

PARCEL MAP NO. 73530

SHEET 1 OF 4 SHEETS

IN THE CITY OF LANCASTER, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA

BEING A SUBDIVISION OF LOTS 1 TO 10, A PORTION OF LOTS 11 AND 12, AND LOTS 13 TO 36, ALL WITHIN TRACT NO. 44825 AS PER MAP RECORDED IN BOOK 1116, PAGES 21 TO 26 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH LOTS 1 TO 6 OF TRACT NO. 46192-01 AS PER MAP RECORDED IN BOOK 1330, PAGES 12 TO 14 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH A PORTION OF AVENUE H AND ALL OF 82ND STREET WEST AS DEDICATED ON THE MAP OF SAID TRACT NO. 46192-01, WITHIN SECTION 8, TOWNSHIP 7 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN.

ANTELOPE VALLEY ENGINEERING, INC.
W.R. GORMAN L.S. 8767

3 PARCELS

186.93 ACRES

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LANDS INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDER LINES, AND WE CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION.

WE HEREBY GRANT AND DEDICATE TO THE CITY OF LANCASTER FOR PUBLIC USE EASEMENTS FOR STREETS, HIGHWAYS AND OTHER PUBLIC WAYS SHOWN ON SAID MAP.

WE HEREBY OFFER TO THE CITY OF LANCASTER FOR PUBLIC USE EASEMENTS FOR PRIVATE AND FUTURE STREETS SHOWN ON SAID MAP, RESERVING TO OURSELVES ALL ORDINARY USES OF SAID LAND EXCEPT THE ERECTION OR CONSTRUCTION OF ANY STRUCTURE NOT ORIGINALLY PLACED IN PUBLIC STREETS, UNTIL SUCH TIME AS SAID STREET IS ACCEPTED AND OPENED FOR PUBLIC USE. WE DO HEREBY, AND FOR OUR HEIRS EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY AGREE THAT ALL PRIVATE AND FUTURE STREETS SHOWN ON THIS MAP WILL ACCEPT DRAINAGE WATER DISCHARGE FROM ANY ADJOINING STREET, WHETHER IT BE A PUBLIC STREET, OR A PRIVATE AND FUTURE STREET, AND FURTHER AGREE THAT THE CITY OF LANCASTER IS HEREBY HELD FREE AND CLEAR OF ANY CLAIMS OR DAMAGES ARISING FROM SAID DRAINAGE.

WE FURTHER STATE THAT WE KNOW OF NO EASEMENT OR STRUCTURE EXISTING WITHIN THE EASEMENTS HEREIN OFFERED FOR DEDICATION TO THE PUBLIC, OTHER THAN PUBLICLY OWNED WATER LINES, SEWERS, OR STORM DRAINS, THAT WE WILL GRANT NO RIGHT OR INTEREST WITHIN THE BOUNDARIES OF SAID EASEMENTS OFFERED TO THE PUBLIC, EXCEPT WHERE SUCH RIGHT OR INTEREST IS EXPRESSLY MADE SUBJECT TO THE SAID EASEMENTS.

BE CALIFORNIA ONE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, OWNER

BY: PORTAL RIDGE SOLAR, LLC, ITS MANAGER

BY: FIRST SOLAR DEVELOPMENT, LLC, ITS SOLE MEMBER

BY:

BRIAN KUNZ
VICE PRESIDENT

NOTARY ACKNOWLEDGMENT

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 }
COUNTY OF LOS ANGELES } S.S.

ON _____, BEFORE ME,
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED
BRIAN KUNZ

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 EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS 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.

SIGNATURE - NOTARY PUBLIC _____ COMMISSION NO. _____ COMMISSION EXPIRES _____

PRINT NAME - NOTARY PUBLIC _____ PRINCIPAL PLACE OF BUSINESS _____ COUNTY _____
(NOTARY SEAL NOT REQUIRED PER GOVERNMENT CODE 66436)

SIGNATURE OMISSION NOTES

THE SIGNATURE OF LOUIS NASTOS AND ASIMO NASTOS, AS EASEMENT HOLDERS FOR INGRESS AND EGRESS BY DOCUMENT RECORDED MAY 12, 1948 IN BOOK 27170, PAGE 215 OF OFFICIAL RECORDS, HAS BEEN OMITTED IN ACCORDANCE WITH SECTION 66436, (034)-(10) OF THE SUBDIVISION MAP ACT, AS THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE LOCAL AGENCY.

