

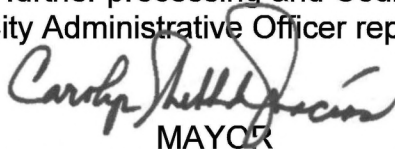
0220-06141-0000

T R A N S M I T T A L

TO Martin L. Adams, General Manager Los Angeles Department of Water and Power	DATE 12/15/2023	COUNCIL FILE
FROM The Mayor		COUNCIL DISTRICT

**PROPOSED RESOLUTION AND ORDINANCE FOR THE ROSAMOND SWITCHING STATION
PROJECT RESOLUTION OF NECESSITY AUTHORIZING COMMENCEMENT OF EMINENT
DOMAIN PROCEEDINGS FOR ACQUISITION OF FIVE PARCELS OF REAL PROPERTY, IN
UNINCORPORATED KERN COUNTY, CALIFORNIA**

Transmitted for further processing and Council consideration.
See the City Administrative Officer report attached.



MAYOR
(Carolyn Webb de Macias for)

MWS/PJH/JVW:CMM:10240063t

REPORT FROM

OFFICE OF THE CITY ADMINISTRATIVE OFFICER

Date: November 20, 2023

CAO File No. 0220-06141-0000

Council File No.

Council District:

To: The Mayor

From: Matthew W. Szabo, City Administrative Officer



Reference: Communication from the Department of Water and Power dated August 14, 2023; referred by the Mayor for report on August 29, 2023

Subject: **PROPOSED RESOLUTION AND ORDINANCE FOR THE ROSAMOND SWITCHING STATION PROJECT RESOLUTION OF NECESSITY AUTHORIZING COMMENCEMENT OF EMINENT DOMAIN PROCEEDINGS FOR ACQUISITION OF FIVE PARCELS OF REAL PROPERTY, IN UNINCORPORATED KERN COUNTY, CALIFORNIA**

RECOMMENDATION

That the Mayor:

1. Approve the Los Angeles Department of Water and Power's (LADWP) proposed Resolution and Ordinance for the Resolution of Necessity, authorizing the LADWP commence eminent domain proceedings to acquire five parcels of real property identified by Kern County Assessor Parcel Numbers (APN): APN 359-051-11, APN 359-051-13, APN 359-051-17, APN 359-051-18, with a total appraised value of approximately \$74,000, and APN 359-051-47, located in the vicinity southwest of the intersection of Rosamond Boulevard and 100th Street West, in unincorporated Kern County, for the Rosamond Switching Station Project, and
2. Return the Resolution of Necessity to LADWP for further processing, including Council consideration.

SUMMARY

On August 14, 2023, the Los Angeles Department of Water and Power (LADWP) submitted a proposed Resolution and Ordinance for the Rosamond Switching Station Project Resolution of Necessity that would authorize the commencement of eminent domain proceedings (EDP) for 12 parcels. LADWP initially provided purchase offers in September 2021 on all 12 parcels. Following submission of the request, LADWP was able to complete voluntary negotiations and acquisition of seven of the 12 parcels and received a total of \$164,084. The Ordinance and accompanying Resolution which requires approval of the City Council, would authorize the department to begin EDP on the five remaining parcels of real property identified by Kern County Assessor's Parcel Numbers (APN): APN 359-051-11, APN 359-051-13, APN 359-051-17, APN 359-051-18, and APN 359-051-47. The five properties have a total appraised value of approximately \$74,000 and are located in the vicinity southwest of the intersection of Rosamond Boulevard and 100th Street West

in unincorporated Kern County, California. The parcels are necessary for the construction of the Rosamond Switching Station Project (Project).

In accordance with Charter Section 675(d)(1), the Los Angeles Board of Water and Power Commissioners (Board) shall have the power and duty to acquire and take, by purchase, lease, condemnation or otherwise, in the name of the City, any and all property, real or personal, or any interest therein, situated inside or outside the City or State of California, that may be necessary or convenient for LADWP purposes. The power of condemnation shall only be exercised with the approval of Council. This Office has reviewed the request and recommends approval.

BACKGROUND

On August 29, 2023, the Mayor’s Office requested a review of an August 14, 2023 LADWP report, proposed Ordinance and proposed Rosamond Switching Station Project Resolution of Necessity and to authorize the commencement of EDP to acquire 12 parcels of real property in unincorporated Kern County, California for the Project. Subsequent to the submission of the request and preparation of this report, LADWP completed acquisition of seven of the 12 parcels through regular negotiations. As a result, there are only five remaining parcels that still require EDP. Table 1 below is a list of the properties, approximate size, the appraised value and date LADWP provided the owners with an Offer.

Table 1: List of Five Parcels Requiring EDP					
No.	APN	Owner	Approximate Size (Acres)	Offer Amount/ Appraised Value	Offer Date if not yet Acquired
1	359-051-11	ADVM Investments LLC	5.0	\$14,000	September 9, 2021
2	359-051-13	AEK Global Investments LLC	5.0	\$14,000	September 9, 2021
3	359-051-17	Gordon C. Davies and Muriel M. Davies	4.78	\$16,000	September 9, 2021
4	359-051-18	Donna Dongli Li	4.78	\$16,000	September 9, 2021
5	359-051-47	105 th Street West Partners, a California Limited Partnership	7.39	\$14,000	September 9, 2021
Total Offer / Appraised Value				\$74,000	

LADWP uses the power of eminent domain only as a last resort in obtaining property interests. LADWP has negotiated in good faith with the property owners since September 9, 2021 and presented fair market value purchase offers. LADWP will continue to negotiate and attempt to acquire the parcels by voluntary purchase and any acquisition that is completed at any time during EDP will be removed from EDP.

Project – The EDP is needed to acquire property in unincorporated Kern County for construction and operation of the Rosamond Switching Station Project. The Project will support LADWP’s Renewable Portfolio Standards goals and provide LADWP with a more reliable and robust

transmission system configuration in the region, as well as facilitate the interconnection process for existing and planned renewable developers in the area. The Project will consist of a 230kV switching station and cover approximately 120 acres. It will be adjacent to the LADWP’s Right-of-Way for the Barren Ridge – Haskell Canyon 230 kV Transmission Lines 1, 2, and 3, and is approximately 30 miles south of the Barren Ridge Switching Station. The Project will be constructed in phases: Phase I will consists of the construction of the switching station and associated facilities; Phase II will consist of the installation of a battery energy storage facility; and Phase III will consist of the construction of a flexible alternating current transmission system. The Project allows LADWP greater control managing renewable energy transfer along the existing high voltage transmission lines. The Project will also increase flexibility and reliability, and provides flexible energy storage.

Eminent Domain Process – The City of Los Angeles, acting by and through LADWP, has the authority to acquire property by eminent domain for public use. In accordance with California Government Code Section 37350.5; California Code of Civil Procedure Sections 1240.010 and 1240.125; California Public Utilities Code Sections 10001 and 10004; and Charter Section 675(d)(1), this authority applies to both properties within and outside the City’s jurisdictional boundaries. In accordance with California Government Code Section 7267.2, LADWP has presented written offers to the owners. As of this report, seven owners, as shown in Table 2, have accepted offers and LADWP has acquired these parcels.

Table 2: List of Parcels Already Acquired					
No.	APN	Owner	Approximate Size (Acres)	Offer Amount/ Paid Amount	Offer Date if not yet Acquired
1	359-051-14	Alfonso A. Samia, Danilo B. Dominguez and Eloisa P. Dominguez	5.0	\$15,000 (Paid \$15,000)	Acquired
2	359-051-19	Taiwo Adeola Elemuren and Kehinde Adeayo Elemuren	10	\$16,000 (Paid \$16,000)	Acquired
3	359-051-20	Thomas J. Ludowitz	9.55	\$18,000 (Paid \$18,000)	Acquired
4	359-051-21	Michael E. Temer and James L. Matthews	10	\$16,000 (Paid \$40,000)	Acquired
5	359-051-24	Charles R. Robinson and Olga L. Robinson	2.39	\$14,000 (Paid \$14,000)	Acquired
6	359-051-43	Decatur Walter Mitchell, Michele Virella Mitchell, and Travis Burke Mitchell	6.64	\$16,000 (Paid \$27,708)	Acquired
7	359-051-49	Genaro V. Lapez, Elviro O. Lapez, Ramon M. Lapez and Teresita V. Lapez	3.29	\$16,000 (Paid \$33,376)	Acquired
Total Paid Amount				\$164,084	

Public Hearing (Public Hearing) be mailed to the owners and owner representatives via United States Mail. The notices informs owners of their right to appear and be heard. Further, the Board must find and determine that: 1) the public interest and necessity require the Project; 2) the Project is planned or located in the manner that is most compatible with the greatest public good and the least private injury; 3) the parcels to be acquired are necessary for the Project; and 4) purchase offers, as well as offers that could not be made because the owners could not be located, have been made with reasonable due diligence.

