COUNTY OF KERN

Date: October 22, 2026

TO: RECORDER

FROM: CLERK OF THE BOARD

Enclosed are the following documents for Tract/Parcel Map No.: **Tract Map No 7338 PH 1**

XX Plat of Tract

XX Owner's Certificate (**Parcel Maps Only**)

XX Clerk's Certificate

XX Tax Collector's Certificate

XX Assessor's Tax Estimate (January 1 through October 31)

XX Subdivision Guarantee

Supervisorial District Number: 1

Recording fee in the amount of $ 0.00 has been posted to your accounts receivable

OR

XX Recording fee included in the amount of $94.00 (Clerk of the Board Receipt #359993)

Recorder Initial for Receipt of Recording Fee _____
(Indicate reason if different than Clerk of the Board receipt listed above)

By:

_____
Deputy Clerk

S:\SHARED\FORMS\PARCEL Maps - New

CERTIFICATE - TO COUNTY RECORDER

TRACT/PARCEL MAP NUMBER: **Tract Map No 7338 PH 1** hereby certify pursuant to Government Code Section 66464 that the Subdivider has filed the certificates and security required by Sections 66492 and 66493 of the Government Code.

BOARD OF SUPERVISORS KERN COUNTY, CA

NANCY ANDERSON
County Administrator Officer
Clerk of the Board

By: _____
Deputy Clerk

SECURITY FEATURES INCLUDE TRUE WATERMARK PAPER, HEAT SENSITIVE ICON AND FOIL HOLOGRAM.

Frontier Land Partners, LLC
P.O. Box 20247
Bakersfield, CA 93390
661-588-2200

Mission Bank
90-4279/1222

5226

1-22-2026

PAY TO THE ORDER OF County of Kern $ 94.00

Ninety-Four and 00/100 DOLLARS

MEMO Tract 7338 Pt. 1
Recording Fee

AUTHORIZED SIGNATURE

⑈005226⑈ ⑆122242791⑆ 40007239⑈

Details on Back. Security Features Included

COUNTY OF KERN
STATE OF CALIFORNIA

RECEIPT No. A- 359993

REFERENCE No. _____ DATE RECEIVED 10-22-20 26

RECEIVED FROM Frontier Land Partners, LLC

AMOUNT Ninety-four dollars and 00/100 DOLLARS $ 94.00

ON ACCOUNT OF Tract Map 7338 PH 1+2
Check # 5226

Received + Transmitted

AMT. OF ACC. $		HOW PAID	CASH ☐	DEPARTMENT - Clerk of the Board
AMT. PAID $	94.00		CHECK ☒	LOCATION
BALANCE DUE $	0		M.O. ☐	BY

BAKERSFIELD

THE SOUND OF *Something Better*

February 19, 2026

McIntosh & Associates
10800 Stockdale Highway, Suite 103
Bakersfield, CA 93311

Attn: Blaine Neptune

SUBJECT: Tract 7338 Phase 1 & 2 Final Map Recordation

Dear Blaine,

Your request to record Phase 1 & Phase 2 ***concurrently***, in the following order: Phase 2 records first with Phase 1 recording immediately after, to avoid a situation where 2 Designated Remainders are created; has been approved.

Please note, although the Phase 2 map will be recorded first, the order of Notice of Completion shall be as follows: Phase 1 to obtain NOC prior to Phase 2.

Very truly yours,

Phil Burns
City Engineer

By **Adrian S. Castro**
Civil Engineer III - Subdivisions

xc: Reading File, T 7338 File
cc: Manpreet Behl, Land Development
Steve George, Land Development

McINTOSH & ASSOCIATES
NEW GEN ENGINEERING GROUP

July 14, 2026

Land Surveying

Civil Engineering

Photogrammetry

G P S

Planning

Environmental

Landscape Architecture

Petroleum Engineering

Kern County Recorders Office
1655 Chester Ave.
Bakersfield, CA 93301

Attention: Deputy Recorder

Reference: TR 7338 Phase 1 "Fill-in" Areas
Mc&Assoc. #17-083.04

Dear Deputy Recorder:

Upon the recordation of TR 7338 Phase 2, please record TR 7338 Phase 1 and fill-in the recording information in the appropriate areas as noted.

These documents shall be recorded in this order:

1) TR 7338 Phase 2
2) TR 7338 Phase 1

Thank you for your attention to this request.

Sincerely,
McIntosh & Associates

Julie Green
Associate Planner

CLTA SUBDIVISION

Issued By:

CHICAGO TITLE INSURANCE COMPANY

Guarantee Number:

ftke-to24000124

CLTA Guarantee Face Page

This guarantee, when issued by the Company with a Guarantee Number and Date of Guarantee, is valid even if this guarantee or any endorsement to this guarantee is issued electronically or lacks any signature.

