment Penalty Term</b>
<b>Additional Borrowers</b>		<b>Adj Rate Rider</b>		<b>Adj Rate Index</b>
<b>Vesting</b>				

#### Transfer



<b>Transaction ID</b>	3	<b>Recorder Doc Number</b>	222088800	<b>Partial Interest Transferred</b>
<b>Sale Date</b>	05/25/2022	<b>Document Type</b>	Deed	<b>Type of Transaction</b> Non Residential Transfer
<b>Sale Price</b>	\$3,100,000	<b>Document Description</b>	Grant Deed	<b>Multiple APNs on Deed</b> 5
<b>Recorder Book/Page</b>		<b>Recording Date</b>	06/03/2022	<b>Property Use</b>
<b>Buyer 1</b>	C&C ELITE PROPERTIES LLC	<b>Buyer 1 Entity</b>	Limited Liability Company	<b>Buyer Vesting</b>
<b>Buyer 2</b>		<b>Buyer 2 Entity</b>		<b>Buyer Mailing Address</b>
<b>Seller 1</b>	SOLEDAD ENRICHMENT ACTION INC	<b>Seller 1 Entity</b>	Corporation	<b>Seller Mailing Address</b>
<b>Seller 2</b>		<b>Seller 2 Entity</b>		<b>Legal City/ Muni/ Township</b>
<b>Legal Recorder's Map Ref</b>		<b>Legal Subdivision</b>		<b>Legal Section/ Twn/ Rng/ Mer</b> SE4NE4 S06T08NR19W SBBM
<b>Legal Brief Description/ Unit/ Phase/ Tract</b>				<b>Title Company Name</b> CHICAGO TITLE COMPANY

#### Mortgage



<b>Transaction ID</b>	4	<b>Recorder Doc Number</b>	0211127358	<b>Recorder Book/Page</b>
<b>Mortgage Date</b>		<b>Document Type</b>	Mortgage	<b>Rate Change Freq</b>
<b>Loan Amount</b>	\$2,000,000	<b>Document Description</b>	Seller take-back	<b>1st Periodic Floor Rate</b>
<b>Loan Type</b>	Seller take-back	<b>Recording Date</b>	09/30/2011	<b>1st Periodic Cap Rate</b>
<b>Origination Lender Name</b>	DONALD S TAIT II ETAL	<b>Origination Interest Rate</b>		<b>Lifetime Cap Rate</b>
<b>Origination Lender Type</b>	Seller	<b>First Rate Change Date</b>		<b>Change Index</b>
<b>Type Financing</b>		<b>Maturity Date</b>		<b>IO Period</b>
<b>Borrower 1</b>	SOLEDAD ENRICHMENT ACTION INC	<b>Balloon Rider</b>		<b>Prepayment Penalty Rider</b>
<b>Borrower 2</b>		<b>Fixed/Step Rate Rider</b>		<b>Prepayment Penalty Term</b>
<b>Additional Borrowers</b>		<b>Adj Rate Rider</b>		<b>Adj Rate Index</b>
<b>Vesting</b>				

#### Transfer



<b>Transaction ID</b>	5	<b>Recorder Doc Number</b>	0211127357	<b>Partial Interest Transferred</b>
<b>Sale Date</b>	09/26/2011	<b>Document Type</b>	Deed	<b>Type of Transaction</b> Non Residential Transfer
<b>Sale Price</b>		<b>Document Description</b>	Grant Deed	<b>Multiple APNs on Deed</b> 6
<b>Recorder Book/Page</b>		<b>Recording Date</b>	09/30/2011	<b>Property Use</b>
<b>Buyer 1</b>	SOLEDAD ENRICHMENT ACTION INC	<b>Buyer 1 Entity</b>	Company or Corporation	<b>Buyer Vesting</b>
<b>Buyer 2</b>		<b>Buyer 2 Entity</b>		<b>Buyer Mailing Address</b> 222 N VIRGIL AVE, LOS ANGELES, CA 90004-3622
<b>Seller 1</b>	TAIT II, DONALD S	<b>Seller 1 Entity</b>	Married Man	<b>Seller Mailing Address</b>
<b>Seller 2</b>	TAIT III, DONALD S	<b>Seller 2 Entity</b>	Single man	<b>Legal City/ Muni/ Township</b>

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

THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE OR REDISTRIBUTE THIS REPORT, IN WHOLE OR IN PART. THE USE OF THIS REPORT BY ANY PARTY OTHER THAN YOURSELF FOR ANY PURPOSE IS STRICTLY PROHIBITED. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. BLACK KNIGHT SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. BLACK KNIGHT DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE OR FREE FROM ERROR. YOU UNDERSTAND AND ACKNOWLEDGE THAT THE AVAILABILITY, COMPLETENESS AND FORMAT OF THE DATA ELEMENTS MAY VARY SUBSTANTIALLY FROM AREA-TO-AREA. THE INFORMATION CONTAINED IN THIS REPORT IS DERIVED FROM PUBLICLY AVAILABLE SOURCES FOR THE SUBJECT PROPERTY OR COMPARABLE PROPERTIES LISTED ABOVE AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY BLACK KNIGHT THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

### Copyright

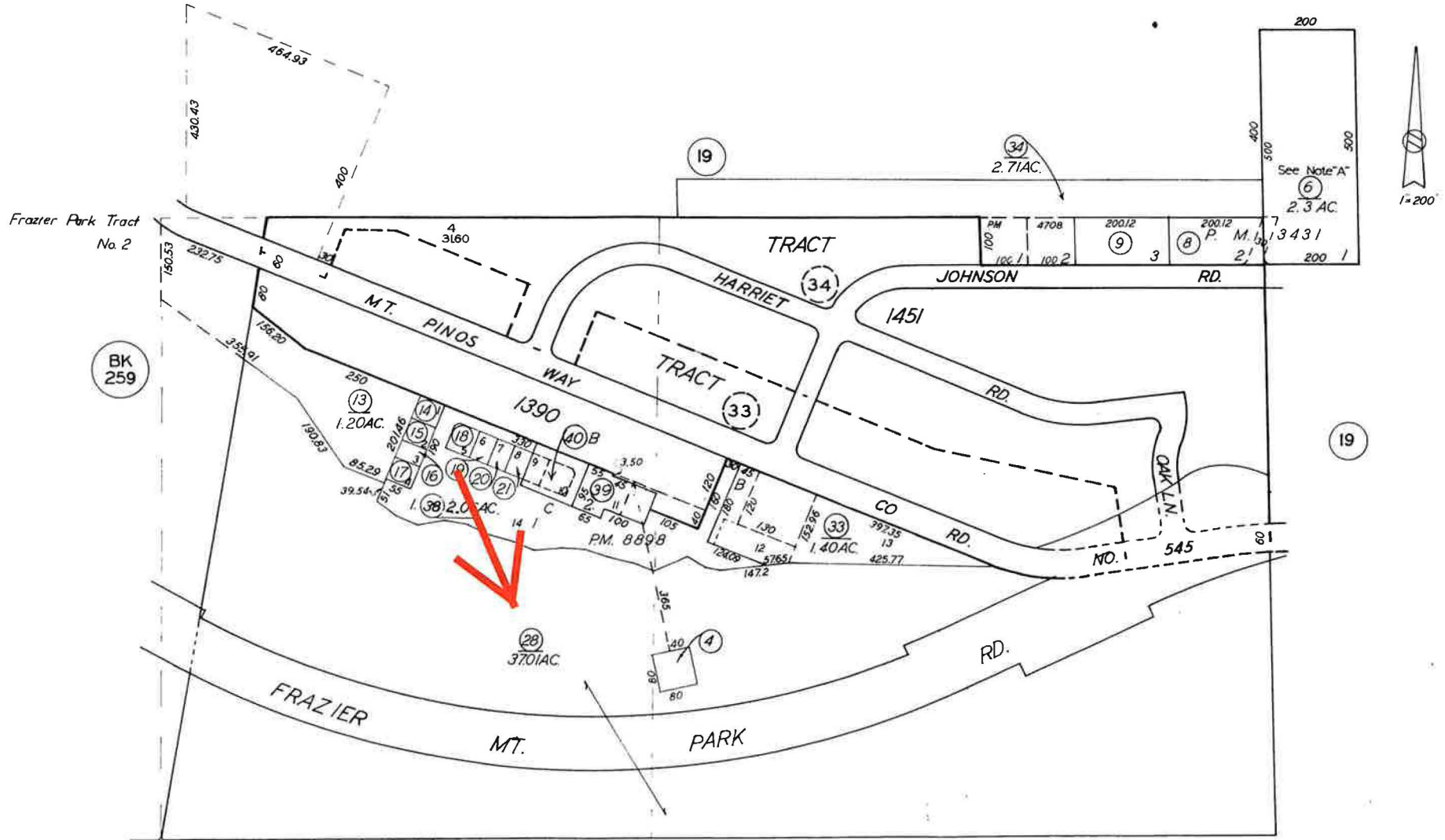
CONFIDENTIAL, PROPRIETARY AND/OR TRADE SECRET. TM SM ® TRADEMARK(S) OF BLACK KNIGHT IP HOLDING COMPANY, LLC, OR AN AFFILIATE.  
© 2023 BLACK KNIGHT TECHNOLOGIES, LLC. ALL RIGHTS RESERVED.