Some or all of the parcels may be devoted to other public uses, easements, or rights-of-way dedicated to existing public use. In accordance with California Code of Civil Procedure sections 1240.510 and 1240.610, LADWP may only acquire the parcels via EDP if it is determined that the Project is a more necessary public use than any existing public use. LADWP is recommending that the Board find that the Project is more necessary public use than any existing public use.

Upon completion of the Public Hearing, the Board shall make the decision, based on testimony and evidence presented at the hearing, on whether to adopt the Resolution of Necessity. The resolution shall be adopted if two-thirds of all Board members find and determine the four factors above.

The adoption of the Resolution of Necessity by the Board, and its approval by Council shall authorize LADWP Legal Counsel to pursue legal action necessary to acquire the parcels by EDP, including seeking Prejudgment Possession of the parcels through a court order. The owners of the remaining five parcels have either been non-responsive or have presented counter offers that are unsupported by an appraisal or current market values. In order to timely acquire these parcels needed for the Project, LADWP will need to exercise EDP authority to acquire these parcels where negotiations have stalled.

Alternatives Considered – LADWP reports the only other alternative is to purchase the parcels by voluntary negotiated acquisition by law and based on appraised fair market values. LADWP has already acquired some of the parcels by negotiation and will continue as long as possible. However, some owners have either not been receptive or have countered with offers that are not supported by the market. Without EDP and the additional parcels, LADWP would not likely fully construct the Project.

CITY COMPLIANCE

California Environmental Quality Act (CEQA) – The Board previously took action regarding the Project in compliance with CEQA pursuant to Guidelines Sections 15070-15075. In accordance to CEQA, the Board adopted a Mitigated Negative Declaration (MND) on August 11, 2020, which was prepared to analyze the impacts associated with the construction and operation of the Project.

The City Attorney has approved the Resolution as to form. In accordance with Charter Section 675(d)(1), Council approval is needed when property is acquired by condemnation. This Office has reviewed the request and recommends approval.

FISCAL IMPACT STATEMENT

There is no impact to the General Fund. LADWP has completed negotiation and acquisition of seven of 12 parcels for \$164,084 and the remaining five parcels have a total appraised value of \$74,000. All legal and transaction costs are included within the overall Project budget and is funded by LADWP's Power Revenue Fund.

MWS/PJH/JVW:CMM:10240063

Attachments - LADWP August 14, 2023 Report; Board Correspondence, Resolution, Ordinance, Legal Descriptions, and Survey Maps



BUILDING A STRONGER L.A.

Karen Bass, Mayor

Board of Commissioners
Cynthia McClain-Hill, President
Nicole Neeman Brady, Vice President
Nurit Katz
Mia Lehrer
George S. McGraw
Chante L. Mitchell, Secretary

Martin L. Adams, General Manager and Chief Engineer

August 14, 2023

The Honorable Karen Bass
Mayor, City of Los Angeles
Room 303, City Hall
Mail Stop 370

Attention: Ms. Heleen Ramirez, Legislative Coordinator

Dear Mayor Bass:

Subject: Rosamond Switching Station Project Resolution of Necessity Authorizing
Commencement of Eminent Domain Proceedings for Acquisition of Real Property

In accordance with Executive Directive No. 4, enclosed is a copy of a Board letter and supporting documents, recommending approval and transmittal to the Los Angeles City Council of the Rosamond Switching Station Project Public Hearing, and Adoption of Resolution of Necessity authorizing commencement of eminent domain proceedings to acquire 12 parcels of real property in the vicinity southwest of the intersection of Rosamond Boulevard and 100th Street West, in unincorporated Kern County, California.

It is respectfully requested that your office complete its review soon as possible. Once the required City Administrative Officer report has been received, the matter will be scheduled for action by the Los Angeles Board of Water and Power Commissioners and forwarded to the Los Angeles City Council for final consideration.

Please contact Mr. Matthew A. Hale, Director of Legislative and Intergovernmental Affairs at (213) 367-0751 upon completion of the review, if the review will take longer than 30 days, or if there are any questions regarding this item.

Sincerely,

A handwritten signature in blue ink, appearing to read 'M. Adams', is written over a blue horizontal line.

Martin L. Adams
General Manager and Chief Engineer

GN:jc
Enclosures
c/enc: Mr. Luis Gutierrez, Office of the Mayor
Dr. Frederick H. Pickel, Office of Public Accountability
Board of Water and Power Commissioners
Mr. Matthew A. Hale



BOARD LETTER APPROVAL

SIMON ZEWDU
Interim Senior Assistant General Manager
Power System

ARAM BENYAMIN
Chief Operating Officer

MARTIN L. ADAMS
General Manager and Chief Engineer

DATE:

SUBJECT: Rosamond Switching Station Project Resolution of Necessity Authorizing Commencement of Eminent Domain Proceedings for Acquisition of Real Property

SUMMARY

The Board of Water and Power Commissioners (Board) is being asked to consider at a public hearing adoption of the attached proposed Resolution of Necessity needed to authorize LADWP to acquire, by eminent domain, 12 parcels of real property (Properties) in the vicinity southwest of the intersection of Rosamond Boulevard and 100th Street West, in unincorporated Kern County, California. The Properties are necessary for the construction of the Rosamond Switching Station (Project), which will facilitate LADWP’s control in managing renewable energy transfer along the existing high voltage transmission lines and increase overall reliability. The Project will support LADWP’s Renewable Portfolio Standard (RPS) goals and provide LADWP with a more reliable and robust transmission system configuration in the region, as well as facilitate the interconnection process for existing and planned renewable developers in the Project area.

The power of eminent domain is used by LADWP only as a last resort to obtain property interests necessary for the Project. As such, LADWP presented purchase offers to the owners of the Properties (Owners) in amounts not less than the appraised fair market values, and has negotiated in good faith since September 9, 2021. However, LADWP has not been able to reach negotiated purchases of the Properties. Accordingly, in an

effort to keep the Project on schedule, staff recommends acquisition of the necessary Properties by Eminent Domain Proceeding (EDP) due to impasse in acquisition of the parcels.

The Resolution of Necessity, once adopted, will allow LADWP to commence EDP. Staff will continue negotiations with the Owners during EDP. Properties that are acquired by negotiated purchase prior to completion of EDP will be removed from EDP or disposed of accordingly.

City Council approval is required according to Charter Section 675(d)(1).

RECOMMENDATION

It is recommended that the Board does the following:

1. Hold a public hearing on the proposed Resolution of Necessity authorizing the commencement of acquisition of the Properties by EDP.
2. Make the necessary findings to adopt the Resolution of Necessity.
3. Request City Council to approve by ordinance the Resolution of Necessity and to immediately start EDP to acquire the Properties.

ALTERNATIVES CONSIDERED

The only other alternative is to purchase the Properties by voluntary negotiated acquisition as required by law and based on appraised fair market values. LADWP has already attempted to purchase the Properties by negotiation. However, the Owners are either not receptive or have countered seeking values which are not supported by the market.

FINANCIAL INFORMATION

The budget for purchasing all of the Properties necessary for the Project, including legal and transaction costs, is included within the overall Project budget.

BACKGROUND

A. Overview of the Project

LADWP proposes to construct and operate a new 230-kilovolt (kV) Rosamond Switching Station on approximately 120 acres. The Project will be adjacent to LADWP's Right-of-Way for the Barren Ridge – Haskell Canyon 230-kV Transmission Lines 1, 2, and 3, approximately 30 miles south of the Barren Ridge Switching Station.