Any notice of claim and any other notice or statement in writing required to be given to the Company under this guarantee must be given to the Company at the address shown in Condition 14.

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This guarantee treats any Discriminatory Covenant in a document referenced in any of the Schedules herein as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. This guarantee is not a commitment or any indication that the Company is willing to issue a policy of title insurance, and the Company reserves the right to decline to insure any future purchaser or lender. Any future offer of title insurance that the Company, in its sole discretion, decides to issue may include additional exceptions as well as requirements for the issuance of a final policy of title insurance.

SUBJECT TO THE CLTA GUARANTEE EXCLUSIONS AND CONDITIONS,

CHICAGO TITLE INSURANCE COMPANY,
a Florida corporation (the "Company")

GUARANTEES
as of the Date of Guarantee

against loss or damage, not exceeding the Amount of Liability, sustained by the Assured by reason of any incorrectness in the Assurances set forth in Schedule A.

Chicago Title Insurance Company

By:

Michael J. Nolan, President

Ticor Title Company
10000 Stockdale Hwy, Suite 101
Bakersfield, CA 93311

Countersigned By:

Tasha Thompson
Authorized Officer or Agent

Attest:

Marjorie Nemzura, Secretary

CLTA Guarantee Face Page (02-06-25)

ISSUING OFFICE:
Title Officer: Erica Madrigal Ticor Title Company 10000 Stockdale Hwy, Suite 101 Bakersfield, CA 93311 Phone: (559)492-4228 Fax: (559)261-8960 Main Phone: (661)847-7000 Email: eamadrigal@fnf.com

SCHEDULE A

Amount of Liability	Fee	Title Officer
$1,000.00	$380.00	Erica Madrigal

Date of Guarantee: August 31, 2026 at 12:00 AM

1. The Assured is: Kern County

2. Subdivision Map Reference: Tract NO. 7338 Phase 1

3. The map referenced above recites that it is a subdivision of the following described Land:

   SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

4. ASSURANCES:

   According to the Public Records as of the Date of Guarantee:

   Those parties having an interest in the Land required to execute the final map pursuant to the Subdivision Map Act (California Government Code Section 66410 et seq.) are:

   1. Frontier Land Partners, LLC, a California Limited Liability Company , as fee title owner
   2. James Bryan Batey and Marie Ann Batey, husband and wife as Joint tenants, as Beneficiary under deed of trust recorded February 20,2015 as document NO. 0215019706 of of Official Records. A Substitution of Trustee under said Deed of Trust which names , as the Substituted Trustee; Trustee: James Bryan Batey and Marie Ann Batey, Husband and Wife as Joint tenants Recorded December 13, 2021 as Document No. 221232447 of Official Records.
   3. Stones River Trust Dated 08/02/2017, as Beneficiary under Deed of Trust Recorded March 27, 2026 as document NO. 226033422 of Official Records
   4. County of Kern, easement holder by order of the Board of Supervisors of Kern County Made on December 6, 1920 and entered in Volume 22, Page 2 of the Minute Books, 0207239224 and 0215097198
   5. Pacific Gas and Electric Co., a California Corporation, easement holder per document No. 0200110386 and Document NO. 0208124392 both of Official Records
   6. North of River Sanitary District No. 1, a political Subdivision of the State of California, easement holder per document NO. 0200112815 and document NO. 0200157518 both of Official Records
   7. Tenneco Oil Company, a Delaware Corporation, Mineral rights holder per Book 6183, Page 1167 and Book 6200 Page 1908 Both of Official Records.
   8. City of Bakersfield , easement holder per document No. 220128872 and 220194296

END OF SCHEDULE A

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 529-012-48

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 1 OF LOT LINE ADJUSTMENT NO. 19-0287, AS PER CERTIFICATE OF COMPLIANCE RECORDED AUGUST 10, 2020 AS DOCUMENT NO. 220108295 OF OFFICIAL RECORDS, BEING AN ADJUSTMENT OF PARCEL 1 OF PARCEL MAP NO. 12143 PER MAP RECORDED IN PARCEL MAP BOOK 60, PAGES 33 AND 34 AND LOT "A" OF LOT LINE ADJUSTMENT NO. 16-0465 PER CERTIFICATE OF COMPLIANCE RECORDED AS DOCUMENT NO. 217114161 OF OFFICIAL RECORDS EXCEPTING THAT PORTION LYING WITHIN AMENDED TRACT NO. 7158 RECORDED IN MAP BOOK 64, PAGES 26 THROUGH 28 ALL RECORDED IN THE OFFICE OF THE KERN COUNTY RECORDER LOCATED IN SECTION 14, TOWNSHIP 29 SOUTH, RANGE 26 EAST MOUNT DIABLO MERIDIAN IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA, THE LEGAL OF WHICH IS HEREBY INCORPORATED BY REFERENCE HERETO AS THOUGH FULLY SET FORTH HEREIN.

