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GENERAL MANAGER  
**DENNY ARMSTRONG**  
OPERATIONS SUPERVISOR  
**CARRIEANN LINENBERGER**  
OFFICE MANAGER  
**ELI BERGMAN**  
DISTRIBUTION SYSTEM SUPERVISOR



**DIRECTORS**  
**ROBERT BURDETTE**  
**JOSHUA DIVELBISS**  
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**DANA MARTIN**  
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**WEB SITE:** www.vaughnwater.org

November 30, 2018

Mr. Justin Batey  
Batey Homes  
P. O. Box 20247  
Bakersfield, CA. 93390

RE: **Revised "Conditional Will Serve"** for a proposed Light Industrial development described as APN 529-012-37 (8.53 acres) located at Renfro Road and Santa Fe Way, Bakersfield, CA.

Dear Mr. Batey:

Vaughn Water Company agrees to supply domestic water to the above residential development subject to the following requirements:

- 1.) Based on information now available, Vaughn Water Company is capable of supplying water for fire protection, in accordance with the requirements set forth by the Kern county and/or City of Bakersfield Fire Departments. The potable water quality supplied to our water users meets the State and County standards.
- 2.) You must enter into a Water Service Agreement with Vaughn Water Company to provide for, among other things, payment for all costs connected with supplying the facility with water. Please advise us in ample time before you wish to proceed so we can provide you with the form of Agreement for execution. Pursuant to the Agreement, your contractor, which is approved by the Company, would install the system under conditions specified in the Agreement. In order to receive water service from Vaughn Water Company, under no conditions can construction begin until the Agreement is fully executed and you have met the conditions specified in the Agreement.
- 3.) As specified in the Agreement, a licensed civil engineer acceptable to the Company would, on your behalf, prepare the water plans and specifications. After those plans and specifications have been approved by the Company's engineer and general manager, they will be subject to further review and modification if construction is not commenced pursuant to an Agreement within six months of approval of plans and specifications.

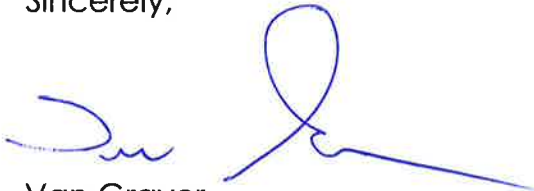
***"Serving the Rosedale Community Since 1928"***

Mr. Justin Batey  
Batey Homes  
November 30, 2018  
Page 2

- 4.) Technical Considerations:
- A.) Contingent upon the construction and completion of the new Winfield Well Facility. Further improvements may be necessary depending on the timing of the development.
  - B.) All piping must meet city and/or county fire flow requirements and Vaughn Water Company main line policy.
  - C.) Vaughn Water Company engineering hydraulic analysis will determine final water distribution pipe sizes.
- 5.) This "**Conditional Will Serve**" letter will terminate January 11, 2023 (Five years from the date of the original will serve letter).

Thank you for your inquiry. We look forward to working with you.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Van Grayer', with a large loop at the end of the signature.

Van Grayer  
General Manager

VG: rls

RECORDER'S STATEMENT

FILED THIS 11TH DAY OF AUGUST 2015 AT 2:00 P.M. IN BOOK 140 OF PARCEL MAPS AT PAGE 34 AT THE REQUEST OF JAMES K. DELWARTER BY: [Signature]

PARCEL MAP NO. 12143

IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA BEING A DIVISION OF A PORTION NORTH HALF OF SECTION 14, T.29 S. R. 26 E., M.D.M. AS DESCRIBED ON CERTIFICATE OF COMPLIANCE NO. 2300 RECORDED AS DOCUMENT NO. 0212172230 O.R. AND RE-RECORDED AS DOCUMENT NO. 021501014 O.R.

CONTAINING 4 PARCELS- 142.25 ACRES

BASIS OF BEARINGS

THE BEARING OF S89°19'16" E SHOWN ON THE SOUTH LINE OF THE SE 1/4 OF SECTION 14, T.29 S., R.26 E., M.D.M. PER FILED MAP NO. 7-1, BK. 6, PG. 44 ON FILE IN THE OFFICE OF THE KERN COUNTY SURVEYOR WAS TAKEN AS BASIS OF BEARINGS SHOWN ON THIS MAP.