The Project would be constructed in phases with the first phase (Phase I) consisting of the construction of the switching station and associated facilities.

The Project's two additional phases (Phase II and Phase III) will also be located within the approximate 120-acre site. Phase II construction is the installation of a Battery Energy Storage System (BESS) and Phase III construction would add a Flexible Alternating Current Transmission System (FACTS).

The Project, once constructed, allows LADWP greater control managing renewable energy transfer along the existing high voltage transmission lines, increases flexibility and reliability, and provides for flexible energy storage. The Project also accommodates the interconnection process for planned renewable energy projects in the Project vicinity and would support LADWP's RPS, Clean Grid Los Angeles (Clean GridLA) Initiative, and LADWP's 100 Percent Renewable Energy Study (LA100) goals.

The California Renewable Energy Resources Act (SB 2[1X]) and its implementing regulations set LADWP's RPS goals for procurement of electricity from renewable resources. The Project supports the RPS and LA100 goals as it would incorporate additional renewable resources into LADWP's electric portfolio and allows it to achieve a 100 percent renewable energy supply. The Clean GridLA initiative is also supported as the Project will allow additional sources of energy to be connected to the power grid to replace the loss of the Once-Through Cooling generating units located within the Los Angeles basin.

B. Eminent Domain Process

The City of Los Angeles (City), acting by and through LADWP, has the authority to acquire property by Eminent Domain for public use. This authority applies to both within and outside the City's jurisdictional boundaries in accordance with California Government Code Section 37350.5, Code of Civil Procedure Sections 1240.010 and 1240.125; Public Utilities Code Sections 10001 and 10004, and Los Angeles City Charter Section 675.

Per Government Code Section 7267.2, LADWP has presented appraisal-based written offers to the Owners. Some Owners have negotiated with LADWP reasonable prices and their respective properties will or have been purchased in the normal acquisition process. However, some Owners are either non-responsive or have presented counter offers unsupported by an appraisal or current market values. In order to timely acquire the properties needed for the Project, LADWP will need to exercise EDP authority to acquire those Properties where negotiations have reached an impasse.

In accordance with California Eminent Domain Law, LADWP is required to mail notices of the Resolution of Necessity Public Hearing (Public Hearing) to Owners. Notice of this hearing were sent by United States Mail to the Owners and their representatives, if any, as prescribed by law. Pursuant to Code of Civil Procedure section 1245.230, the notices are to inform Owners of their right to

appear and to be heard on the following items which the Board must find and determine:

1. The public interest and necessity require the Project (sub-heading C below).
2. The Project is planned or located in the manner that is most compatible with the greatest public good and the least private injury (sub-heading D below).
3. The Properties to be acquired are necessary for the Project (sub-heading E below).
4. The purchase offers as required by Section 7267.2 of the Government Code have been made to the owners of record, or the offers cannot be made because the owners cannot be located with reasonable diligence (sub-heading F below).

Upon completion of the Public Hearing, the Board must make the decision on whether to adopt the Resolution of Necessity. The decision shall be based on the testimony and evidence presented at the hearing. The resolution shall be adopted if two-thirds of all the members of the Board find and determine the factors in items 1 through 4 above.

Adoption of the Resolution of Necessity by the Board, and its approval by the City Council shall authorize LADWP Legal Counsel to pursue legal action necessary to acquire the Properties by EDP, including seeking Prejudgment Possession of the Properties through a court order.

- C. Public Interest and Necessity require the Project, BESS and FACTS to facilitate LADWP's control in managing renewable energy transfer along the existing high voltage transmission lines and increase overall reliability. This includes increasing the use of sustainable renewable energy sources while decreasing the production of greenhouse gasses and air pollutant emissions as requested by LADWP, State and City mandates.
- D. The Project is planned and located in the manner that is most compatible with the greatest public good and the least private injury. Current land uses in the vicinity of the site include undeveloped land, industrial uses (solar and wind generation), agriculture, and rural residential. Existing LADWP and Southern California Edison easements, along with associated transmission lines, traverse the site diagonally from northeast-to-southwest. To minimize private injury, a thorough analysis regarding the need for each property interest was conducted in the Project's planning stages, which included public outreach meetings and other efforts to determine if modifications to the Project site or location were necessary to minimize impacts.
- E. The Properties to be acquired are necessary for the Project to accommodate the proposed switching station footprint (approximately 15 acres), two access roads (approximately 25 feet wide and 1200 feet long), the BESS footprint (approximately 10 acres), the FACTS facility footprint (approximately 2 acres),

the Maintenance building footprint (approximately 2 acres) and all future Renewable Interconnections Transmission towers and monopoles.

All Properties sought were analyzed, giving full consideration to whether a feasible design alternative exists that would alleviate the need for each of the Properties. Based on the location of current LADWP facilities and after analysis of design and alignment alternatives, the current Project location was selected, which requires acquisition of the Properties.

Accordingly, staff has determined that the Properties are necessary for the construction of the Project and related improvements.

- F. The purchase offers as required by Section 7267.2 of the Government Code have been made to the Owners of record.

The following required actions were performed for each of the Properties:

1. Appraisal: Appraisals were performed by The Dore Group, a California Licensed General Real Estate Appraiser to determine the Fair Market Value of the Properties
2. Appraisal Review: Staff reviewed and approved the appraisals establishing the Just Compensation for offers.
3. Owners Search: Title search was performed by Chicago Title to determine the Properties' owners of record and their interests therein.
4. Written Offers to Owners: Written Offers to Purchase Property (Offers) were sent via certified mail to each Owner. Included in the Offers were a) Property Appraisal Summary, b) Legal Description of the Property, and c) proposed form of Purchase and Sale Agreement. All of the Offers represent Just Compensation and were based on each Properties' appraised value. Appraisal summaries and other information required by Section 7267.2 of the California Government Code were provided to the Owners. In accordance with State law, each Owner was also offered up to \$5,000 as reimbursement for the cost to have its own appraisal prepared.

A summary of the Properties is listed in the table below, and are identified by the Assessor's Parcel Number (APN), owner of record, approximate size, approximate location. The Offer amount and Offer date are also included in the table.

NO.	APN	OWNER	APPROX. SIZE (ACRES)	APPROX. LOCATION	OFFER AMOUNT	OFFER DATE
1	359-051-11	ADVM Investments LLC	5	Rosamond Boulevard of Intersection SW of the	\$14,000.00	September 9, 2021
2	359-051-13	AEK Global Investments LLC	5		\$14,000.00	September 9, 2021

NO.	APN	OWNER	APPROX. SIZE (ACRES)	APPROX. LOCATION	OFFER AMOUNT	OFFER DATE
3	359-051-14	Alfonso A. Samia, Danilo B. Dominguez and Eloisa P. Dominguez	5		\$15,000.00	September 9, 2021
4	359-051-17	Gordon C. Davies and Muriel M. Davies	4.78		\$16,000.00	September 9, 2021
5	359-051-18	Donna Dongli Li	4.78		\$16,000.00	September 9, 2021
6	359-051-19	Taiwo Adeola Elemuren and Kehinde Adeayo Elemuren	10		\$16,000.00	September 9, 2021
7	359-051-20	Thomas J. Ludowitz	9.55		\$18,000.00	September 9, 2021
8	359-051-21	Michael E. Temer and James L. Matthews	10		\$16,000.00	September 9, 2021
9	359-051-24	Charles R. Robinson and Olga L. Robinson	2.39		\$14,000.00	September 9, 2021
10	359-051-43	Decatur Walter Mitchell, Michele Virella Mitchell, and Travis Burke Mitchell	6.64		\$14,000.00	September 9, 2021
11	359-051-47	105 th Street West Partners, a California Limited Partnership	7.39		\$14,000.00	September 9, 2021
12	359-051-49	Genaro V. Lapez, Elviro O. Lapez, Ramon M. Lapez and Teresita V. Lapez	3.29		\$14,000.00	September 9, 2021

Some of the Properties listed in the table above have executed purchase and sale agreements and currently are in escrow. However, until acquisition is completed, as evidenced by closing of escrow, these Properties are still open to

retraction of sale by the Owners. Therefore, it is prudent to include all the Properties in EDP.