Excepting therefrom that portion of said land conveyed to the County of Kern in deed recorded December 13, 2021 as Document No. 221232448 of Official Records

Also Excepting therefrom all interests conveyed to Tenneco Oil Company, a Delaware Corporation in assignment and conveyance thereof recorded November 18, 1988 in the Office of the Kern County Recorder, in book 6183 of official records, at page 1167, which interests can be briefly summarized as all oil, gas and other liquid and gaseous hydrocarbons, and in addition thereto carbon dioxide, hydrogen, helium, nitrogen, methane, sulfur (in each case in either liquid or gaseous form) and any other liquid or gaseous substances, inert or otherwise, or any of them, and any minerals or other substances produced in association therewith (Hydrocarbons") in, on or under the premises, together with all rights, privileges, duties and responsibilities in any way related thereto. Grantee acknowledges that this reservation is fully set forth in the conveyance referred to above and that it takes title subject to that conveyance and not subject to this summary which is for convenience only. Said assignment and conveyance was clarified by First Amendment thereof recorded January 17, 1989 in the Kern County Recorders Office, in book 6200 of official records, at page 1908.

EXCLUSIONS

Except as expressly provided by the assurances in Schedule A, the following matters are excluded from coverage of this guarantee and the Company assumes no liability for loss or damage by reason of:

1. Any defect, lien, encumbrance, adverse claim, or other matter affecting the title to any property beyond the boundaries of the Land.
2. Any defect, lien, encumbrance, adverse claim, or other matter, whether or not shown by the Public Records:
   a. created, suffered, assumed, or agreed to by one or more of the Assureds; or
   b. that result in no loss to the Assured.
3. Defects, liens, encumbrances, adverse claims, or other matters not shown by the Public Records at Date of Guarantee.
4. The identity of any party shown or referred to in any of the schedules of this guarantee.
5. The validity, legal effect or priority of any matter shown or referred to in any of the schedules of this guarantee.
6. (a) Taxes or assessments of any taxing authority that levies taxes or assessments on real property; or, (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not the matters excluded under (a) or (b) are shown by the records of the taxing authority or by the Public Records.
7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excluded under (a), (b) or (c) are shown by the Public Records.
8. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.
9. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excluded in (a) or (b) appear in the Public Records.

CONDITIONS

1. DEFINITION OF TERMS

The following terms when used in this guarantee mean:

a. "Amount of Liability": The Amount of Liability as stated in Schedule A.

b. "Assured": The party or parties named as the Assured in Schedule A, or on a supplemental writing executed by the Company.

c. "Date of Guarantee": The Date of Guarantee set forth in Schedule A.

d. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.

e. "Land": The Land described or referred to in Schedule A and improvements located on that land at the Date of Guarantee that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway.

f. "Mortgage": A mortgage, deed of trust, trust deed, or other real property security instrument.

g. "Public Records": The recording or filing system established under State statutes in effect at the Date of Guarantee under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.

h. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.

i. "Title": The estate or interest in the Land identified in Schedule A, if any.

2. NOTICE OF CLAIM TO BE GIVEN BY ASSURED

The Assured must notify the Company promptly in writing if the Assured has knowledge of any assertion of facts, claim of title, or claim of interest that is contrary to the assurances set forth in Schedule A and that might cause loss or damage for which the Company may be liable under this guarantee. If the Company is prejudiced by the failure of the Assured to provide prompt notice, the Company's liability to the Assured under this guarantee is reduced to the extent of the prejudice.

3. NO DUTY TO DEFEND OR PROSECUTE

The Company has no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.

4. COMPANY'S OPTION TO DEFEND OR PROSECUTE ACTIONS; DUTY OF ASSURED TO COOPERATE

Even though the Company has no duty to defend or prosecute as set forth in Condition 3 above:

a. The Company has the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, or to do any other act which in its opinion may be necessary or desirable to establish the correctness of the assurances set forth in Schedule A or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this guarantee, whether or not it may be liable hereunder, and does not thereby concede liability or waive any provision of this guarantee. If the Company exercises its rights under this paragraph, it will do so diligently.

b. If the Company elects to exercise its options as provided in Condition 4.a. the Company has the right to select counsel of its choice (subject to the right of the Assured to object for reasonable cause) to represent the Assured and will not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this guarantee.