PLANNING DEPARTMENT STATEMENT

I HEREBY STATE THAT THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE, AND THAT THIS MAP ALSO CONFORMS TO THE TENTATIVE ADMINISTRATIVE PARCEL MAP AS APPROVED BY THE PLANNING DIRECTOR.

BRIAN S. LUDICKE
PLANNING DIRECTOR
CITY OF LANCASTER

DATE _____

MONUMENT NOTE

MAP BOUNDARY CORNERS REQUIRED TO BE SET, SHALL BE THE FOLLOWING AS SHOWN ON MAP:

- a) 6" SPIKE AND WASHER TAGGED "L.S. 8767" SET AS SHOWN ON MAP
- b) 2" IRON PIPE WITH CONCRETE PLUG AND TAG "L.S. 8767" SET AS SHOWN ON MAP

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF N89°13'13"W BEING THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 8, T7N, R13E, S8M (CENTERLINE AVENUE H, BETWEEN BOTH STREET WEST & 85TH STREET WEST), AS SHOWN ON TRACT NO. 44825, MAP BOOK 1116 PAGES 21-26.

ANNUAL ASSESSMENT NOTE

THE PROPERTY INCLUDED WITHIN THIS PARCEL MAP IS SUBJECT TO ANNUAL ASSESSMENTS TO PAY THE COSTS OF MAINTENANCE OF PUBLIC IMPROVEMENTS INSTALLED WITHIN THE PARCEL MAP AS FOLLOWS:

- STREET LIGHTS - CITY OF LANCASTER, STREET LIGHTING MAINTENANCE DISTRICT
- DRAINAGE - CITY OF LANCASTER, DRAINAGE MAINTENANCE DISTRICT

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF KEVIN PETERS OF BE CALIFORNIA ONE, LLC, ON JANUARY 30th, 2015. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE ADMINISTRATIVE PARCEL MAP, THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE _____, 20____, AND THAT THE MONUMENTS ARE, OR WILL BE SUBJECT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THE NOTES TO ALL CENTERLINE MONUMENTS SHOWN AS "TO BE SET" WILL BE ON FILE IN THE OFFICE OF THE CITY ENGINEER NO LATER THAN _____, 20____.

W.R. GORMAN
W.R. GORMAN, L.S. 8767
EXPIRES: 12/31/16
12/16/2015
DATE

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT IT CONFORMS SUBSTANTIALLY TO THE TENTATIVE ADMINISTRATIVE PARCEL MAP AND ALL APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF STATE LAW AND SUBDIVISION ORDINANCES OF THE CITY OF LANCASTER APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE ADMINISTRATIVE PARCEL MAP HAVE BEEN COMPLIED WITH.

MICHELLE A. CANTRELL, R.C.E. NO. 56157
CITY ENGINEER, CITY OF LANCASTER
REGISTRATION EXPIRES: 12/31/16
DATE _____

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

ALLEN T. THOMPSON, P.L.S. 7419
LAND SURVEYOR, CITY OF LANCASTER
EXPIRES: 12/31/17
DATE _____

SPECIAL ASSESSMENT STATEMENT

I HEREBY CERTIFY THAT ALL SPECIAL ASSESSMENTS LEVIED UNDER THE JURISDICTION OF THE CITY OF LANCASTER, TO WHICH THE LAND INCLUDED IN THE WITHIN SUBDIVISION OR ANY PART THEREOF IS SUBJECT, AND WHICH MAY BE PAID IN FULL, HAVE BEEN PAID IN FULL.