G. The Project is a More Necessary Public Use Than Any Existing Public Use

Under California Code of Civil Procedure section 1240.510 and 1240.610, to the extent any portion of the Project site is currently utilized for public use, LADWP may only acquire that interest to the extent the Project is a more necessary public use, or in the alternative, the Project is a compatible public use which will not unreasonably interfere with or impair the continuance of the existing public use. Some or all of the Properties may be devoted to other public uses or easements and rights-of-way appropriated to existing public uses. As set forth previously, the Project is critical and will allow LADWP greater control managing renewable energy transfer along the existing high voltage transmission lines, increases flexibility and reliability, and provides for flexible energy storage. Therefore, to the extent the Properties or any portion thereof are already devoted to a public use that will interfere with the Project, staff recommends that LADWP Commissioners find that the Project is a more necessary public use than any existing public uses, or, in the alternative, is a compatible public use which will not unreasonably interfere with or impair the continuance of the public use to which the Properties are already devoted.

Any Property, where acquisition is completed at any time during EDP, shall be removed from EDP.

LADWP's acquisition consultants have attempted to negotiate, and will continue to engage in negotiations with the Owners to acquire the Properties by voluntary purchase.

The hearing on the proposed resolution relates only to the findings set forth above as they may apply to the property sought to be acquired. The fair market value of the Properties is not at issue, nor is the amount of LADWP's offer a matter for consideration at the time of the hearing.

In accordance with the Mayor's Executive Directive No. 4, the City Administrative Officer's Report has been requested.

ENVIRONMENTAL DETERMINATION

Determine item is in compliance with California Environmental Quality Act (CEQA) Guidelines Sections 15070-15075 (MND adopted on August 11, 2020). In accordance with CEQA, a Mitigated Negative Declaration (MND) was prepared to analyze the impacts associated with the construction and operation of the Rosamond Switching Station Project. On August 11, 2020, the Board adopted MND and Mitigation Monitoring and Reporting Program, and approved the Project.

CITY ATTORNEY

The Office of the City Attorney reviewed and approved the Resolution as to form and legality.

ATTACHMENTS

- Resolution
- Ordinance
- Legal Descriptions & Survey Maps

WHEREAS, the City of Los Angeles (City), acting by and through the Los Angeles Department of Water and Power (LADWP), is required to provide reliable power service to its ratepayers in the City and vicinity communities; and

WHEREAS, the California Renewable Energy Resources Act (SB 2[1X]) and its implementing regulations set LADWP's Renewable Portfolio Standard (RPS) goals for procurement of electricity from renewable resources; and

WHEREAS, the Board of Water and Power Commissioners (Board) adopted its revised RPS Policy and Enforcement Program in December 2013, to implement the RPS requirements; and

WHEREAS, the Rosamond Switching Station Project (Project) consists of three phases: a switching station, a Battery Energy Storage System, and a Flexible Alternating Current Transmission System; and

WHEREAS, the Project is intended to support LADWP's RPS; and

WHEREAS, the Board, on August 11, 2020, adopted a Mitigated Negative Declaration (MND); and

WHEREAS, Notices of this Public Hearing informing the owners (Owners) of the properties (Properties) subject to acquisition described in Exhibits A-1 through A-12 and depicted on maps in Exhibits B-1 through B-12 (attached hereto and incorporated herein) of the Board's intent to adopt this Resolution of Necessity (Resolution) and their right to be heard were mailed to the Owners not less than 15 days prior to the date of the hearing; and

WHEREAS, LADWP has commissioned separate appraisals for each of the Properties (Appraisals). In addition, LADWP has approved the Appraisals and determined the full Fair Market Value (FMV) of each Property as established by said Appraisals constitutes the "Just Compensation" for each respective Property; and

WHEREAS, LADWP representatives have conveyed LADWP's offer (Offer) to purchase based on FMV as established by corresponding Appraisal, in writing to each respective Owner of the Properties; and

WHEREAS, the Board, at a public hearing on this Resolution, considered documentation regarding the Project and its relation to the Properties and the necessary real property interests to be acquired, reviewed the Board-approved package, and took oral and written testimony presented on the Project.

NOW, THEREFORE, BE IT RESOLVED that the Board makes the following findings and determinations with respect to the Project:

1. LADWP is a proprietary department of the City, a charter city and municipal corporation.
2. The foregoing recitals are true and correct and incorporated into this Resolution by this reference.
3. The property interests to be acquired consist of the fee interests in the Properties described in Exhibits A-1 through A-12 and depicted on maps in Exhibits B-1 through B-12, and incorporated into this Resolution by this reference.
4. The public interest and necessity require the Project.
5. The Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury.
6. The offer required by Government Code section 7267.2 has been made to the owner(s) of record.
7. The Properties described in Exhibit A-1 through A-12 are necessary for the Project.
8. Pursuant to sections 1240.510 and 1240.610 of the Code of Civil Procedure, to the extent that the Properties to be acquired are already devoted to a public use, the use to which the Properties are to be put is a more necessary public use than the use to which the Properties are already devoted, or, in the alternative, is a compatible public use which will not unreasonably interfere with or impair the continuance of the public use to which the Properties are already devoted.

BE IT FURTHER RESOLVED that the City Council (Council) is requested to approve by ordinance this Resolution of Necessity and the exercise of Eminent Domain Proceeding (EDP) by LADWP in accordance with Charter Section 675(d)(1).

BE IT FURTHER RESOLVED that upon approval by Council, the City Attorney is hereby authorized and directed to do the following:

1. Take all steps necessary to commence legal proceedings, in a court of competent jurisdiction, to acquire the Properties by EDP.
2. Seek and obtain Orders for Prejudgment Possession (OPP) of the Properties in accordance with the Eminent Domain law.
3. Enter into stipulated OPP and/or Possession and Use (P&U) Agreements, where such agreements constitute the functional equivalent of an OPP.

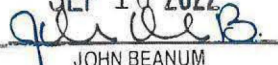
4. Correct any errors or to make or agree to any non-material changes to the legal description of the Properties that are deemed necessary for the conduct of the condemnation action or other proceedings or transactions required to acquire the Properties.
5. Subject to the concurrence and approval of LADWP Management, reduce or modify the extent of the interests or property to be acquired so as to reduce the compensation payable in the action where such change would not substantially impair the construction and operation for the project for which the real property is being acquired.
6. Compromise and settle eminent domain proceedings, subject to the approval of the Board when required, if such negotiated settlement can be reached, and in that event, to take all necessary action to complete the acquisition, including entering into stipulations as to judgment and other matters, and to cause all such payments to be made.

BE IT FURTHER RESOLVED that the Chief Accounting Officer of LADWP, upon proper certification and instruction from the Director of Real Estate and City Attorney, is authorized and directed to draw demands on the Power Revenue Fund, in the amounts necessary to make deposits of Just Compensation with the California State Treasurer's Office in connection with EDP and/or to pay the purchase prices for the acquisition of the Properties through negotiated settlements or court judgments.

I HEREBY CERTIFY that the foregoing is a full, true, and correct copy of the Resolution adopted by the Board of Water and Power Commissioners of the City of Los Angeles at its meeting held _____, and that the affirmative vote approving the Resolution exceeded two-thirds of all of the members of the Board.

Secretary

APPROVED AS TO FORM AND LEGALITY
MICHAEL N. FEUER, CITY ATTORNEY

SEP 16 2022
BY 
JOHN BEANUM
DEPUTY CITY ATTORNEY

ORDINANCE NO. _____

An ordinance finding that the public interest and necessity require the acquisition by eminent domain of those certain parcels of real property located in the vicinity of Rosamond Boulevard and 100th Street West in unincorporated Kern County, and legally described in Exhibit A and depicted on Exhibit B (both attached hereto and incorporated by reference) (Subject Properties) for the Rosamond Switching Station Project (Project).