(continued)

c. Whenever the Company has brought an action or interposed a defense as permitted by the provisions of this guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.

d. In all cases where this guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, the Assured must secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of the Assured for this purpose. Whenever requested by the Company, the Assured, at the Company's expense, must give the Company all reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the correctness of the assurances set forth in Schedule A or to prevent or reduce loss or damage to the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under this guarantee will terminate.

5. PROOF OF LOSS OR DAMAGE

a. The Company may, at its option, require as a condition of payment that the Assured furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, adverse claim, or other matter that constitutes the basis of loss or damage and must state, to the extent possible, the basis of calculating the amount of the loss or damage.

b. The Company may reasonably require the Assured to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence, memoranda, reports, e-mails, disks, tapes, and videos, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured must grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by the Assured provided to the Company pursuant to this Condition 5 will not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim or required by law. Failure of the Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, terminates any liability of the Company under this guarantee to the Assured for that claim.

6. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS: TERMINATION OF LIABILITY

In case of a claim under this guarantee, the Company has the following additional options:

a. To pay or tender payment of the Amount of Liability, together with any costs, attorneys' fees, and expenses incurred by the Assured that were expressly authorized in writing by the Company up to the time of payment or tender of payment and that the Company has agreed to pay.

b. To pay or otherwise settle with the Assured any claim assured against under this guarantee. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Assured that were expressly authorized in writing by the Company, up to the time of payment or tender of payment and that the Company has agreed to pay; or

c. To pay or otherwise settle with parties other than the Assured for the loss or damage provided for under this guarantee, together with any costs, attorneys' fees, and expenses incurred by the Assured that were expressly authorized in writing by the Company up to the time of payment and that the Company has agreed to pay.

Upon the exercise by the Company of any of the options provided for in Condition 6.a., b., or c., the Company's obligations to the Assured under this guarantee for the claimed loss or damage, other than the payments required to be made, will terminate, including any duty to continue any and all litigation initiated by the Company pursuant to Condition 4.

7. LIMITATION OF LIABILITY

a. This guarantee is a contract of indemnity against actual monetary loss or damage sustained or incurred by an Assured who has suffered loss or damage by reason of an assurance in Schedule A being incorrect, to the extent stated in Schedule A and subject to the Exclusions and the Conditions. This guarantee is not an abstract of the title, legal opinion, or a representation of the status of the title beyond what is assured in Schedule A. All claims asserted under this guarantee are based in contract and are restricted to the terms and provisions of this guarantee. The Company is not liable for any claim alleging negligence or negligent misrepresentation arising from or in connection with this guarantee.

b. If the Company, or the Assured under the direction of the Company at the Company's expense, removes the alleged defect, lien, or encumbrance or cures any other matter assured against by this guarantee in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it will have fully performed its obligations with respect to that matter and will not be liable for any loss or damage caused thereby.

c. In the event of any litigation by the Company or with the Company's consent, the Company has no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom.

d. The Company is not liable for loss or damage to the Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

8. REDUCTION OF LIABILITY OR TERMINATION OF LIABILITY

All payments under this guarantee, except payments made for costs, attorneys' fees, and expenses pursuant to Condition 4, will reduce the Amount of Liability under this guarantee pro tanto.

9. PAYMENT OF LOSS

When liability and the extent of loss or damage has been determined in accordance with the Conditions, the Company will pay the loss or damage within thirty (30) days.

(continued)

10. SUBROGATION UPON PAYMENT OR SETTLEMENT

a. If the Company settles and pays a claim under this guarantee, it is subrogated and entitled to the rights and remedies of the Assured in respect to the claim that the Assured has against any person, entity, or property to the fullest extent permitted by law, but limited to the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Assured must execute documents to transfer these rights and remedies to the Company. The Assured permits the Company to sue, compromise, or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights and remedies.

b. If a payment on account of a claim does not fully cover the loss of the Assured, the Company defers the exercise of its subrogation right until after the Assured fully recovers its loss.

c. The Company's subrogation right includes the Assured's rights to indemnity, guaranty, warranty, insurance policy, or bond, despite any provision in those instruments that addresses recovery or subrogation rights.

11. LIABILITY LIMITED TO THIS GUARANTEE; GUARANTEE ENTIRE CONTRACT

a. This guarantee together with all endorsements, if any, issued by the Company is the entire guarantee and contract between the Assured and the Company. In interpreting any provision of this guarantee, this guarantee must be construed as a whole.

b. Any amendment of this guarantee must be by a written endorsement issued by the Company. To the extent any term or provision of an endorsement is inconsistent with any term or provision of this guarantee, the term or provision of the endorsement controls. Unless the endorsement expressly states, it does not:

i. modify any prior endorsement,

ii. extend the Date of Guarantee,

iii. insure against loss or damage exceeding the Amount of Liability, or

iv. increase the Amount of Liability.