BRITT AVRIT, C.M.C.
CITY CLERK, CITY OF LANCASTER
DATE _____

CITY CLERK'S STATEMENT

CITY OF LANCASTER)
STATE OF CALIFORNIA) S.S.
COUNTY OF LOS ANGELES)

I, BRITT AVRIT, CITY CLERK OF THE CITY OF LANCASTER, DO HEREBY STATE THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE LANCASTER CITY COUNCIL AT A REGULAR MEETING THEREOF HELD ON THE _____ DAY OF _____, 20____, AND THAT THEREUPON SAID DATE, COUNSEL DID BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP, AND DID ACCEPT ON BEHALF OF THE PUBLIC, THE OFFER OF GRANT AND DEDICATION TO THE CITY OF LANCASTER, A MUNICIPAL CORPORATION, FOR PUBLIC ROAD, HIGHWAY AND UTILITY PURPOSES, LANDSCAPE AND MAINTENANCE PURPOSES, AND RESTRICTED VEHICULAR INGRESS/EGRESS, AS DESCRIBED HEREIN BELOW, SAID ABANDONMENT IS FOR THOSE PORTIONS OF THE EASEMENTS WHICH EXIST WITHIN THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP, SAID EASEMENTS TO BE ABANDONED ARE NOT SHOWN ON THIS MAP.

BRITT AVRIT, C.M.C.
CITY CLERK, CITY OF LANCASTER
DATE _____

ABANDONMENT NOTE

PURSUANT TO SECTION 66445(d) OF THE SUBDIVISION MAP ACT, THE FILING OF THIS PARCEL MAP CONSTITUTES ABANDONMENT OF THE EASEMENT(S) ACQUIRED BY THE CITY OF LANCASTER, A MUNICIPAL CORPORATION, SUCCESSOR BY INCORPORATION TO THE COUNTY OF LOS ANGELES, FOR PRIVATE AND FUTURE STREETS AS DESCRIBED HEREIN BELOW, AND AS ACQUIRED BY THE CITY OF LANCASTER, A MUNICIPAL CORPORATION, FOR PUBLIC ROAD, HIGHWAY AND UTILITY PURPOSES, LANDSCAPE AND MAINTENANCE PURPOSES, AND RESTRICTED VEHICULAR INGRESS/EGRESS, AS DESCRIBED HEREIN BELOW. SAID ABANDONMENT IS FOR THOSE PORTIONS OF THE EASEMENTS WHICH EXIST WITHIN THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP, SAID EASEMENTS TO BE ABANDONED ARE NOT SHOWN ON THIS MAP.

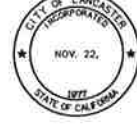
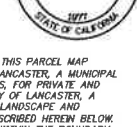
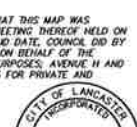
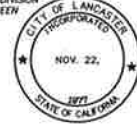
PRIVATE & FUTURE STREETS: AVENUE H, AVENUE H-4, AVENUE H-8, 82ND STREET WEST AND 85TH STREET WEST, ALL AS SHOWN AND OFFERED ON THE MAP OF TRACT NO. 44825, RECORDED IN BOOK 1116, PAGES 21 TO 26 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PUBLIC ROAD, HIGHWAY AND UTILITY PURPOSES: AVENUE H AND 82ND STREET WEST, AS SHOWN AND DEDICATED ON THE MAP OF TRACT NO. 46192-01, RECORDED IN BOOK 1330, PAGES 12 TO 14 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LANDSCAPE AND MAINTENANCE PURPOSES: WITHIN LOT 1 AS SHOWN AND DEDICATED ON THE MAP OF TRACT NO. 46192-01, RECORDED IN BOOK 1330, PAGES 12 TO 14 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

RESTRICTED VEHICULAR INGRESS/EGRESS: AVENUE H AS SHOWN AND DEDICATED ON THE MAP OF TRACT NO. 46192-01, RECORDED IN BOOK 1330, PAGES 12 TO 14 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BRITT AVRIT, C.M.C.
CITY CLERK, CITY OF LANCASTER
DATE _____



SCALE: 1" = 300'