255-32

1/2 OF SW1/4 & PTN. OF E1/2  
SEC 31 T. 9 N. R. 19 W.

SCHOOL DIST. 84-2  
84-6

255-32



55

SW Cor. of Sec. 31

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:

56

Revised: 5/14/07

A. For mobilehomes see page 49.

ASSESSORS MAP NO. 255-32  
COUNTY OF KERN

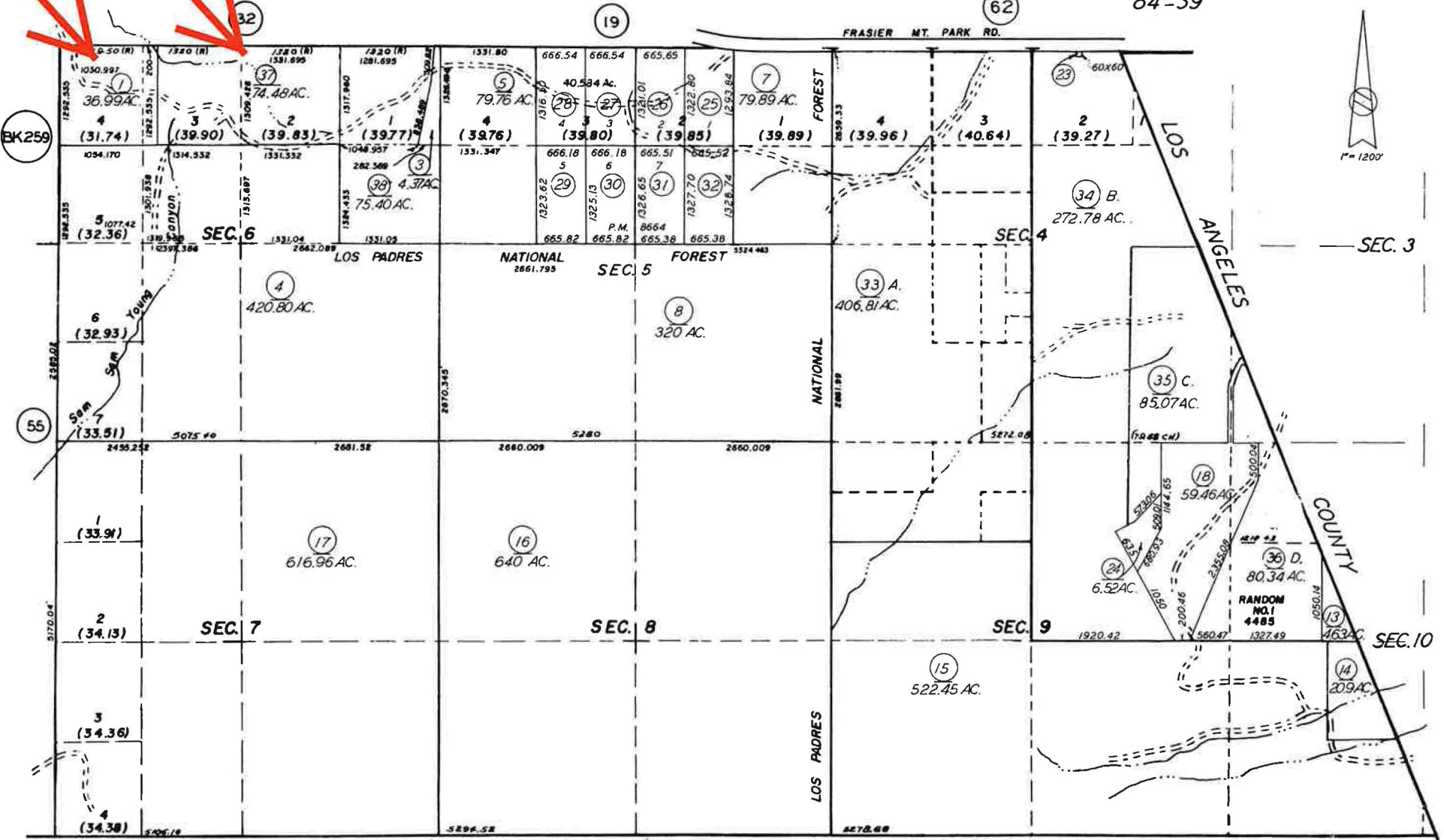


255-56

T. 8 N. R. 19 W.

SCHOOL DIST. 84-38  
84-39

255-56

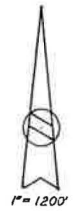


BK 259

62

19

FRASIER MT. PARK RD.



55

VENTURA

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.