12. SEVERABILITY

In the event any provision of this guarantee, in whole or in part, is held invalid or unenforceable under applicable law, this guarantee will be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

13. CHOICE OF LAW; FORUM

a. Choice of Law: The Company has underwritten the assurances covered by this guarantee and determined the premium charged in reliance upon the State law affecting interests in real property and the State law applicable to the interpretation, rights, remedies, or enforcement of guarantees and policies of title insurance of the State where the Land is located.

The State law of the State where the Land is located, or to the extent it controls, federal law, will determine the validity of claims and the interpretation and enforcement of the terms of this guarantee, without regard to conflicts of law principles to determine the applicable law.

b. Choice of Forum: Any litigation or other proceeding brought by the Assured against the Company must be filed only in a State or federal court having jurisdiction.

14. NOTICES, WHERE SENT

All notices required to be given the Company and any statement in writing required to be furnished the Company must include the number of this guarantee and must be addressed to the Company at:

Chicago Title Insurance Company
P.O. Box 45023
Jacksonville, FL 32232-5023
Attn: Claims Department

15. ARBITRATION

a. All claims and disputes arising out of or relating to this guarantee, including any service or other matter in connection with issuing this guarantee, or any breach of a guarantee provision, may be resolved by arbitration. If the Amount of Liability is Two Million and No/100 Dollars ($2,000,000) or less, any claim or dispute may be submitted to binding arbitration at the election of either the Company or the Insured. If the Amount of Liability is greater than Two Million and No/100 Dollars ($2,000,000), any claim or dispute may be submitted to binding arbitration only when agreed to by both the Company and the Assured. Arbitration must be conducted pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("ALTA Rules"). The ALTA Rules are available online at www.alta.org/arbitration. The ALTA Rules incorporate, as appropriate to a particular dispute, the Consumer Arbitration Rules and Commercial Arbitration Rules of the American Arbitration Association ("AAA Rules"). The AAA Rules are available online at www.adr.org.

b. ALL CLAIMS AND DISPUTES MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS, REPRESENTATIVE, OR PRIVATE ATTORNEY GENERAL PROCEEDING IN ANY ARBITRATION GOVERNED BY CONDITION 15. The arbitrator does not have authority to conduct any class action arbitration, private attorney general arbitration, or arbitration involving joint or consolidated claims under any circumstance.

c. *If there is a final judicial determination that a request for particular relief cannot be arbitrated in accordance with this Condition 15, then only that request for particular relief may be brought in court. All other requests for relief remain subject to this Condition 15.*

END OF CONDITIONS

CLTA Guarantee Exclusions and Conditions (02-06-25)

Kern County Treasurer-Tax Collector

Jordan Kaufman
Treasurer and Tax Collector
Chase Nunneley
Assistant Treasurer and Tax Collector

TAX COLLECTOR'S CERTIFICATE

Certificate Number: **26-044**

I hereby certify that according to the records of my office, all county taxes and special assessments collected as taxes shown to be currently due on the land included in TRACT 7338 PH1 or PARCEL MAP more fully described below, have been paid:

Description:
CODE AREA 001-897, ATN#529-012-48-00-1 TRACT NO. 7338 PHASE 1 CONSISTING OF 4 SHEETS IN THE CITY OF BAKERSFIELD BEING A SUBDIVISION OF A PORTION OF LOT 1 OF LOT LINE ADJUSTMENT NO. 19-0287 PER CERTIFICATE OF COMPLIANCE RECORDED AUGUST 10, 2020 AS DOCUMENT NO. 220108295 OF OFFICIAL RECORDS, IN THE OFFICE OF THE KERN COUNTY RECORDER; ALSO BEING A PORTION OF THE WEST HALF OF SECTION 14, TOWNSHIP 29 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA.

CONTAINING 31 RESIDENTIAL LOTS, 2 LANDSCAPE LOTS & 1 SUMP LOT
15.77 GROSS ACRES

As provided by Section 162 of the Revenue and Taxation Code, a Fee of $1.00 is charged for preparing this Document.