PARCEL MAP NO. 73530

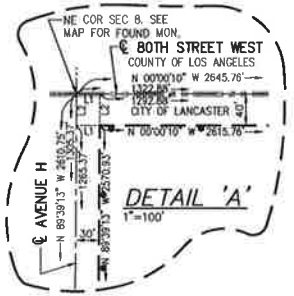
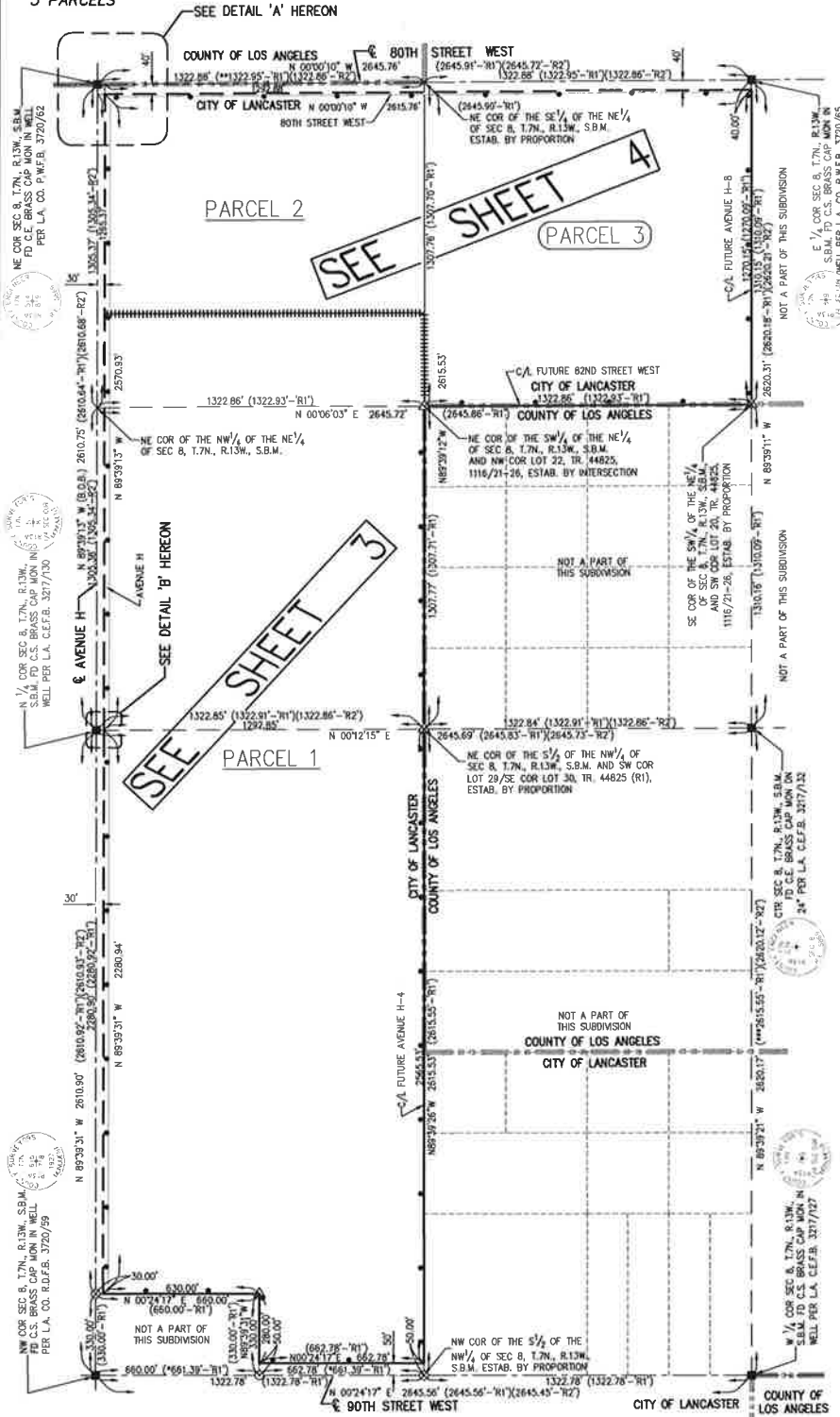
IN THE CITY OF LANCASTER, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA
W.R. GORMAN L.S. 8767

SHEET 2 OF 4 SHEETS

SURVEY DETAIL & INDEX MAP

3 PARCELS

186.93 ACRES



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N00'00'10" W	30.00'
L2	N89'39'13" W	40.00'