COUNTY



Revised: Dec. 17, 2009

ASSESSORS MAP NO. 255-56...  
COUNTY OF KERN



# SUBJECT PROPERTY

## Legend

-  Temporary Construction Easement
-  Well Site



Google Earth



Image Landsat / Copernicus

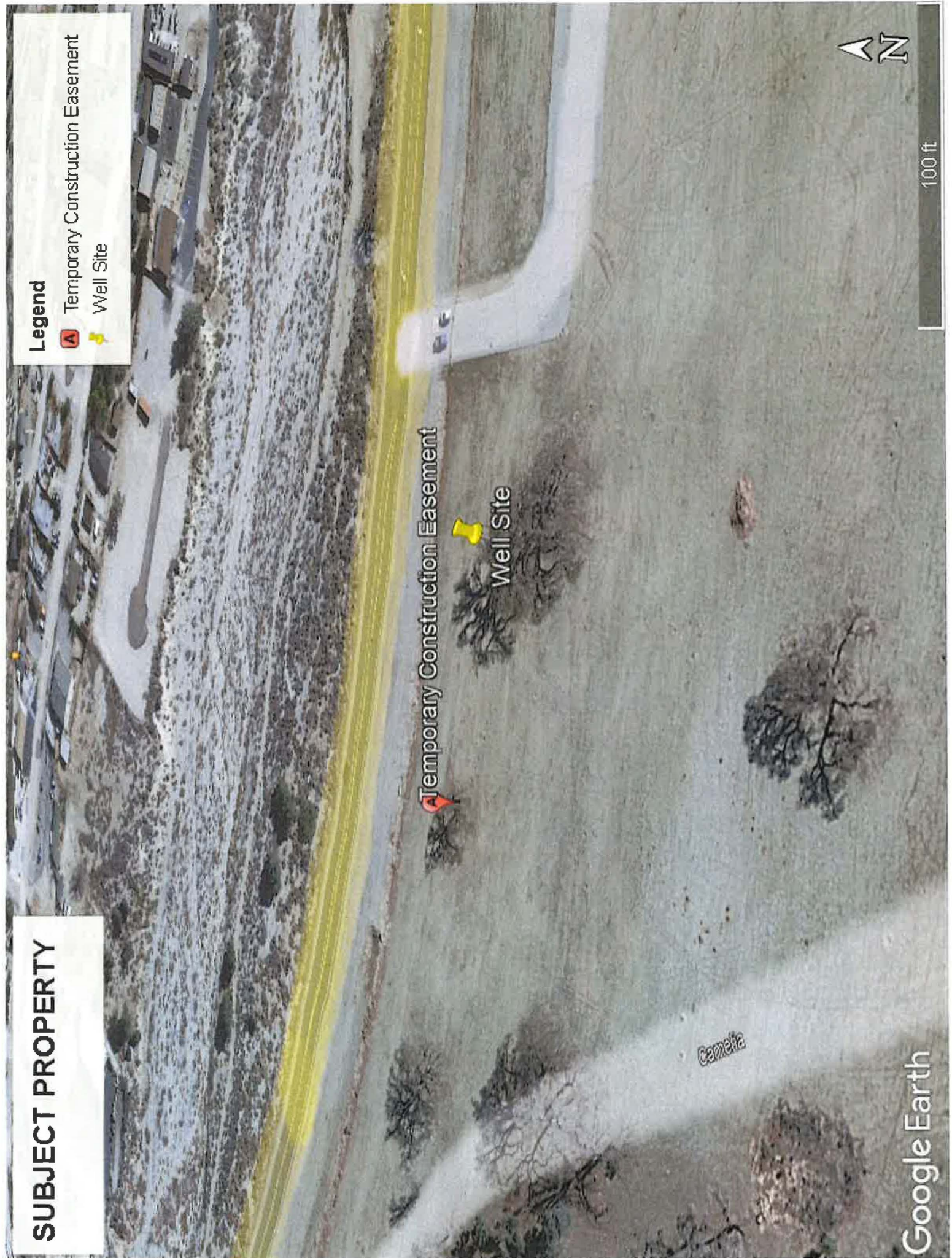
100 ft



# SUBJECT PROPERTY



## Legend

-  Temporary Construction Easement
-  Well Site



# SUBJECT PROPERTY

## Legend

-  Temporary Construction Easement
-  Well Site





Google Earth

imagery © 2014 Google  
Data © 2014 NOAA, U.S. Navy, NGA, GEBCO  
Data © 2014 Columbia, IBM, NOAA

100 ft

# SUBJECT PROPERTY

## Legend

-  Temporary Construction Easement
-  Well Site

Temporary Construction Easement

Well Site

Google Earth



Data Sourced from:  
Data SIO, NOAA, U.S. Navy, NGA, GEBCO  
Data GEBCO, Columbia, NSF, NOAA



200 ft

# SUBJECT PROPERTY

## Legend

-  Temporary Construction Easement
-  Well Site

Nature's Home Organic

Temporary Construction Easement

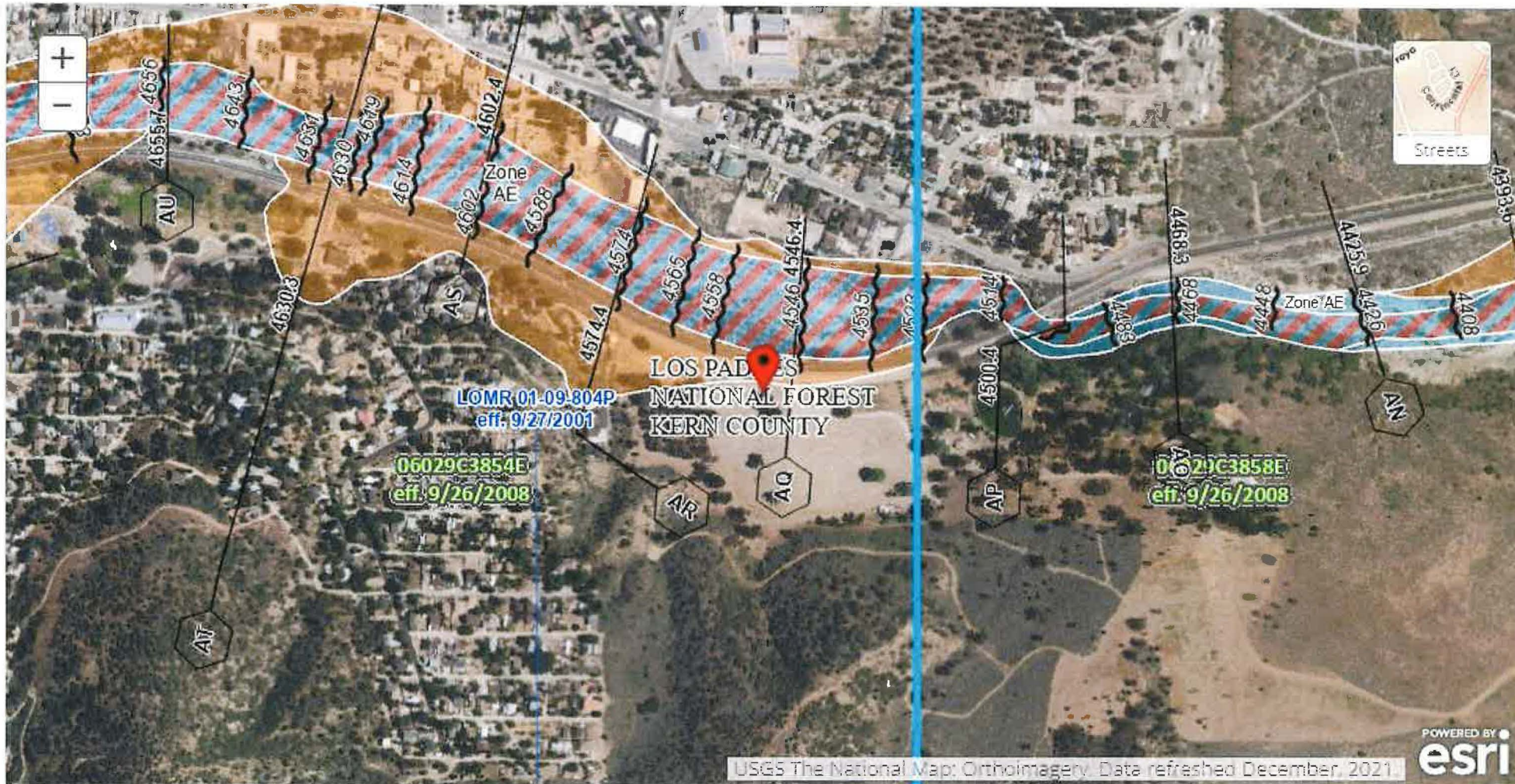
Well Site

Frazier Mountain Park Rd

Camella



700 ft



USGS The National Map: Orthoimagery. Data refreshed December, 2021.