Supervisorial District # 1

Date: June 17, 2026

Received from: FRONTIER LAND PARTNERS LLC

Jordan Kaufman
Treasurer and Tax Collector
Kern County State of California

By: Vanessa Shepherd
VANESSA SHEPHERD

☒ VALID ONLY IF MAP RECORDED PRIOR TO: November 2, 2026

☒ SECURITY POSTED WITH TAX COLLECTOR June 17, 2026

Received By: Vanessa Shepherd
VANESSA SHEPHERD

Kern County Treasurer-Tax Collector

Jordan Kaufman
Treasurer and Tax Collector
Chase Nunneley
Assistant Treasurer and Tax Collector

PROPERTY TAX ESTIMATE

TRACT: 7338 PH1

FISCAL YEAR: 2026-2027

PARCEL MAP:

Assessor Parcel Number	Valuation	Tax Amount
529-012-48-00-1 (PTN 15.77)	344,390	$3,800.00
Fiscal Year: 2026- 2027		$3,800.00

I hereby certify that the taxes (and special assessments collected as taxes) on the above-referenced parcels are subject to a lien for the fiscal year and in the estimated amount indicated above. Said taxes (and special assessments) are not yet due and payable. If the taxes levied for the above fiscal year are more than the estimated amount collected, the additional amount is due and payable by the first installment due date to avoid penalties.

Sincerely,
Jordan Kaufman,
Treasurer and Tax Collector

Deputy: VANESSA SHEPHERD

Date: May 04, 2026

Vanessa Shepherd

By: VANESSA SHEPHERD
Taxpayer Services Representative

Recording requested by
and for the benefit of the CITY OF
BAKERSFIELD and when recorded,
mail to :

CITY OF BAKERSFIELD
City Clerk
1600 Truxtun Ave.
Bakersfield, CA 93301

TRACT NO. 7338 Phase 1

SPACE ABOVE THIS LINE FOR RECORDER'S USE

10131

No recording fee required: exempt pursuant to
Government Code Section 27383.

The undersigned Grantor(s) declare(s) that the
Documentary Transfer Tax is $0 Grantee is Exempt
Gov't Agency (R&T Code 11922)

GC 27388.1(a)(1): Recorded document is expressly
exempted from payment of recording fees (FBO) Govt. agency)

CITY OF BAKERSFIELD
Bakersfield, California

COVENANT RELATING TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

THIS COVENANT is executed on this 22 day of July, 2026, by **Frontier Land Partners, LLC, a California limited liability company** (hereinafter "Owner/s") in connection with the recordation of the final map on the real property which is the subject of that portion of Vesting Tentative Tract No. 7338, located in the City of Bakersfield, California.

No Certificate of Occupancy will be issued for any lot until all required improvements have been completed by the subdivider and accepted or approved by the City Engineer.

This covenant may not be amended or modified without the prior approval of the City of Bakersfield. This covenant shall run with the land.

Property description: Lots 1 through 31 of Tract No. 7338 Phase 1, being a portion of Section 14, T29.S, R26.E, M.D.M., in the City of Bakersfield, County of Kern, State of California.

Frontier Land Partners, LLC,
a California limited liability company

Justin B. Batey, Manager

City of Bakersfield

Phillip Burns, Development Services Director

CALIFORNIA ALL PURPOSE 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 Kern }

On 07/22/2024 before me, A. Seymour Notary Public,

Date (here insert name and title of the officer)

personally appeared Justin B. Batey

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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.

A. SEYMOUR
Notary Public - California
Kern County
Commission # 2417507
My Comm. Expires Oct 16, 2026

Signature: _____ (Seal)

OPTIONAL

Description of Attached Document

Title or Type of Document: Covenant Occupancy Number of Pages: _____

Document Date: _____ Other: _____

RECORDING REQUESTED BY AND FOR THE BENEFIT OF CITY OF BAKERSFIELD WHEN RECORDED MAIL TO:

City of Bakersfield
Attn: City Clerk
1600 Truxtun Avenue
Bakersfield, CA 93301

Tract Map No. 7338 Phase 1

SPACE ABOVE THIS LINE FOR RECORDER'S USE

No recording fee required: exempt pursuant to Government Code Section 27383.

The undersigned Grantor(s) declare(s) that the Documentary Transfer Tax is $0 Grantee is Exempt Gov't Agency (R&T Code 11922)

GC 27388.1(a)(1): Recorded document is expressly exempted from payment of recording fees (FBO) Govt. agency)

CITY OF BAKERSFIELD
Bakersfield, California

COVENANT RELATING TO REMOVAL OF GROUNDWATER
UPON SUBDIVISION

THIS COVENANT is executed on this 22 day of July, 2026, by **Frontier Land Partners, LLC, a California limited liability company**, (hereinafter "Owner/s their grantees and grantee's heirs, or assigns") in connection with the removal of groundwater from here-in described property, located in the incorporated area of the City of Bakersfield, County of Kern.

The owner/s of the real property herein described shall be prohibited from the pumping and taking of groundwater from the property for any use off the property; provided, however, such pumping and taking may be carried out by the authorized urban water purveyor which provides water service to the subdivided land. Owner/s their grantees and grantee's heirs, or assigns hereby waive their right to protest such prohibition.