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Sec. 1. The City Council of the City of Los Angeles hereby approves, ratifies and makes the findings and authorizations set forth in Resolution No. _____ (Resolution) adopted by the Board of Water and Power Commissioners (Board) of the Department of Water and Power of the City of Los Angeles (LADWP).

Sec. 2. The City Council finds and determines that:

(a) LADWP is a proprietary department of the City of Los Angeles, a charter city and municipal corporation.

(b) The property to be acquired consists of parcels of property described in the attached Exhibit A-1 through A-12 and depicted on maps in Exhibit B-1 through B-12, which are located in the vicinity southwest of the intersection of Rosamond Boulevard and 100th Street West in unincorporated Kern County, State of California. The properties to be acquired are collectively referred to as the "Subject Properties."

(c) The public use for which the Subject Properties are being acquired is the Rosamond Switching Station Project, a public project designed to facilitate management of renewable energy transfer along existing high voltage transmission lines and to increase overall reliability of the electric supply system (Project).

(d) Pursuant to Code of Civil Procedure sections 1240.610 and 1240.510, to the extent that the Subject Properties are already devoted to a public use, the use to which the Subject Properties are to be acquired under the Resolution is a more necessary public use than the use to which the Subject Properties are already devoted; or, in the alternative, is a compatible public use that will not unreasonably interfere with or impair the continuance of the public use to which the Subject Properties are already devoted.

(e) The City, acting by and through LADWP, has the authority to acquire the Subject Properties by eminent domain for public use. This authority applies to properties both within and outside the City's

jurisdictional boundaries in accordance with Code of Civil Procedure sections 1240.050 and 1240.125. The Subject Properties are being acquired for electric supply purposes, and are necessary and essential to the Project for these purposes.

(f) The notice of intention to approve the Resolution was given by first class mail to the persons whose property is to be acquired by eminent domain in accordance with Code of Civil Procedure section 1245.235, and a hearing was conducted by the City Council on the matters contained herein.

Sec. 3. The City Council further finds and determines that:

(a) The environmental impacts of the Project were evaluated in the Mitigated Negative Declaration (MND) adopted and certified by the Board on August 11, 2020. The acquisition of the Subject Properties complies with the requirements of the California Environmental Quality Act (CEQA) Guidelines sections 15070-15075.

(b) The taking of the Subject Properties is authorized by, inter alia, Section 19, Article 1 of the California Constitution; Section 37350.5 of the California Government Code; Section 10001 through 10004 of the California Public Utilities Code; Los Angeles City Charter section 675; California Code of Civil Procedure sections 1230.010, et seq.; and all other applicable law as set forth herein.

Sec. 4. The City Council further finds and determines that:

(a) The public interest and necessity require the Project.

(b) The Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury.

(c) Each of the Subject Properties described in this ordinance (Exhibit A) are necessary for the proposed Project.

The offer required by Section 7267.2 of the Government Code has been made to each owner or owners of record.

Sec. 5. The City Attorney is hereby authorized and directed to do the following:

1. Take all steps necessary to commence legal proceedings, in a court of competent jurisdiction, to acquire the Subject Properties by eminent domain.

2. Seek and obtain Orders for Prejudgment Possession of said Subject Properties in accordance with the Eminent Domain law.
3. Enter into stipulated Orders for Prejudgment Possession and/or Possession and Use Agreements, where such agreements constitute the functional equivalent of an Order for Prejudgment Possession.
4. Correct any errors or to make or agree to any non-material changes to the legal description of the Subject Properties that are deemed necessary for the conduct of the condemnation action or other proceedings or transactions required to acquire the Subject Properties.
5. Subject to the concurrence and approval of LADWP management, reduce or modify the extent of the interests or property to be acquired so as to reduce the compensation payable in the action where such change would not substantially impair the construction and operation for the project for which the real property is being acquired.
6. Compromise and settle eminent domain proceedings, subject to the approval of the Board when required, if such negotiated settlement can be reached, and in that event, to take all necessary action to complete the acquisition, including entering into stipulations as to judgment and other matters, and to cause all such payments to be made.

Sec. 6. The Chief Accounting Officer of LADWP, upon proper certification and instruction from the Director of Real Estate and City Attorney, is authorized and directed to draw demands on the Power Revenue Fund, in the amounts necessary to make deposits of just compensation with the California State Treasurer's Office in connection with the eminent domain proceedings and/or pay the purchase price for the acquisition of the Subject Properties through negotiated settlement or court judgment.

Sec. 7. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, **by a vote of not less than two-thirds** of all its members, at its meeting of _____.