<p>PIN</p>	<p>Approximate location based on user input and does not represent an authoritative property location</p>	<p><b>SPECIAL FLOOD HAZARD AREAS</b></p>	<p>Without Base Flood Elevation (BFE) Zone A, W, X99</p> <p>With BFE or Depth</p> <p>Regulatory Floodway Zone AE, AO, AH, VE, AR</p>		<p> 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation</p> <p> 17.5 Coastal Transect</p> <p> Base Flood Elevation Line (BFE)</p> <p> Limit of Study</p> <p> Jurisdiction Boundary</p> <p> Coastal Transect Baseline</p> <p> Profile Baseline</p> <p> Hydrographic Feature</p>
<p>MAP PANELS</p>	<p> Selected FloodMap Boundary</p> <p> Digital Data Available</p> <p> No Digital Data Available</p> <p> Unmapped</p>		<p> 0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X</p> <p> Future Conditions 1% Annual Chance Flood Hazard Zone X</p> <p> Area with Reduced Flood Risk due to Levee, See Notes. Zone X</p> <p> Area with Flood Risk due to Levee Zone D</p>	<p><b>OTHER FEATURES</b></p>	
<p>OTHER AREAS</p>	<p> Area of Minimal Flood Hazard Zone X</p> <p> Effective LOMRs</p> <p> Area of Undetermined Flood Hazard Zone D</p> <p> Otherwise Protected Area</p> <p> Coastal Barrier Resource System Area</p>	<p><b>OTHER AREAS OF FLOOD HAZARD</b></p>		<p><b>GENERAL STRUCTURES</b></p>	<p> Channel, Culvert, or Storm Sewer</p> <p> Levee, Dike, or Floodwall</p>

**PROPERTY PHOTOGRAPHS**













RECORDING REQUESTED BY:

**FRAZIER PARK PUBLIC UTILITY DISTRICT, AS OFFICIAL BUSINESS**

WHEN RECORDED MAIL TO,  
AND MAIL TAX STATEMENTS TO:

**Frazier Park Public Utility District  
P.O. Box 1525  
Frazier Park, CA 93225**

Exempt from Recording Fees per Cal. Govt. Code §6103  
Exempt from Documentary Transfer Tax  
per R&T Code § 11922

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

This document is exempt from Documentary Transfer Tax

\_\_\_\_\_, Declarant, of  
THE LAW OFFICES OF YOUNG WOOLDRIDGE, LLP,  
Attorneys for District

**GRANT DEED**

**C&C ELITE PROPERTIES, LLC.**, a California limited liability company (“Grantor”), as the grantor, declares:

FOR GOOD AND VALUABLE CONSIDERATION, the adequacy and receipt of which are hereby acknowledged, Grantor hereby GRANTS to **FRAZIER PARK PUBLIC UTILITY DISTRICT** all of Grantor’s right, title and interest in and to that certain real property legally described and depicted in Exhibit “A” and Exhibit “B” attached hereto and incorporated herein.

As between the parties, this Grant Deed is effective as of \_\_\_\_\_, 2023.

**C&C Elite Properties, LLC.**, a California limited liability company (“Grantor”)

By: \_\_\_\_\_

Its: \_\_\_\_\_



**EXHIBIT "A"**

**The Legal Description of the Property**

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



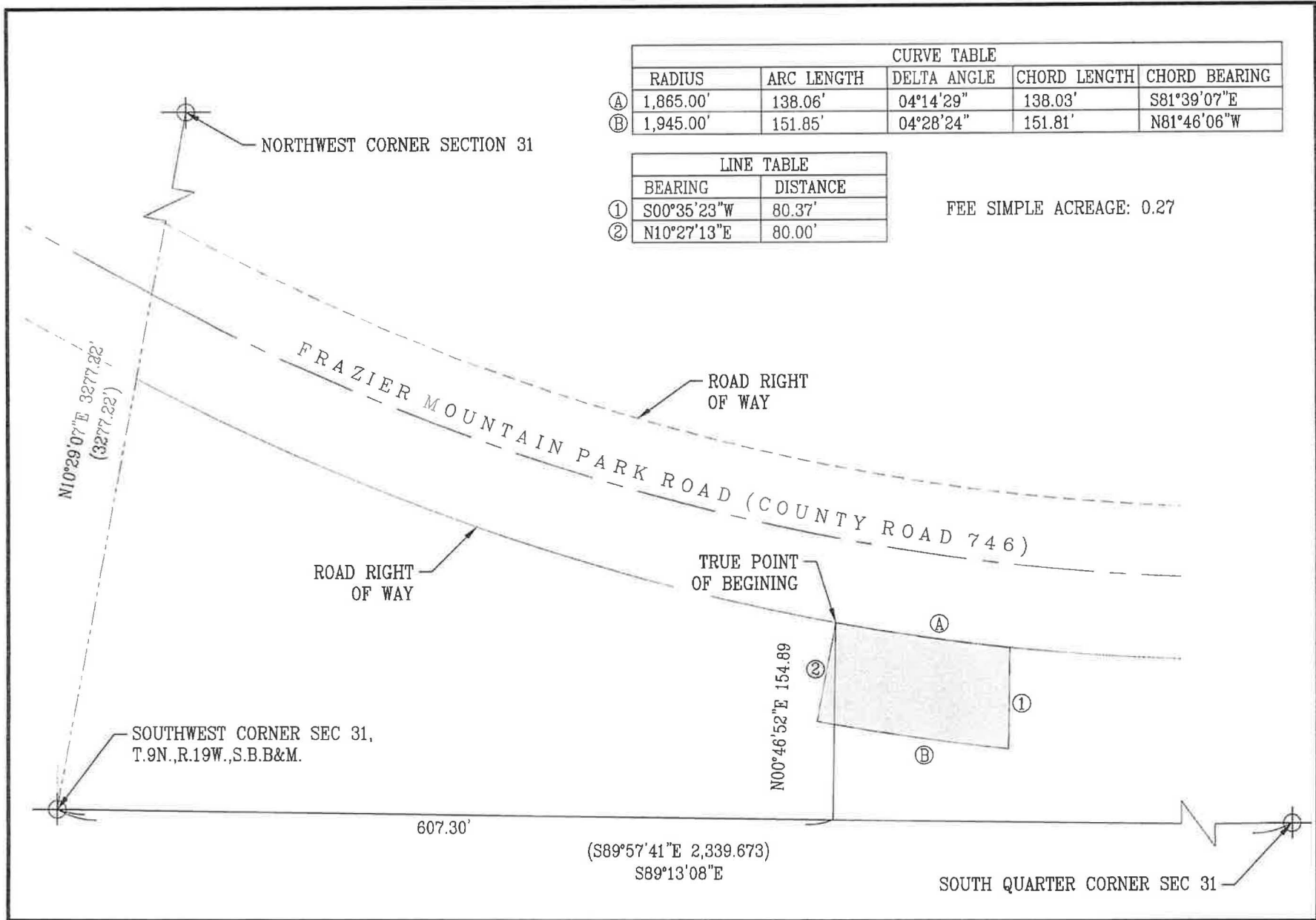
**EXHIBIT "B"**

**Map**

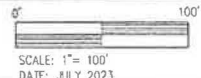
CURVE TABLE				
RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
Ⓐ 1,865.00'	138.06'	04°14'29"	138.03'	S81°39'07"E
Ⓑ 1,945.00'	151.85'	04°28'24"	151.81'	N81°46'06"W

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

FEE SIMPLE ACREAGE: 0.27



FRAZIER PARK PUBLIC UTILITY DISTRICT  
WELL 8 WELLSITE - FEE SIMPLE



**DEE JASPAR & ASSOCIATES, INC.**  
CIVIL ENGINEERS  
PORTERVILLE, CALIFORNIA  
BAKERSFIELD, CALIFORNIA  
PHONE: 559.791.2286  
PHONE: 661.393.4706

CERTIFICATE OF ACCEPTANCE, GOVERNMENT CODE, SECTION 27281:

THIS IS TO CERTIFY that the FRAZIER PARK PUBLIC UTILITY DISTRICT hereby accepts for public purposes the interest in real property conveyed by the Grant Deed hereinabove and consents to the recordation thereof.

IN WITNESS WHEREOF, I have hereunto set my hand this \_\_\_\_ day of \_\_\_\_\_, 2023.

FRAZIER PARK PUBLIC UTILITY DISTRICT

By: \_\_\_\_\_

Its: \_\_\_\_\_

RECORDING REQUESTED BY:

**FRAZIER PARK PUBLIC UTILITY  
DISTRICT, AS OFFICIAL BUSINESS**

WHEN RECORDED MAIL TO,  
AND MAIL TAX STATEMENTS TO:

**Frazier Park Public Utility District  
PO BOX 1525  
Frazier Park, CA 93225**

Exempt from Recording Fees per Cal. Govt. Code §6103  
Exempt from Documentary Transfer Tax  
per R&T Code § 11922

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

This document is exempt from Documentary Transfer Tax

\_\_\_\_\_, Declarant, of  
THE LAW OFFICES OF YOUNG WOOLDRIDGE, LLP,  
Attorneys for District

**TEMPORARY CONSTRUCTION EASEMENT AGREEMENT**

This Agreement is entered into on \_\_\_\_\_, 2023 by FRAZIER PARK PUBLIC UTILITY DISTRICT, herein called "Grantee," and C&C ELITE PROPERTIES LLC, herein called "Grantor."