- LEGEND**
- INDICATES FOUND MONUMENT AS DESCRIBED
 - INDICATES 6" SPIKE AND WASHER, TAGGED "L.S. 8767", TO BE SET FLUSH
 - △ INDICATES 2" IRON PIPE, CONCRETE PLUG & TAG "L.S. 8767" TO BE SET 6" DOWN
 - (R1) INDICATES RECORD DATA PER TRACT NO. 44825, M.B. 1116, PG'S 21 TO 26
 - (R2) INDICATES RECORD DATA PER TRACT NO. 46192, M.B. 1330, PG'S 12 TO 14
 - (B.O.B.) INDICATES BASIS OF BEARINGS
- — — — — INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

NOTES:

* 661.39' SHOWN ON SHEET 3 OF TRACT NO. 44825 (R1), FOR THE CENTERLINE OF BOTH STREET WEST, IS IN ERROR. THE NOT A PART PARCEL IS DESCRIBED AS BEING THE NORTH 660'.

** 1322.85' SHOWN ON SHEET 5 OF TRACT NO. 44825 (R1), FOR THE CENTERLINE OF BOTH STREET WEST, EXTENDS TO THE CENTERLINE OF AVENUE H, NOT TO A POINT 30' SOUTH AS SHOWN. THIS DIMENSION SHOULD BE 1292.95', WHEN ADDED TO 30' = 1322.95'.

*** THE BEARING AND DISTANCE OF N89'39'21" W 2615.55' AS SHOWN ON TRACT NO. 44825 (R1) FOR THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 8 APPEARS TO BE IN ERROR, COPIED FROM THE SOUTH LINE OF THE NORTH HALF THEREOF. IN CLOSING THE NORTHWEST QUARTER AND SOUTHWEST QUARTER, USING THE REMAINDER DIMENSIONS SHOWN ON SAID MAP, THE CORRECT BEARING AND DISTANCE SHOULD HAVE BEEN N89'39'10" W 2620.18'.

SCALE: 1" = 200'

PARCEL MAP NO. 73530

IN THE CITY OF LANCASTER, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA
W.R. GORMAN L.S. 8767