HOLLY L. WOLCOTT, City Clerk

By _____ Deputy

Approved _____

Mayor

Approved as to Form and Legality

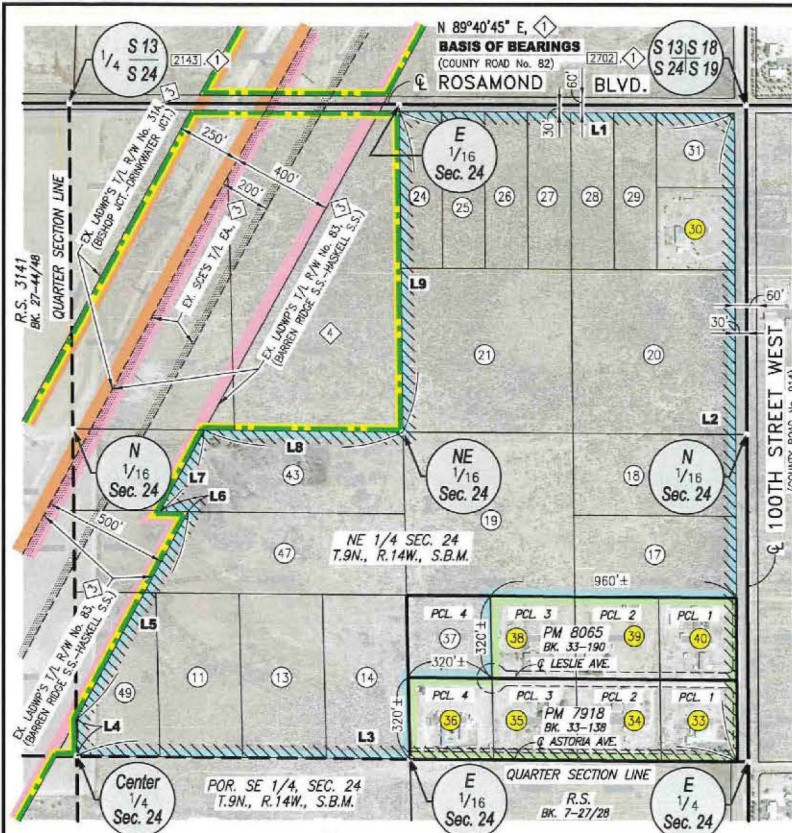
MICHAEL N. FEUER, City Attorney

By _____
TIMOTHY J. CHUNG
Deputy City Attorney

Date _____

File No. _____

RW13660P



SHT. No.	PCL. RE FILE No.	PCL. No.	APN	* ACRES	** ACRES	OWNER NAME & MAILING ADDRESS (SITE ADDRESS)	BK.-P.	DEED Doc. No.	REC. DATE
2	RW13660P-11	11	359-051-11	5.00	(5.00)	PENANO, ALFREDO M 7080 N. Atlantic Pl., Long Beach, CA 90805		5391-60	O.R.
3	RW13660P-13	13	359-051-13	5.00	(4.99)	AEK GLOBAL INVESTMENTS, LLC 4603 Hurford Ter., Encino, CA 91436		218163662	12/12/2018
4	RW13660P-14	14	359-051-14	5.00	(4.99)	SAWA, ALFONSO A 11403 AMERICAN RIVER RD., Corona, CA 92880		0197169472	12/19/1997
5	RW13660P-17	17	359-051-17	4.78	(4.76)	DAVIES C. GOODWIN 10353 Floradita Ave., Sunland, CA 91040		4832-986	O.R.
6	RW13660P-18	18	359-051-18	4.78	(4.76)	LI, DONNA DONGU P.O. BOX 56867, Sherman Oaks, CA 91413		217128635	08/26/2017
7	RW13660P-19	19	359-051-19	10.00	(9.99)	ELEMUREN, TAWO ADEOLA 3685 Horton Ave., Los Angeles, CA 90018		0210041620	03/31/2010
8	RW13660P-20	20	359-051-20	9.55	(9.53)	LUDOWITZ, THOMAS J 20901 Wolfe Pl., Woodland Hills, CA 91364		0211067445	06/14/2011
9	RW13660P-21	21	359-051-21	10.00	(9.99)	TEMER, MICHAEL E 6336 Posible Rd. NE., Rio Rancho, NM 87144		0210049685	04/15/2010
10	RW13660P-24	24	359-051-24	2.39	(2.38)	ROBINSON, CHARLES RAY 21452 Alamo St., Woodland Hills, CA 91364		0195115010	08/19/1995
11	RW13660P-25	25	359-051-25	2.39	(2.38)	PIECHU, DOROTHY A P.O. BOX 56867, Sherman Oaks, CA 91413		000215019015	02/19/2015
12	RW13660P-26	26	359-051-26	2.28	(2.28)	BRYANT, GEORGE W P.O. BOX 2462, Rosemead, CA 93560		5811-1607	O.R.
13	RW13660P-27	27	359-051-27	2.28	(2.38)	EDISEN FAMILY REVOCABLE TRUST 37455 Averdale Street, Temecula, CA 92592		0216059456	05/10/2016
14	RW13660P-28	28	359-051-28	2.28	(2.38)	MENDOZA, ARMANDO W 25639 Gale Dr., Stevenson Ranch, CA 91381		0202074725	05/09/2002
15	RW13660P-29	29	359-051-29	2.28	(2.38)	McPHERSON, MICHAEL J 3716 Victory Blvd., Burbank, CA 91505		0204115032	05/19/2004
16	RW13660P-30	30	359-051-30	2.28	(2.27)	COLE, MICHAEL 2929 100th St. W., Rosemead, CA 93560		000215096678	07/29/2015
17	RW13660P-31	31	359-051-31	2.05	(2.06)	ODAR FARM TR 25084 Edwidge Pl., Stevenson Ranch, CA 91381		0214038108	04/02/2014
18	RW13660P-33	33	359-051-33	2.30	(2.27)	MORRIS, ROBERT C 2513 100th St. W. HCR #3, Rosemead, CA 93560		6166-0973	O.R.
19	RW13660P-34	34	359-051-34	2.50	(2.49)	COOPER, SHANE ERIC AND DEBORAH 10082 Leslie Ave., Rosemead, CA 93560		0215058100	05/11/2015
20	RW13660P-35	35	359-051-35	2.50	(2.50)	SALAZAR, WILLIAM SPENCER 10152 Leslie Ave., Rosemead, CA 93560		0214154484	12/12/2014
21	RW13660P-36	36	359-051-36	2.50	(2.50)	MBI HOMES, INC 10214 LESLIE AVE., ROSAMOND, CA 93560 7 Baker Lane, Galeto, CA 93117		0215056002	04/23/2013
22	RW13660P-37	37	359-051-37	2.50	(2.50)	R R & N HWS, INC 15036 Tribute Way, Bakersfield, CA 93314		0209184412	12/15/2009
23	RW13660P-38	38	359-051-38	2.50	(2.50)	STEWART, DEAN 10153 Leslie Ave., Rosemead, CA 93560		0210065294	05/18/2010
24	RW13660P-39	39	359-051-39	2.50	(2.49)	JOHNSON, LORI ANN 10117 Leslie Ave., Rosemead, CA 93560		0211153010	11/21/2011
25	RW13660P-40	40	359-051-40	2.49	(2.27)	DEARBORN CAMPER, DIANE LESLIE 2801 100th St. W., Rosemead, CA 93560		0214048265	05/02/2014
26	RW13660P-43	43	359-051-43	6.84	(6.84)	MITCHELL, D W & M V & T B 5375 E 2nd St., Long Beach, CA 90803		5203-1777	O.R.
27	RW13660P-47	47	359-051-47	7.39	(7.34)	100TH STREET WEST PARTNERS 16 Eagle Chase Ct., Henderson, NV 89052		6487-0339	06/06/1979
28	RW13660P-49	49	359-051-49	3.29	(3.57)	LAPEZ, GENARO V 4 Windcatcher Ct., Sacramento, CA 95834		5995-160	O.R.
						EXCLUDED ALL COUNTY ROAD R/W: ROSAMOND BLVD. AND 100TH STREET WEST			04/21/1987



- LEGEND:**
- AREA* = 109.45± ACRES, (2)
 - AREA** = (109.89±) ACRES, (1)
 - 20 PROPOSED PARCELS
AREA* = 92.16± ACRES
AREA** = (92.87±) ACRES
 - 7 POSSIBLE PURCHASE PARCELS
AREA* = 17.29± ACRES
AREA** = (17.02±) ACRES
 - LADWP'S POWER SYSTEM FEE PROPERTIES, (3) & (4)
 - EX. 250'-FT. WIDE LADWP'S T/L R/W No. 31A, (3) (BISHOP JCT. - DRINKWATER JCT.)
 - EX. 400'-FT. & 500'-FT. WIDE LADWP'S T/L R/W No. 83, (3) (BARREN RIDGE S.S. - HASKELL S.S.)
 - EX. 200'-FT. WIDE SCE'S T/L EASEMENT, (3)
 - COLOR YELLOW INDICATES THAT PARCEL HAS OCCUPANTS ARBITRARILY ASSIGNED LADWP PARCEL No. (#)

LINE DATA (CALC. PER (1))

LINE	BEARING	DISTANCE
L1	N 89°40'45" E	1290.54'
L2	S 00°06'17" W	2504.93'
L3	S 89°33'25" W	2608.04'
L4	N 00°10'20" W	183.06'
L5	N 28°24'05" E	921.02'
L6	S 89°36'10" W	114.11'
L7	N 28°24'05" E	376.49'
L8	N 89°37'05" E	813.31'
L9	N 00°08'19" W	1288.83'

BASIS OF BEARINGS:
THE BASIS OF BEARINGS IS THE CENTERLINE OF ROSAMOND BOULEVARD HAVING A BEARING OF N 89°40'45" E, AS SHOWN ON REF. No. (1)

SCALE IN FEET

NOTES:

- ALL DISTANCES SHOWN ARE GROUND DISTANCES AND CALCULATED BASED ON REF. No. (1)
- FOUND SECTION & QUARTER SECTION CORNERS ARE BASED ON REF. No. (1)

ABBREVIATIONS:

APN	ASSESSOR'S PARCEL NUMBER	PCL	PARCEL MAP No.
BK	BOOK	FM	PORTION OF
C	CENTERLINE	PER	REAL ESTATE
CLC	CALCULATED	REC	RECORDED
DOC	DOCUMENT	REF	REFERENCE
EA	EXISTING	R.S.	RECORD OF SURVEY
EX	EXISTING	R/W	RIGHT-OF-WAY
EST.	ESTABLISHED	S.B.M.	SAN BERNARDINO MERIDIAN
FT.	FOOT/FEET	SCC	SUPERIOR COURT CASE
IP	IRON PIPE	SCE	SOUTHERN CALIFORNIA Edison
JCT.	JUNCTION	SFN.	SEARCHED, FOUND NOTHING
LADWP	LOS ANGELES DEPARTMENT OF WATER AND POWER	SHT.	SHEET
O.R.	ORIGINAL RECORDS	S.S.	SWITCHING STATION
P.	PAGE	T/L	TRANSMISSION LINE
PP.	PAGES		