This covenant may not be amended or modified without the prior approval of the City of Bakersfield. This covenant shall run with the land.

Property description: Lot 1 through 31 of Tract No 7338 Phase 1, being a portion of Section 14, T.29S., R.26E., M.D.M., City of Bakersfield, County of Kern, State of California.

Frontier Land Partners, LLC,
a California limited liability company

Justin B. Batey, Manager

City of Bakersfield

Phillip Burns
Development Services Director

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

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STATE OF CALIFORNIA }

COUNTY OF Kern }

On 01/22/2026 before me, A. Seymour Notary Public,

Date (here insert name and title of the officer)

personally appeared Justin B. Batey

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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.

A. SEYMOUR
Notary Public - California
Kern County
Commission # 2417507
My Comm. Expires Oct 16, 2026

Signature: _____ (Seal)

OPTIONAL

Description of Attached Document

Title or Type of Document: Covenant Ground Water Number of Pages: _____

Document Date: _____ Other: _____

Recording requested by
and for the benefit of the
CITY OF BAKERSFIELD
and when recorded, mail to:

City Clerk
1600 Truxtun Ave.
Bakersfield, CA 93301

No recording fee required: exempt pursuant to Government Code Section 27383.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

10134

The undersigned Grantor(s) declare(s) that the Documentary Transfer Tax is $0 Grantee is Exempt Gov't Agency (R&T Code 11922)

GC 27388.1(a)(1): Recorded document is expressly exempted from payment of recording fees (FBO) Govt. agency)

Tract No. 7338 Phase 1

COVENANT DISCLOSING PROXIMITY TO DRILL SITE LOCATION

THIS COVENANT is executed on this 22 day of July, 2026, by **Frontier Land Partners, LLC, a California limited liability company,** (hereinafter "Owner/s") in connection with the recordation of the final map of the real property which is the subject of Tract No. 7338 Phase 1 located in the City of Bakersfield, California. This Covenant may not be amended or modified without the prior approval of the City of Bakersfield and shall run with the land. The real property herein described has a designated Drill Site located within 500 feet of Lots 1 through 9 and Lots 22 through 31 of Tract 7338 Phase 1.

Property Description:

The Drill Site is located within Lot A of Tract No. 7338 Phase 2, being a portion of Lot 1 of Lot Line Adjustment No. 19-0287 per Certificate of Compliance Recorded August 10, 2020 as Document No. 220108295 in the Office of the Kern County Recorder; also being a portion of Section 14, T.29.S., R. 26.E., M.D.M., City of Bakersfield, County of Kern, State of California.

Frontier Land Partners, LLC
a California limited liability company

Justin B. Bater, Manager

City of Bakersfield

Phillip Burns, Development Services Director

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STATE OF CALIFORNIA }

COUNTY OF Kern }

On 07/22/2026 before me, A. Seymour Notary Public,

Date (here insert name and title of the officer)

personally appeared Justin B. Batey

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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.

A. SEYMOUR
Notary Public - California
Kern County
Commission # 2417507
My Comm. Expires Oct 16, 2026

Signature: _____ (Seal)

OPTIONAL

Description of Attached Document

Title or Type of Document: Covenant Proximity to Drill Site Number of Pages: _____

Document Date: _____ Other: _____

Recording requested by
and for the benefit of the
CITY OF BAKERSFIELD
and when recorded, mail to:

City Clerk
1600 Truxtun Ave.
Bakersfield, CA 93301

No recording fee required: exempt pursuant to Government Code Section 27383.

The undersigned Grantor(s) declare(s) that the Documentary Transfer Tax is $0 Grantee is Exempt Gov't Agency (R&T Code 11922)

SPACE ABOVE THIS LINE FOR RECORDER'S USE

10133

Tract No. 7338 Phase 1

COVENANT DISCLOSING PIPELINE LOCATION

THIS COVENANT is executed on this 22 day of July, 2026, by **Frontier Land Partners, LLC, a California limited liability company,** (hereinafter "Owner/s") in connection with the recordation of the final map of the real property which is the subject of Tract No. 7338 Phase 1, located in the City of Bakersfield, California. This Covenant may not be amended or modified without the prior approval of the City of Bakersfield and shall run with the land. The real property herein described has a 34" Pacific Gas & Electric Pipeline, located within 250 feet of Lots 14 through 19 of Tract No. 7338 Phase 1.

Property Description:

This Covenant affects only Lots 14 through 19 of Tract No. 7338 Phase 1, being a portion of Section 14, T.29 S., R. 26 E., M.D.M., City of Bakersfield, County of Kern, State of California.