**AGREEMENT**

FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, Grantor hereby grants to Grantee a temporary construction easement (the "Temporary Easement") to be used for construction purposes and to terminate upon completion of the construction of Grantee facilities, but in no event to extend beyond two (2) years from the date of commencement of construction of said Grantee facilities, namely Grantee's Well 8 and related above and below ground appurtenances (the "Facilities"). Said Temporary Easement to be in, under, along and across the portions described as "Temporary Easement" within the parcel of real property located in the unincorporated area of the County of Kern, State of California, consisting of approximately 0.30 acres, and more particularly described and depicted in Exhibit "A" and Exhibit "B" attached hereto and incorporated herein.

**TERMS**

1. Character of Easement. The Temporary Easement granted in this Agreement is an easement in gross.

2. Grantee shall have the right to use of the Temporary Easement for construction of the Facilities and the related right of ingress to and egress from the Grantee Facilities at any time, and from time to time, without prior notice, together with the right access and positioning of drilling equipment, temporary storage of construction materials, and drilling crews, together with the right to operate drilling equipment thereon and all other equipment necessary to construct and equip the well and appurtenant facilities, and license to use and to make additions to such private roadways, lanes and rights-of-way, on the lands adjacent thereto, existing at any time, and from time to time, as shall be convenient and necessary for the uses and purposes of exercising the rights herein set forth. Provided, however, nothing contained herein shall prevent or limit the right to close such roadways, lanes or rights-of-way, by the owner thereof by termination and/or abandonment nor shall Grantee acquire any right to demand the continuance of any such roads, lanes or rights-of-way. In this connection, Grantee may at any time, and from time to time, install and/or use gates and any fences that are now or may hereafter be constructed on the Temporary Easement, or on said adjoining lands for the purpose of exercising the rights herein mentioned. Any gates that are installed by the Grantee shall be locked with the Grantee's locks and also, if the Grantor so desires, may be locked with Grantor's locks, in such manner that either can lock or unlock the gates. Any gates that are installed and locked by the Grantor and used by the Grantee may be locked also by the Grantee's locks so that either can lock or unlock the gates.

3. Grantee shall restore the Temporary Easement area to as near its original condition for its present uses as is consistent with the rights herein set forth and shall be responsible for the cost of the temporary relocation, reconstruction, the cost of replacing and the cost of protection of Grantee's existing facilities or improvements that are on or near the Temporary Easement area and are affected by Grantee's exercise of its rights granted herein.

4. Nonexclusive Easement. The Easement granted in this Agreement is nonexclusive. Grantor retains the right to make any use of the Temporary Easement Area to the extent such uses do not interfere unreasonably with Grantee's rights under this Agreement.

5. Assignment. The terms of this Agreement shall inure to the benefit of and be binding upon the parties hereto, and their respective successors and assigns; provided, however, that this Agreement shall not be assignable by Grantee, and shall not be assignable by Grantor other than in connection with the sale of the parcel on which the Temporary Easement is located.

6. Indemnification. Grantee shall indemnify, defend and hold harmless Grantor, its officers, agents and employees from and against any and all liability, claims, actions, causes of action of demands whatsoever against them, or any of them, before administrative or judicial tribunals of any kind whatsoever, arising out of or connected with Grantee's exercise of its right, under this Agreement, except to the extent caused by or resulting from Grantor's gross negligence or willful misconduct.

7. The persons executing this document each individually warrants and represents that he or she has the full power and authority to execute this document and to bind the party for which he or she is signing to the provisions hereof. Further, Grantor warrants and represents to Grantee it has the full power and authority necessary to grant the Temporary Easement to Grantee. Any right, title or interest subsequently acquired by any Grantor shall, if necessary to grant the Temporary Easement in whole or in part, pass to the Grantee. Further, Grantor agrees to execute any further instruments that may be necessary to grant the Temporary Easement to Grantee, without further consideration from Grantee.

IN WITNESS WHEREOF, the undersigned have executed this Agreement this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

GRANTOR

GRANTEE

\_\_\_\_\_

\_\_\_\_\_

Its: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit A**

**Legal Description**

# 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



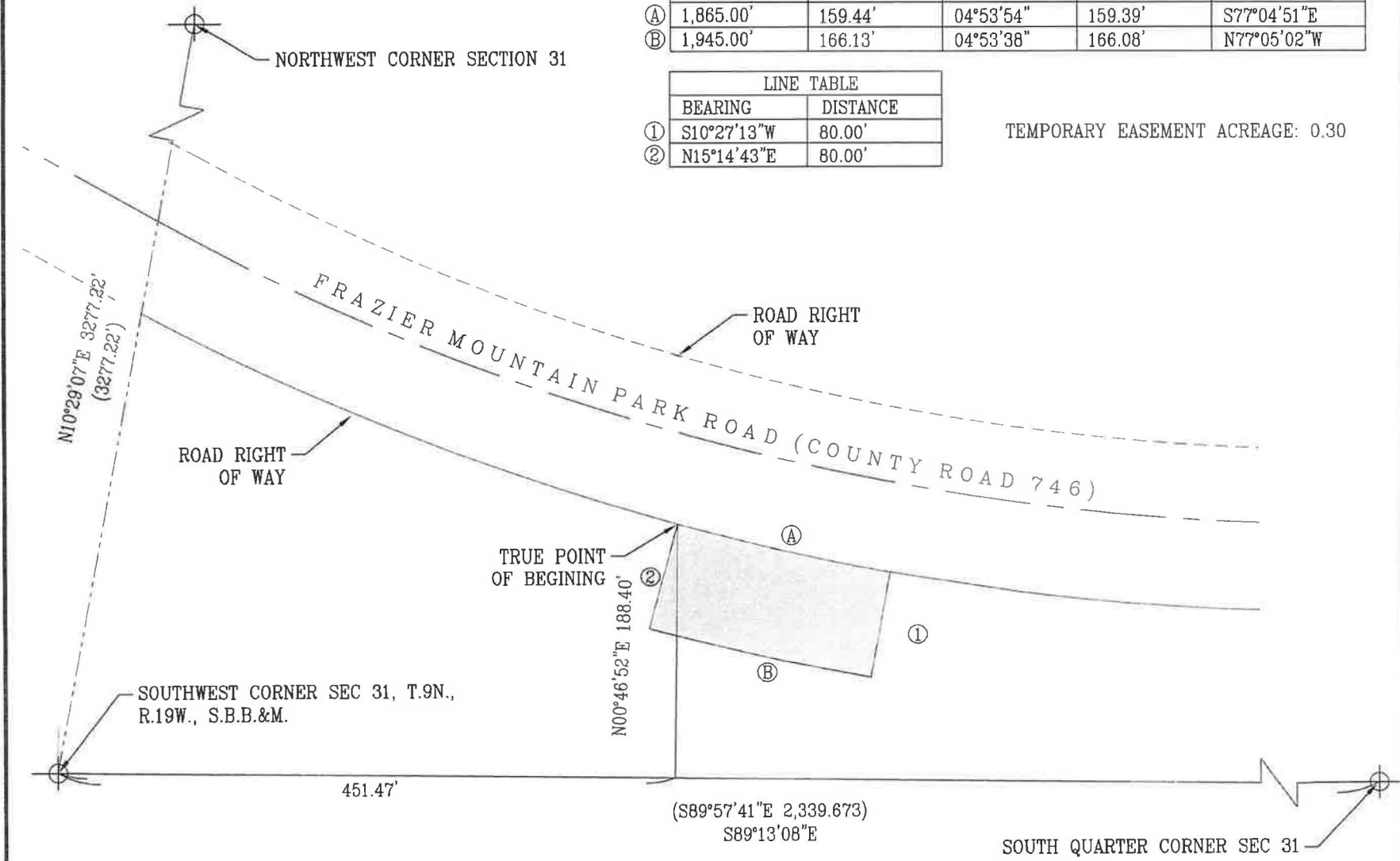
**Exhibit B**

**Map**

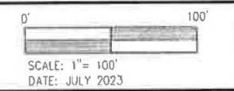
CURVE TABLE				
RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
Ⓐ 1,865.00'	159.44'	04°53'54"	159.39'	S77°04'51"E
Ⓑ 1,945.00'	166.13'	04°53'38"	166.08'	N77°05'02"W