- REFERENCES:**
- (1) RECORD OF SURVEY 3141, BK. 27, PP. 44-48
 - (2) FOUND 3 1/2" BRASS DISK STAMPED "13 24 18 19 REPLACED 2-24-70", PER KERN COUNTY SURVEYOR FIELD BOOK 838, PAGE 51, DOWN 1.5"
 - (2) FOUND 2 1/2" BRASS DISK STAMPED "KERN COUNTY SURVEYOR REPLACED 1973 WB7", PER KERN COUNTY SURVEYOR FIELD BOOK 952, PAGE 43, DOWN 1.4"
 - (2) FOUND 1" IP W/ NAIL AND TAG STAMPED "LS 2991, NO REFERENCE, ACCEPTED AS NORTH 1/4 CORNER SEC 24, DOWN 0.2"
 - (2) ACREAGE, AERIAL IMAGERY, AND ASSESSOR'S PARCEL NUMBERS ARE BASED ON KERN COUNTY ASSESSOR'S OFFICE GEOGRAPHICAL INFORMATION SYSTEM DATA. WEB ADDRESS: <https://maps.kerncounty.com/H5/index.html?viewer=KCPublic>
 - (3) LADWP'S POWER SYSTEM T/L R/W DRAWING Nos. LB3-CDR343, LB3-CDR344, LB3-CDR345, LB3-CDR346, LB3-CDR347, LB3-CDR348, LB3-CDR349, AND LB3-CDR511
 - (4) FINAL ORDER OF CONDEMNATION SCC No. BCV-15-100135 REC. MAY 25, 2017, DOC. No. 217067090, O.R. (LADWP RE DOC. No. P-101478)
 - (*) AREA BASED ON REF. No. (1)
 - (**) AREA BASED ON REF. No. (2)

PREPARED BY
WATER SYSTEM SURVEYS & RIGHT-OF-WAY GROUP
ALL DATA SHOWN ARE FOR INTERNAL USE OF THE CITY OF LOS ANGELES DEPARTMENT OF WATER AND POWER AND ARE TO BE USED FOR REFERENCE ONLY

COUNTY OF KERN
STATE OF CALIFORNIA
ELECTRONIC FILE PATH: \\files03\Right-of-Way\Projects\RW13660P\RW_Dwg\RW13660P_SHT-1_KEY_MAP_ROSAMOND_55-27-PCLS_2020-04-01.DWG

REVISIONS

NUMBER	DATE	INITIALS	DESCRIPTION	APP'D



SCALE AS SHOWN DATE

AS TO DESIGN	DATE
DESIGNER	
DRAWN BY	T. KIM 4/1/2020
CHECKED BY	2441 4/1/2020
LAST UPDATE	
RECOMMENDED BY	Henry Bui 4/1/2020
GENERAL MANAGER AND CHIEF ENGINEER	

KEY MAP - 20 PROPOSED PARCELS & 7 POSSIBLE PURCHASE PARCELS
PORTIONS OF SECTION 24, TOWNSHIP 9 NORTH, RANGE 14 WEST, S.B.M.
VICINITY OF 2929 100TH STREET WEST, ROSAMOND, CA 93560
SW/o THE INTERSECTION OF ROSAMOND BOULEVARD AND 100TH STREET WEST

DEPARTMENT OF WATER AND POWER
WATER ENGINEERING & TECHNICAL SERVICES CITY OF LOS ANGELES

PROJECT R/W NUMBER
RW13660P

LADWP-METS-ROW TEMPLATE DATE: 1/7/09
ROW_Sc Bk2p 11x17 Sheet
AUTOCAD RELEASE: MAR 30 2015

EXHIBIT "A-1"

Project Right-of-Way No.	13660P
Parcel Right-of-Way No.	13660P-11
Real Estate File No.	P-101900
Water System Work Order No.	YBD27
Drawing No.	Exhibit "B" (RW13660P-11)
Assessor's Parcel No.	359-051-11

Rosamond Switching Station Project
Legal Description of Land Parcel to be Acquired
Vicinity of 2929 100th Street West, Rosamond, CA 93560
Southwest of the Intersection of Rosamond Boulevard and 100th Street West
**Portion of Section 24, Township 9 North, Range 14 West, S.B.M.
(Parcel 11)**

The East half of the West half of the South half of the Southwest quarter of the Northeast quarter of Section 24, Township 9 North, Range 14 West, San Bernardino Meridian, in the Unincorporated area of the County of Kern, State of California, according to the Official Plat of said land filed February 19, 1856 in the Surveyor General's Office of said State.

The above-described parcel of land contains an area of approximately 5 acres.

Exhibit "B" is attached hereto and made a part hereof.

Checked Date: 4/1/2020
<i>RHM</i> <i>KLH</i>
<i>[Signature]</i>



4/1/2020

RW13660P-11

LADWP-WETS-ROW TEMPLATE DATE: 1/7/09
ROW STD BRG: 1/4 N 1/2 S 1/4
AUTOCAD RELEASE: MAP 30 2015

LINE	BEARING	DISTANCE
L1	N 89°33'25" E	329.75'
L2	N 89°33'25" E	329.76'
L3	N 00°09'19" W	659.77'
L4	S 89°35'15" W	329.85'
L5	S 00°09'50" E	659.95'

BASIS OF BEARINGS:
THE BASIS OF BEARINGS IS THE CENTERLINE OF ROSAMOND BOULEVARD HAVING A BEARING OF N 89°40'45" E, AS SHOWN ON REF. No. 1

REFERENCES:

- 1 RECORD OF SURVEY 3141, BK. 27, PP. 44-48
- 2 [2702] "FOUND 3 1/2" BRASS DISK STAMPED "13 24 18 19 REPLACED 2-24-70", PER KERN COUNTY SURVEYOR FIELD BOOK 838, PAGE 51, DOWN 1.5"
- 3 [2707] "FOUND 2 1/2" BRASS DISK STAMPED "KERN COUNTY SURVEYOR REPLACED 1973 WBT", PER KERN COUNTY SURVEYOR FIELD BOOK 952, PAGE 43, DOWN 1.4"
- 4 [2143] "FOUND 1" IP W/ NAIL AND TAG STAMPED "LS 2991", NO REFERENCE, ACCEPTED AS NORTH 1/4 CORNER SEC 24, DOWN 0.2"
- 5 ACREAGE, AERIAL IMAGERY, AND ASSESSOR'S PARCEL NUMBERS ARE BASED ON KERN COUNTY ASSESSOR'S OFFICE GEOGRAPHICAL INFORMATION SYSTEM DATA. WEB ADDRESS: <https://maps.kerncounty.com/H5/index.html?viewer=KCPublic>
- 6 LADWP'S POWER SYSTEM T/L R/W DRAWING Nos. L83-CDR345, L83-CDR346, L83-CDR347, L83-CDR348, L83-CDR349, AND L83-CDR511
- 7 DEED OF TRUST AND ASSIGNMENT OF RENTS AND REQUEST FOR SPECIAL NOTICE REC. JUL. 22, 1981, BK. 5391, P. 60, O.R.
- 8 GRANT DEED REC. NOV. 30, 1999, DOC. No. 0199170079, O.R.
- 9 FINAL ORDER OF CONDEMNATION SCC No. BCV-15-100135 REC. MAY 25, 2017, DOC. No. 217067090, O.R. (LADWP RE DOC. No. P-101478)

ABBREVIATIONS:

APN	ASSESSOR'S PARCEL NUMBER	PP.	PAGES
BK.	BOOK	PCL.	PARCEL
¢	CENTERLINE	PM	PARCEL MAP No.
CALC.	CALCULATED	POR.	PORTION OF
DOC.	DOCUMENT	RE	REAL ESTATE
EA.	EASEMENT	REC.	RECORDED
EX.	EXISTING	REF.	REFERENCE
EST.	ESTABLISHED	R.S.	RECORD OF SURVEY
FT.	FOOT/FEET	R/W	RIGHT-OF-WAY
IP	IRON PIPE	S.B.M.	SAN BERNARDINO MERIDIAN
JCT.	JUNCTION	SCC	SUPERIOR COURT CASE
LADWP	LOS ANGELES DEPARTMENT OF WATER AND POWER	SDE	SOUTHERN CALIFORNIA EDISON
O.R.	OFFICIAL RECORDS	SFN.	SEARCHED, FOUND NOTHING
P.	PAGE	SHT.	SHEET
P.O.C.	POINT OF COMMENCEMENT	S.S.	SWITCHING STATION
		T/L	TRANSMISSION LINE

NOTES:

- 1. ALL DISTANCES SHOWN ARE GROUND DISTANCES AND CALCULATED BASED ON REF. No. 1
- 2. FOUND SECTION & QUARTER SECTION CORNERS ARE BASED ON REF. No. 1