Frontier Land Partners, LLC
a California limited liability company

Justin B. Batey, Manager

City of Bakersfield

Phillip Burns, Development Services Director

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

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STATE OF CALIFORNIA }

COUNTY OF Kern }

On 07/22/2026 before me, A. Seymour Notary Public,

Date (here insert name and title of the officer)

personally appeared Justin B. Batey

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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.

A. SEYMOUR
Notary Public - California
Kern County
Commission # 2417507
My Comm. Expires Oct 16, 2026

Signature: _____ (Seal)

OPTIONAL

Description of Attached Document

Title or Type of Document: Covenant Pipeline Location Number of Pages: _____

Document Date: _____ Other: _____

Recording requested by
and for the benefit of the CITY OF
BAKERSFIELD and when recorded,
mail to:

CITY OF BAKERSFIELD
City Clerk
1600 Truxtun Ave.
Bakersfield, CA 93301

Tract Map No. 7338 Phase 1

10132

RESTRICTIVE COVENANT DISCLOSING ABANDONED OIL WELL LOCATION AND NONBUILDABLE AREA

THIS COVENANT is executed on this 22 day of July, 2026, by **Frontier Land Partners, LLC, a California limited liability company** (hereinafter "Owner/s") in connection with the recordation of the tract map of the real property which is the subject of Tract No. 7338 Phase 1, located in the City of Bakersfield, California. This Covenant may not be amended or modified without the prior approval of the City of Bakersfield and shall run with the land. The real property herein described has an abandoned oil well, Well No. "KCLCC" (15-19)9, located within a portion of Lots 12 and 13 of Tract No. 7338 Phase 1. This abandoned oil well location is the center of a 10.00-foot radius circular "non-buildable" area.

Property Description:

This Covenant affects a portion of Lots 12 and 13 of Tract Map No. 7338 Phase 1, being a portion of Section 14, T. 29 S., R. 26 E., M.D.M., City of Bakersfield, County of Kern, State of California.

Froniter Land Partners, LLC
a California limited liablity company

Justin B. Batery, Manger

City of Bakersfield

Phillip Burns
Development Services Director

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

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STATE OF CALIFORNIA }

COUNTY OF Kern }

On 07/22/2026 before me, A. Seymour Notary Public,

Date (here insert name and title of the officer)

personally appeared Justin B. Batey

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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.

A. SEYMOUR
Notary Public - California
Kern County
Commission # 2417507
My Comm. Expires Oct 16, 2026

Signature: _____ (Seal)

OPTIONAL

Description of Attached Document

Title or Type of Document: Covenant Disclosing Abandoned Oil Well Location and Nonbuildable Area Number of Pages: _____

Document Date: _____ Other: _____

Recording requested by
and for the benefit of the
CITY OF BAKERSFIELD
and when recorded, mail to:

City Clerk
1600 Truxtun Ave.
Bakersfield, CA 93301

No recording fee required: exempt pursuant to Government Code Section 27383.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned Grantor(s) declare(s) that the Documentary Transfer Tax is $0 Grantee is Exempt Gov't Agency (R&T Code 11922)

10146

GC 27388.1(a)(1): Recorded document is expressly exempted from payment of recording fees (FBO) Govt. agency)

Tract No. 7338 Phase 1

COVENANT DISCLOSING DRILL SITE LOCATION

THIS COVENANT is executed on this 22 day of July, 2026, by **Frontier Land Partners, LLC, a California limited liability company,** (hereinafter "Owner/s") in connection with the recordation of the final map of the real property which is the subject of Tract No. 7338 Phase 1 located in the City of Bakersfield, California. This Covenant may not be amended or modified without the prior approval of the City of Bakersfield and shall run with the land. The real property herein described has a designated Drill Site located within Tract No. 7338 Phase 2.

Property Description:

The Drill Site is located within Lot A of Tract No. 7338 Phase 2, being a portion of Lot 1 of Lot Line Adjustment No. 19-0287 per Certificate of Compliance Recorded August 10, 2020 as Document No. 220108295 in the Office of the Kern County Recorder; also being a portion of Section 14, T.29.S., R. 26.E., M.D.M., City of Bakersfield, County of Kern, State of California.

Frontier Land Partners, LLC, a California limited liability company

Justin B. Batey, Manager

City of Bakersfield

Phillip Burns, Development Services Director

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STATE OF CALIFORNIA)

COUNTY OF Kern)

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Date (here insert name and title of the officer)

personally appeared Justin B. Batey

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WITNESS my hand and official seal.

A. SEYMOUR
Notary Public - California
Kern County
Commission # 2417507
My Comm. Expires Oct 16, 2026

Signature: _____ (Seal)

OPTIONAL

Description of Attached Document

Title or Type of Document: Covenant Disclosing Drill Site Number of Pages: _____

Document Date: _____ Other: _____