LINE TABLE	
BEARING	DISTANCE
① S10°27'13"W	80.00'
② N15°14'43"E	80.00'

TEMPORARY EASEMENT ACREAGE: 0.30



FRAZIER PARK PUBLIC UTILITY DISTRICT  
**WELL 8 TEMPORARY CONSTRUCTION EASEMENT**



**DEE JASPAR & ASSOCIATES, INC.**  
 CIVIL ENGINEERS  
 MORTENVILLE, CALIFORNIA  
 BAKERSFIELD, CALIFORNIA  
 PHONE: 805-791-5000  
 PHONE: 805-393-4750

**ACKNOWLEDGEMENT**

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

STATE OF CALIFORNIA    )

  )    ss.

COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_, 2023, before me, \_\_\_\_\_, Notary Public, personally appeared \_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

\_\_\_\_\_  
Notary Public

CERTIFICATE OF ACCEPTANCE, GOVERNMENT CODE, SECTION 27281:

THIS IS TO CERTIFY that the FRAZIER PARK PUBLIC UTILITY DISTRICT hereby accepts for public purposes the within document and consents to the recordation thereof.

IN WITNESS WHEREOF, I have hereunto set my hand this \_\_\_\_\_ day of

\_\_\_\_\_, 2023.

\_\_\_\_\_  
Secretary of the Board of Directors

RECORDING REQUESTED BY:

**FRAZIER PARK PUBLIC UTILITY  
DISTRICT, AS OFFICIAL BUSINESS**

WHEN RECORDED MAIL TO,  
AND MAIL TAX STATEMENTS TO:

**Frazier Park Public Utility District  
PO BOX 1525  
Frazier Park, CA 93225**

Exempt from Recording Fees per Cal. Govt. Code §6103  
Exempt from Documentary Transfer Tax  
per R&T Code § 11922

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

This document is exempt from Documentary Transfer Tax

\_\_\_\_\_, Declarant, of  
THE LAW OFFICES OF YOUNG WOOLDRIDGE, LLP,  
Attorneys for District

### **ACCESS EASEMENT AGREEMENT**

This Agreement is entered into on \_\_\_\_\_, 2023 by FRAZIER PARK PUBLIC UTILITY DISTRICT, herein called "Grantee," and C&C ELITE PROPERTIES LLC, herein called "Grantor."

### **AGREEMENT**

FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, Grantor hereby grants to Grantee an access easement (the "Easement") to be used for vehicular and pedestrian access by Grantee and its authorized agents to Grantee's groundwater well, identified as Grantee Well 8 (the "Well"), for purposes of inspecting, operating, maintaining, improving, and decommissioning the Well from time to time (the "Purposes"). Said Easement to be in, on, over, along and across the portions described as the "Access Easement" within the parcel of real property located in the unincorporated area of the County of Kern, State of California, consisting of approximately 0.12 acres, and more particularly described and depicted in Exhibit "A" and Exhibit "B" attached hereto and incorporated herein.

### **TERMS**

1. The Easement granted in this Agreement is an easement in gross.

2. Grantee shall have the right to use of the Easement for the Purposes at any time, and from time to time, without prior notice. Grantee may at any time, and from time to time, install and/or use gates and any fences that are now or may hereafter be constructed on the Easement, or on said adjoining lands for the purpose of exercising the rights herein mentioned. Any gates that are installed by the Grantee shall be locked with the Grantee's locks and also, if the Grantor so desires, may be locked with Grantor's locks, in such manner that either can lock or unlock the gates. Any gates that are installed and locked by the Grantor and used by the Grantee may be locked also by the Grantee's locks so that either can lock or unlock the gates. However, locks that are installed on the Wellsite 8 perimeter fence for access to Well 8 and appurtenances, shall be locked only with Grantee's locks.

3. Grantee and its authorized officers, employees, contractors, licensees and agents, (together, the "Grantee Parties") shall have the right to use the Easement for vehicular and pedestrian access to the Well, and for ingress to and egress from the Well, for any reason related to the Purposes. Without limiting the foregoing, Grantee's rights shall include the right to transport a water well workover rig on, over and across the Easement. The rights to the Easement shall include the right to maintain, improve, and repair the roadway on which the Easement is situated.

4. Grantee shall be responsible for such costs of maintenance, construction, improvement, or repair of the Easement area that arise due to Grantee's use thereof.

5. Grantor shall not interfere in any way with the exercise of the rights granted herein by any of the Grantee Parties, and Grantor shall have no rights to access the Well.

6. Grantee, for itself and the Grantee Parties, shall indemnify, reimburse, defend and hold harmless Grantor from and against any and all costs, losses, liabilities, damages, lawsuits, deficiencies, claims and expenses (including reasonable fees and disbursements of attorneys) (collectively, the "Damages") incurred in connection with, arising out of, resulting from or incident to a Grantee Parties' exercise of the rights granted herein, or any damage to the parcel on which the Easement is situated occasioned by any Grantee Party's gross negligence or willful misconduct.

7. The Easement shall at all times be deemed to be a covenant running with the subject parcel and its terms and conditions shall be enforceable by Grantee, its successors and assigns, for so long as the Well remains operational.

8. This Access Easement Agreement shall not terminate except by express written agreement to which both Grantor and Grantee, or their successors and assigns, are a party.

9. The persons executing this document each individually warrants and represents that he or she has the full power and authority to execute this document and to bind the party for which he or she is signing to the same to the provisions hereof. Further, Grantor represents and warrants that it has the full power and authority necessary to grant the Easement to Grantee. Any right, title or interest subsequently acquired by any Grantor shall, if necessary to grant the Easement in whole

or in part, pass to the Grantee. Further, Grantor agrees to execute any further instruments that may be necessary to grant the Easement to Grantee, without further consideration from Grantee.

IN WITNESS WHEREOF, the undersigned have executed this Easement this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