NUMBERED EASEMENTS

- 1 60' WIDE PUBLIC HIGHWAY PER BOARD OF SUPERVISORS VOL. 16, PG. 177 OF MINUTE BOOKS
2 60' WIDE PUBLIC HIGHWAY PER BOARD OF SUPERVISORS VOL. 22, PG. 2 OF MINUTE BOOKS
3 80' WIDE KERN COUNTY PUBLIC HIGHWAY PER BK 726, PG. 187 O.R.
4 KERN COUNTY PUBLIC HIGHWAY PER BK 2895, PG. 98 O.R.
5 IRREVOCABLE OFFER FOR ACCESS EASEMENT TO COUNTY OF KERN PER BK. 8750, PG. 1239 O.R.
6 IRREVOCABLE OFFER FOR DRAINAGE EASEMENT TO COUNTY OF KERN PER BK. 8759, PG. 1247 O.R.
7 C/A 10' WIDE VAUGHN WATER CO. EASEMENT PER DOC. NO. 0188091503 O.R.
8 20' WIDE COUNTY OF KERN SLOPE EASEMENT PER DOC. NO. 0199018411 O.R.

NUMBERED EASEMENTS (CONT)

- 9 20' WIDE COUNTY OF KERN PUBLIC HIGHWAY EASEMENT PER DOC. NO. 0200025528 O.R.
10 28' WIDE PACIFIC GAS & ELECTRIC CO. UTILITY EASEMENT PER DOC. NO. 0200110386 O.R.
11 28' WIDE NORTH OF RIVER SANITARY DISTRICT NO. SEWER EASEMENT PER DOC. NO. 0200112815 O.R.
12 KERN COUNTY PUBLIC HIGHWAY EASEMENT PER DOC. NO. 0204105932 O.R.
13 IRREVOCABLE OFFER FOR PUBLIC HIGHWAY TO COUNTY OF KERN PER DOC. NO. 0206287440 O.R. RE-RECORDED PER DOC. NO. 0215097199 O.R.
14 KERN COUNTY PUBLIC HIGHWAY EASEMENT PER DOC. NO. 0207239224 O.R. RE-RECORDED PER DOC. NO. 0215097199 O.R.

UNPLOTTABLE EASEMENT

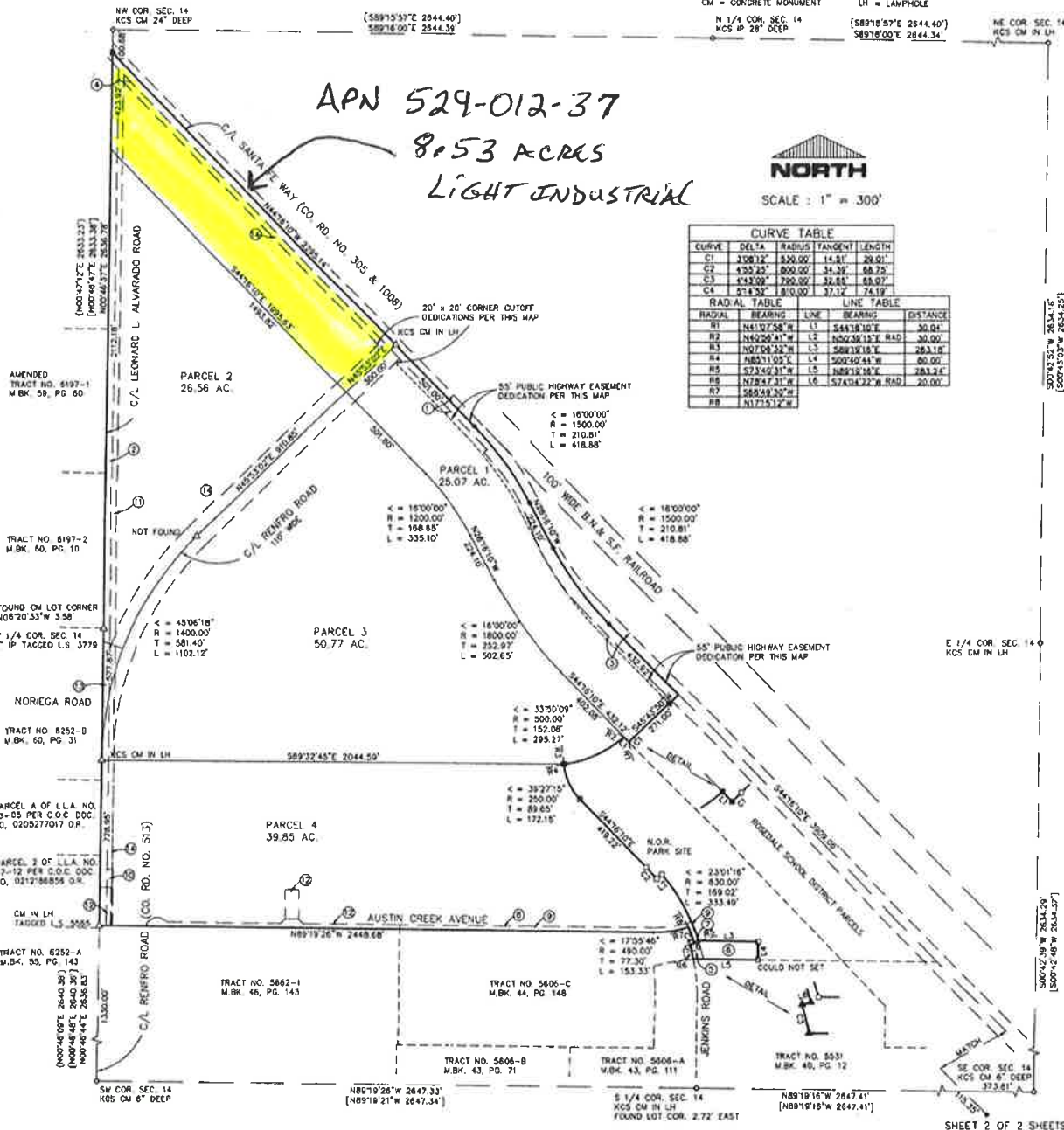
5' WIDE PACIFIC GAS & ELECTRIC CO. GUY WIRE EASEMENT PER DOC. NO. 0208124352 O.R.