SHEET 3 OF 4 SHEETS

3 PARCELS

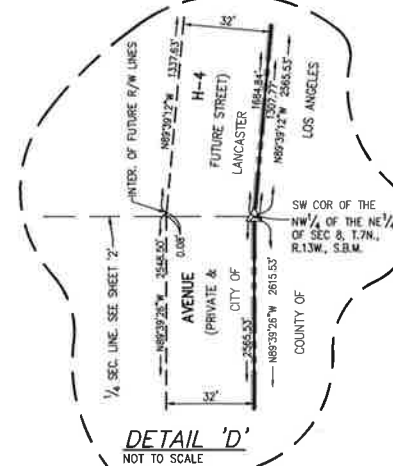
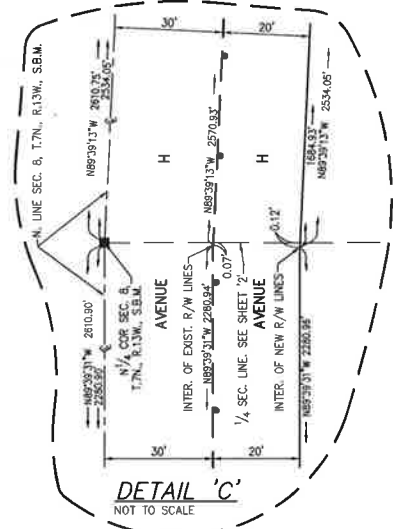
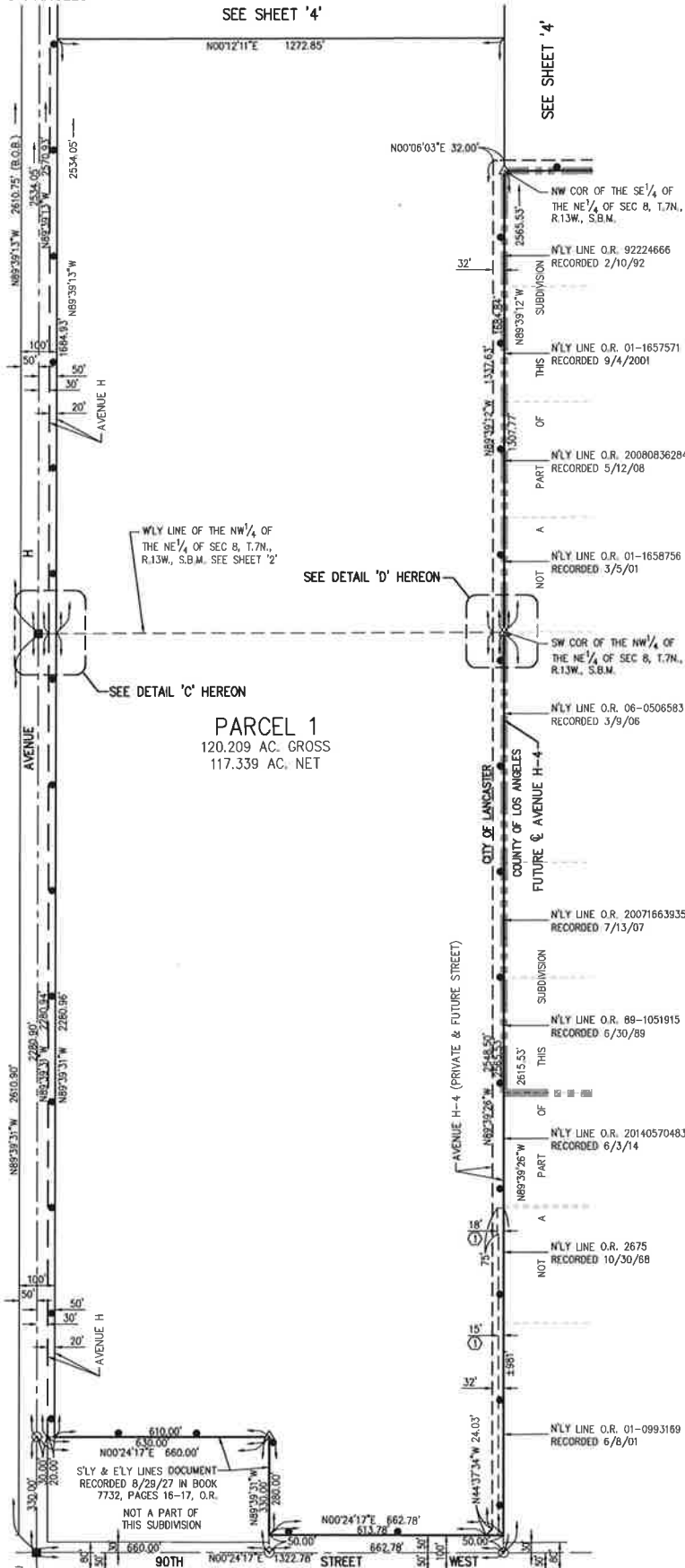
186.93 ACRES

SEE SHEET '4'

SEE SHEET '4'

EXISTING EASEMENTS

- ① EASEMENT IN FAVOR OF LOUIS NASTOS AND ASIMO NASTOS FOR INTERESTS/ERES AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED MAY 12, 1946 AS INSTR. NO. 2369 IN BOOK 27170, PAGE 215, O.R. 540 EASEMENT SHOWN IN ITS APPROXIMATE LOCATION ONLY AS THE EASTERLY LINE OF THE ROADWAY REFERENCED IN SAID DOCUMENT CANNOT BE DETERMINED.



PARCEL 1
120.209 AC. GROSS
117.339 AC. NET

SEE DETAIL 'C' HEREON

SEE DETAIL 'D' HEREON

DETAIL 'C'
NOT TO SCALE

DETAIL 'D'
NOT TO SCALE

LEGEND

- INDICATES FOUND MONUMENT AS DESCRIBED ON SHEET '2'.
- INDICATES 6" SPIKE AND WASHER, TAGGED "L.S. 8767" TO BE SET FLUSH.
- △ INDICATES 2" IRON PIPE, CONCRETE PLUG & TAG "L.S. 8767" TO BE SET 6" DOWN.
- (B.O.B.) BASIS OF BEARINGS

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

SCALE: 1" = 200'