GRANTOR

GRANTEE

\_\_\_\_\_

\_\_\_\_\_

Its: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit A**

**Legal Description**



# 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

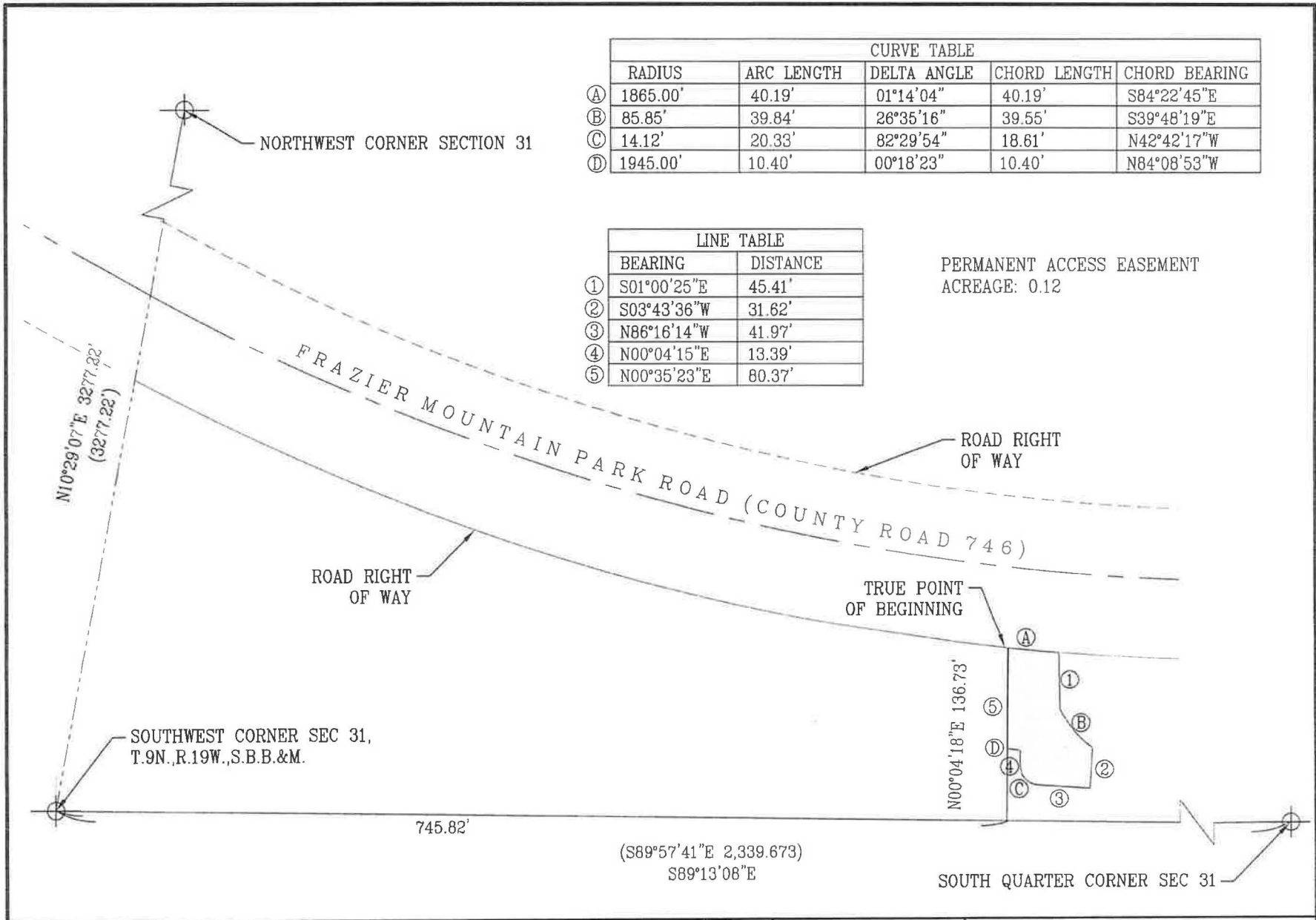
**Exhibit B**

**Map**

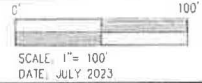
CURVE TABLE					
	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
Ⓐ	1865.00'	40.19'	01°14'04"	40.19'	S84°22'45"E
Ⓑ	85.85'	39.84'	26°35'16"	39.55'	S39°48'19"E
Ⓒ	14.12'	20.33'	82°29'54"	18.61'	N42°42'17"W
Ⓓ	1945.00'	10.40'	00°18'23"	10.40'	N84°08'53"W

LINE TABLE	
BEARING	DISTANCE
①	S01°00'25"E 45.41'
②	S03°43'36"W 31.62'
③	N86°16'14"W 41.97'
④	N00°04'15"E 13.39'
⑤	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  
MEMBER OF THE NATIONAL ASSOCIATION OF PROFESSIONAL ENGINEERS  
1000 10th Street, Suite 100  
Boulder, CO 80502  
Phone: 303.440.4400  
Fax: 303.440.4401

FRAZIER PARK PUBLIC UTILITY DISTRICT - 1000 10th Street, Suite 100, Boulder, CO 80502 - 303.440.4400



CERTIFICATE OF ACCEPTANCE, GOVERNMENT CODE, SECTION 27281:

THIS IS TO CERTIFY that the FRAZIER PARK PUBLIC UTILITY DISTRICT hereby accepts for public purposes the within document and consents to the recordation thereof.

IN WITNESS WHEREOF, I have hereunto set my hand this \_\_\_\_\_ day of

\_\_\_\_\_, 2023.

\_\_\_\_\_  
Secretary of the Board of Directors

RECORDING REQUESTED BY:

**FRAZIER PARK PUBLIC UTILITY  
DISTRICT, AS OFFICIAL BUSINESS**

WHEN RECORDED MAIL TO,  
AND MAIL TAX STATEMENTS TO:

**Frazier Park Public Utility District  
P.O. Box 1525  
Frazier Park, CA 93225**

Exempt from Recording Fees per Cal. Govt. Code §6103  
Exempt from Documentary Transfer Tax  
per R&T Code § 11922

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

This document is exempt from Documentary Transfer Tax

\_\_\_\_\_, Declarant, of  
THE LAW OFFICES OF YOUNG WOOLDRIDGE, LLP,  
Attorneys for District

**UNDERGROUND WATER PIPELINE EASEMENT AGREEMENT**

This Agreement is entered into on \_\_\_\_\_, 2023 by FRAZIER PARK PUBLIC UTILITY DISTRICT, herein called "Grantee," and C&C ELITE PROPERTIES LLC, herein called "Grantor."

**AGREEMENT**

FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, Grantor hereby grants to Grantee a permanent easement in gross (the "Easement") to construct, reconstruct, maintain, operate, enlarge, improve, relocate, remove, repair and renew at any time, and from time to time, an underground water pipeline, consisting of one or more pipelines and turnouts, and related marker posts, above-ground structures, stations, air valves, conduits, manholes, valves, meters, surge control devices, buried communication conduits and all other fixtures, devices and appurtenances connected therewith or related thereto, all of which are hereinafter collectively referred to as the "Facilities," in, under, over, along and across the parcel of real property (the "Property") located in the unincorporated area of the County of Kern, State of California, consisting of approximately 0.40 acres, and more particularly described and depicted in map and legal description attached hereto as Exhibit "A" and incorporated herein.

## TERMS

1. The Easement granted in this Agreement is an easement in gross.
2. The Facilities shall be originally constructed in substantial compliance with those certain public documents, being the plans and specifications for said construction, all of which are on file with the Grantee at the Grantee's office located at 4020 Park Drive, Frazier Park, California, and/or as shown upon the "As-Built Drawings" to be filed upon completion of said construction; PROVIDED, HOWEVER, underground facilities shall be constructed so as to have no less than three feet of earth cover.
3. Grantee shall have the right to use of the Easement for ingress to and egress from the Facilities at any time, and from time to time, without prior notice, together with the right and license to use and to make additions to such private roadways, lanes and rights-of-way, on the lands adjacent thereto, existing at any time, and from time to time, as shall be convenient and necessary for the uses and purposes of exercising the rights herein set forth. PROVIDED, HOWEVER, without limit Grantee's general access rights provided for in this Section 3, nothing contained herein shall prevent or limit the right to close a particular roadway, lane or right-of-way, by the owner thereof by termination and/or abandonment nor shall Grantee acquire any right to demand the continuance of any particular road, lane or rights-of-way. Grantee may at any time, and from time to time, install and/or use gates and any fences that are now or may hereafter be constructed on the Easement, or on said adjoining lands for the purpose of exercising the rights herein mentioned. Any gates that are installed by the Grantee shall be locked with the Grantee's locks and also, if the Grantor so desires, may be locked with Grantor's locks, in such manner that either can lock or unlock the gates. Any gates that are installed and locked by the Grantor and used by the Grantee may be locked also by the Grantee's locks so that either can lock or unlock the gates.
4. Grantee shall have the right to do all things necessary and proper to maintain three feet of earth cover over underground Facilities installed within the Easement by Grantee; PROVIDED, HOWEVER, there shall be no land leveling operations within the Easement to the extent that the ground surface elevation shall be changed more than one foot upwards or downwards from the "As Built" ground elevation, without prior written approval of Grantee. which approval shall not be unnecessarily withheld, conditioned or delayed, and, in addition to any other legal remedies for violations, Grantee or its agents shall have the right to do all things necessary and proper to maintain no more than four feet nor less than three feet of earth cover over the Facilities at the expense of the one who is responsible for said violation.
5. The Easement is subject to all existing structures, fencing, canals, irrigation ditches, laterals, pipelines, roads, lanes, highways, railroads, electrical transmission facilities and telephone and telegraph lines and to all such future uses as do not directly or indirectly interfere with or endanger the exercise of the rights of the Grantee hereunder, including but not limited to the right to use the lands subject to said Easement for agricultural purposes; PROVIDED, HOWEVER, Grantee shall have the right to clear and keep clear the Easement from explosives, buildings and structures of all kinds, facilities of a permanent nature and other things interfering, or threatening to interfere, with Grantee's use of the Easement, and Grantee shall have the permanent right of exclusive use and possession within the Easement within a distance of one foot of the outside surface of the Facilities.