NOTES

- 1 THE OWNER'S STATEMENT, TOGETHER WITH ADDITIONAL INFORMATION DESCRIBING CONDITIONS REGARDING THIS MAP AS OF THE DATE OF FILING, WHICH DOES NOT AFFECT RECORD TITLE INTEREST, IS SHOWN ON SHEET 1.
2 ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
3 THE DISTINCTIVE BORDER INDICATES THE BOUNDARIES OF THE LAND SUBDIVIDED BY THIS MAP.

LEGEND

- o FOUND MONUMENT AS DESCRIBED PER FILED MAP 7-1, BK. 5, PG. 187
o FOUND KCS CM IN LAMPHOLE FOR C/A SANTA FE WAY
o FOUND MONUMENT AS DESCRIBED
o RECORD 2" IP TAGGED R.C.E. 17564 SEARCHED FOR - NOT FOUND
o SET 2" IP TAGGED R.C.E. 17564 (SPINDLE AND TAG C/A SANTA FE WAY)
o SET 5/8" RE-BAR & R.C.E. 17564 PLASTIC CAP
[ ] = RECORD PER FILED MAP 7-1, BK. 6, PG. 44 CONVERTED TO GROUND
( ) = MEASURED FROM SECTION CORNERS TO LOT CORNER
o DISTINCTIVE BORDER
KCS = KERN COUNTY SURVEYOR
O.R. = OFFICIAL RECORDS
CM = CONCRETE MONUMENT
N 1/4 COR. SEC. 14
KCS IP 28" DEEP

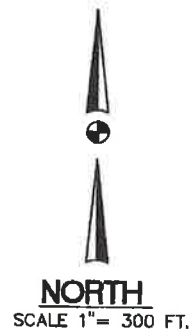


CURVE TABLE with columns: CURVE, DELTA, RADIUS, TANGENT, LENGTH. Includes RADIAL TABLE and LINE TABLE with columns: RADIAL BEARING, LINE BEARING, DISTANCE.

215109360

215109360

# G.P.A./ZONE CHANGE EXHIBIT MAP



P.O.B.

N00°46'37"E  
423.92

**PTN. OF PARCEL 1**  
**PARCEL MAP NO. 12143**  
P.M. BOOK 60, PAGES 33-34

1/4 SANTA FE WAY

S44°16'10"E  
1794.14'  
N44°16'10"W

11322 ACRES GROSS  
8394 ACRES NET

1/4 LEONARD L. ALVARADO ROAD

2112.18'

**PARCEL 2**  
**PARCEL MAP NO. 12143**  
P.M. BOOK 60, PAGES 33-34

1493.82'

N00°46'37"E

**PARCEL 3**  
**PARCEL MAP NO. 12143**  
P.M. BOOK 60, PAGES 33-34

1/4 RENFRO ROAD

N45°53'02"E  
910.85'

RAD.  
S44°06'58"E

N00°46'44"E  
577.87'

△ = 45°06'18"  
R = 1400.00'  
L = 1102.12'  
T = 581.40'

N89°13'16"W  
RAD.

**Aerial Exhibit Map – GPA-ZC 18-0448 – City of Bakersfield**