PARCEL MAP NO. 73530

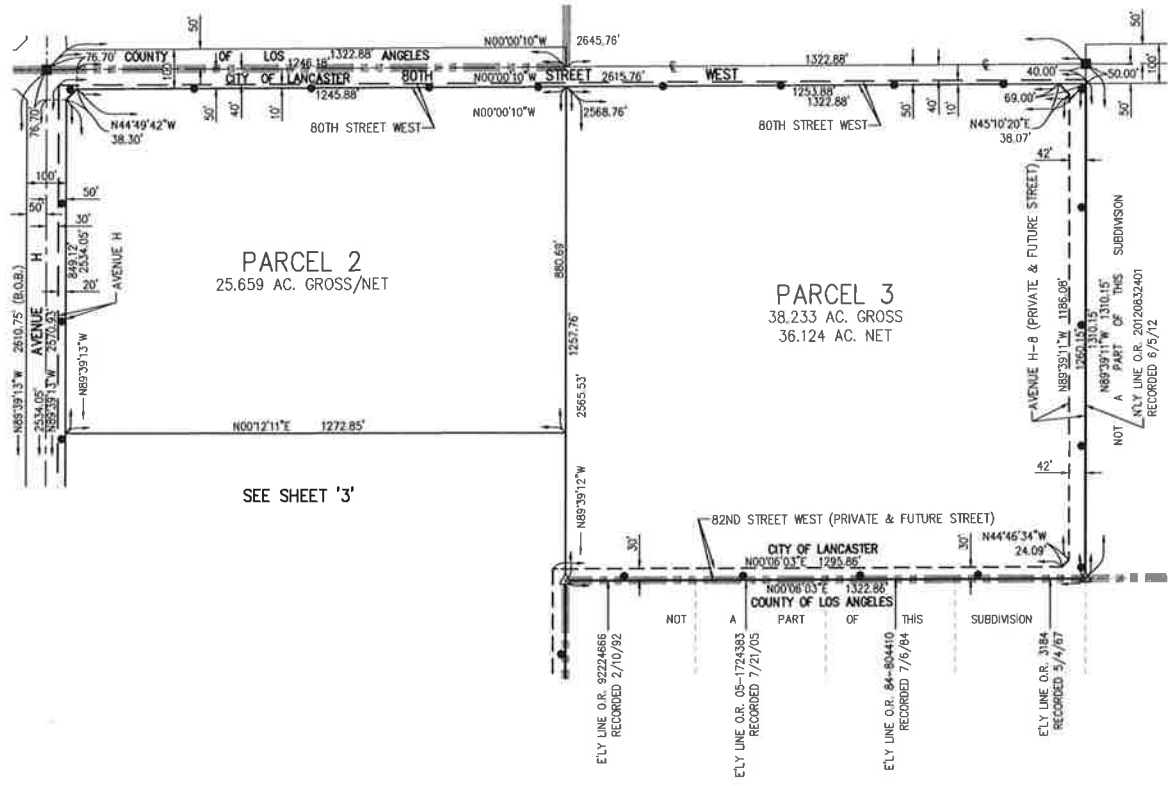
SHEET 4 OF 4 SHEETS

IN THE CITY OF LANCASTER, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA

3 PARCELS

W.R. GORMAN L.S. 8767

186.93 ACRES



LOS ANGELES COUNTY CERTIFICATIONS AND SEALS:

I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE THAT ARE REQUIRED UNDER THE PROVISIONS OF SECTIONS 66492 AND 66493 OF THE SUBDIVISION MAP ACT.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BY _____ DATE _____
DEPUTY

I HEREBY CERTIFY THAT SECURITY IN THE AMOUNT OF \$ _____ HAS BEEN FILED WITH THE EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES AS SECURITY FOR THE PAYMENT OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND SHOWN ON MAP OF PARCEL MAP NO. 73530 AS REQUIRED BY LAW.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BY _____ DATE _____
DEPUTY

LEGEND

- INDICATES FOUND MONUMENT AS DESCRIBED ON SHEET 2.
- INDICATES 6" SPIKE AND WASHER, TAGGED "L.S. 8767" TO BE SET FLUSH.
- △ INDICATES 2" IRON PIPE, CONCRETE PLUG & TAG "L.S. 8767" TO BE SET 6" DOWN.
- (B.O.B.) BASIS OF BEARINGS

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.