6. Grantee shall restore the Easement to as near its original condition for its present uses as is consistent with the rights herein set forth and shall be responsible for the cost of the temporary relocation, reconstruction, the cost of replacing and the cost of protection work as to Facilities rightfully installed within the Easement at any time as is made necessary by the exercise of Grantee's rights hereunder, all such work to be done in such manner as to assure continuation of service of any Facilities to be relocated.

7. Indemnification. Grantee shall indemnify, defend and hold harmless Grantor, its officers, agents and employees from and against any and all liability, claims, actions, causes of action of demands whatsoever against them, or any of them, before administrative or judicial tribunals of any kind whatsoever, arising out of or connected with Grantee's exercise of its right, under this Agreement, except to the extent caused by or resulting from Grantor's gross negligence or willful misconduct.

8. The Easement shall at all times be deemed to be a covenant running with the subject parcel and its terms and conditions shall be enforceable by Grantee, its successors and assigns, for so long as the Well remains operational.

9. This Underground Water Pipeline Easement Agreement shall not terminate except by express written agreement to which both Grantor and Grantee, or their successors and assigns, are a party.

10. The persons executing this document each individually warrants and represents that he or she has the full power and authority to execute this document and to bind the party for which he or she is signing to the provisions hereof. Further, Grantor warrants and represents to Grantee it has the full power and authority necessary to grant the Easement to Grantee. Any right, title or interest subsequently acquired by any Grantor shall, if necessary to grant the Easement in whole or in part, pass to the Grantee. Further, Grantor agrees to execute any further instruments that may be necessary to grant the Easement to Grantee, without further consideration from Grantee.

IN WITNESS WHEREOF, the undersigned have executed this Agreement this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

GRANTOR

GRANTEE

\_\_\_\_\_

\_\_\_\_\_

Its: \_\_\_\_\_

Its: \_\_\_\_\_



**Exhibit A**

**Legal Description**

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

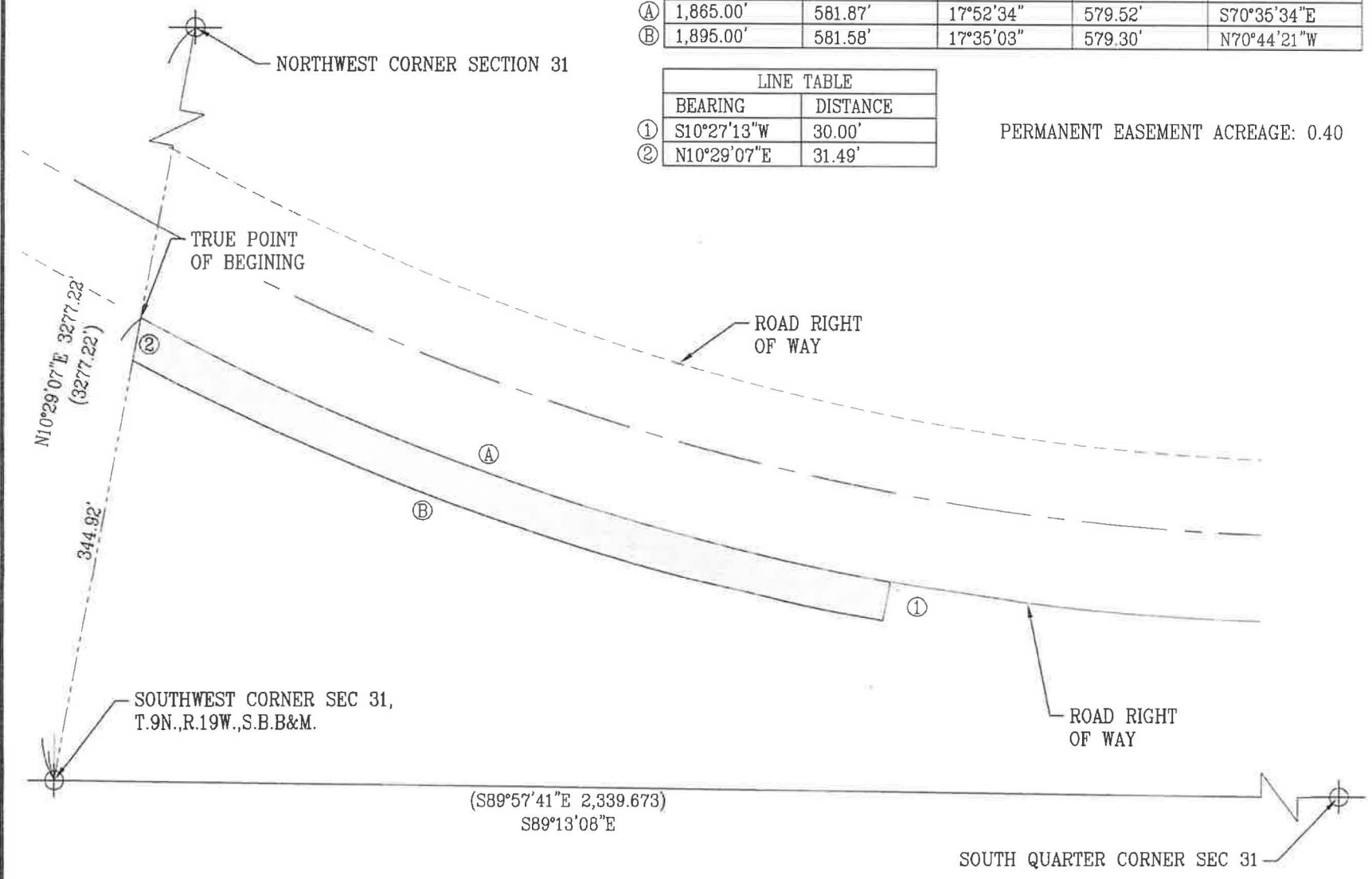
**Exhibit B**

**Map**

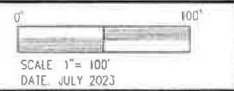
CURVE TABLE					
	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
Ⓐ	1,865.00'	581.87'	17°52'34"	579.52'	S70°35'34"E
Ⓑ	1,895.00'	581.58'	17°35'03"	579.30'	N70°44'21"W

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  
 1100 N. 19th St., Suite 100  
 Phoenix, AZ 85016  
 PHONE: 602.944.4444  
 FAX: 602.944.4444

FRAZIER PARK PUBLIC UTILITY DISTRICT - 1100 N. 19th St., Suite 100, Phoenix, AZ 85016 - 602.944.4444

**ACKNOWLEDGEMENT**

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

STATE OF CALIFORNIA )

) ss.

COUNTY OF \_\_\_\_\_)

On \_\_\_\_\_, 2023, before me, \_\_\_\_\_, Notary Public, personally appeared \_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

\_\_\_\_\_

Notary Public

CERTIFICATE OF ACCEPTANCE, GOVERNMENT CODE, SECTION 27281:

THIS IS TO CERTIFY that the FRAZIER PARK PUBLIC UTILITY DISTRICT hereby accepts for public purposes the within document and consents to the recordation thereof.

IN WITNESS WHEREOF, I have hereunto set my hand this \_\_\_\_\_ day of

\_\_\_\_\_, 2023.

\_\_\_\_\_  
Secretary of the Board of Directors