PREPARED BY
WATER SYSTEM SURVEYS & RIGHT-OF-WAY GROUP
ALL DATA SHOWN ARE FOR INTERNAL USE OF THE CITY OF LOS ANGELES DEPARTMENT OF WATER AND POWER AND ARE TO BE USED FOR REFERENCE ONLY

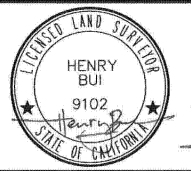
COUNTY OF KERN
STATE OF CALIFORNIA

ELECTRONIC FILE PATH: \\file03\Right-of-Way\Projects\RW13660P\RW_Dwg\RW13660P-11_SHT-02_A_PCL-11_ROSAMOND_SS_2020-04-01.DWG

PCL. R/W No.	PCL. No.	APN	* ACRES	** ACRES	OWNER NAME & MAILING ADDRESS	REF. No.	BK.-P.	DEED
RW13660P-11	(11)	359-051-11	5.00	(5.00)	PENANO, ALFREDO M 7060 N. Atlantic PL., Long Beach, CA 90805	4	5391-60	O.R.
P-101900								07/22/1981

* AREA BASED ON REF. No. 2 ** () AREA BASED ON REF. No. 1
INDICATES CALC. VALUE

REVISIONS				
NUMBER	DATE	INITIALS	DESCRIPTION	APP'Y'D

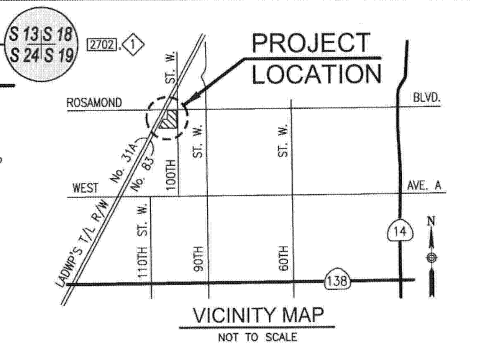
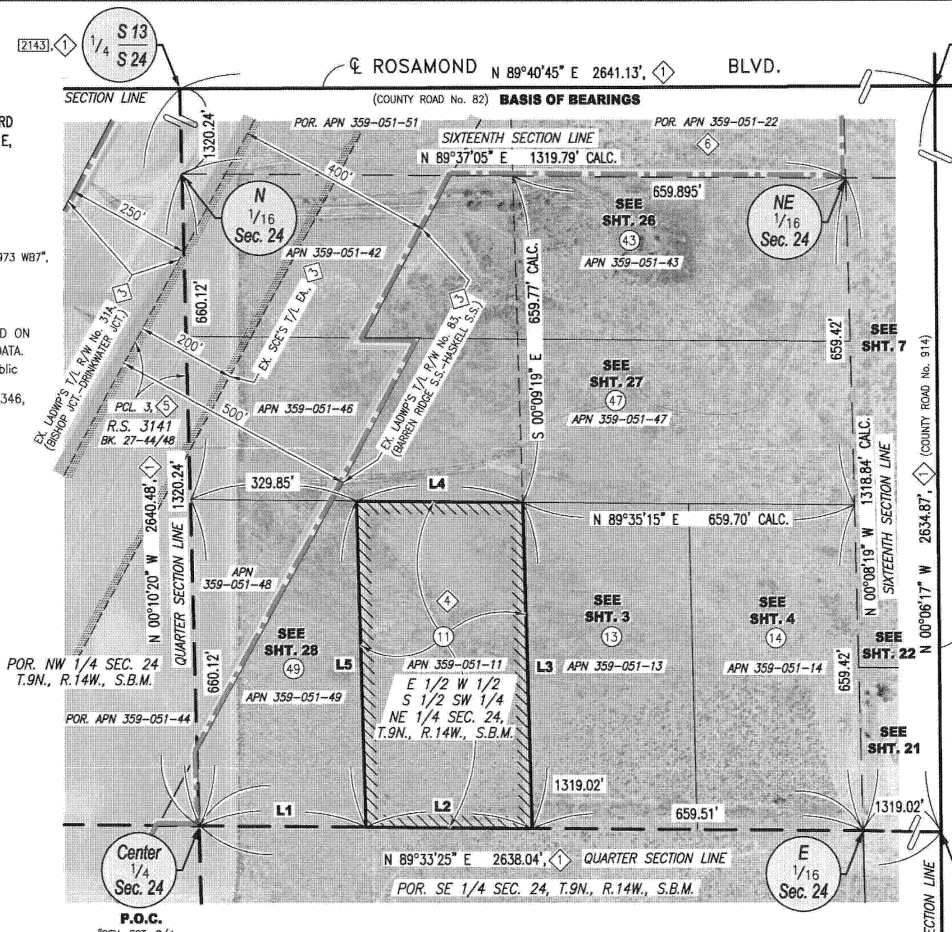


SCALE	AS SHOWN	DATE	APPROVED	DATE
LOCATION CHECK	AS TO DESIGN			
DESIGNER	AS TO OPERATION			
DRAWN BY T. KIM	4/1/2020			
CHECKED BY RHM	4/1/2020			
LAST UPDATE				
RECOMMENDED				

PARCEL 11 (APN 359-051-11)
PORTION OF SECTION 24, TOWNSHIP 9 NORTH, RANGE 14 WEST, S.B.M.
VICINITY OF 2929 100TH STREET WEST, ROSAMOND, CA 93560
SW/O THE INTERSECTION OF ROSAMOND BOULEVARD AND 100TH STREET WEST

DEPARTMENT OF WATER AND POWER
WATER ENGINEERING & TECHNICAL SERVICES CITY OF LOS ANGELES

PARCEL RIGHT-OF-WAY NUMBER
RW13660P-11



LEGEND:

- (1) AREA = 5.00± ACRES, 1 & 2
- (3) LADWP'S POWER SYSTEM FEE PROPERTIES, 3 & 6
- (4) EX. 250-FT. WIDE LADWP'S T/L R/W No. 31A, (BISHOP JCT. - DRINKWATER JCT.)
- (5) EX. 400-FT. & 500-FT. WIDE LADWP'S T/L R/W No. 83, (BARREN RIDGE S.S. - HASKELL S.S.)
- (6) EX. 200-FT. WIDE SCE'S T/L EASEMENT, 3
- (#) ARBITRARILY ASSIGNED LADWP PARCEL No.

SCALE IN FEET
0 125 250 500

PROJECT R/W No. 13660P
PARCEL R/W No. 13660P-11
RE FILE No. P-101900
WO No. YBD27
ASSESSOR'S PARCEL No. 359-051-11

EXHIBIT "B-1"

ROSAMOND SWITCHING STATION PROJECT

EXHIBIT "A-2"

Project Right-of-Way No.	13660P
Parcel Right-of-Way No.	13660P-13
Real Estate File No.	P-101901
Water System Work Order No.	YBD27
Drawing No.	Exhibit "B" (RW13660P-13)
Assessor's Parcel No.	359-051-13

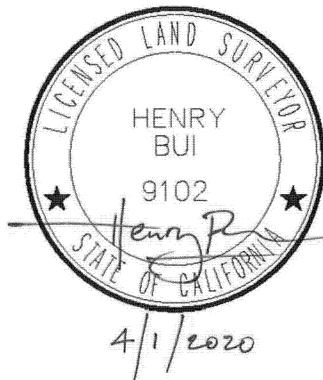
Rosamond Switching Station Project
Legal Description of Land Parcel to be Acquired
Vicinity of 2929 100th Street West, Rosamond, CA 93560
Southwest of the Intersection of Rosamond Boulevard and 100th Street West
Portion of Section 24, Township 9 North, Range 14 West, S.B.M.
(Parcel 13)

The West half of the East half of the South half of the Southwest quarter of the Northeast quarter of Section 24, Township 9 North, Range 14 West, San Bernardino Meridian, in the Unincorporated area of the County of Kern, State of California, according to the Official Plat of said land filed February 19, 1856 in the Surveyor General's Office of said State.

The above-described parcel of land contains an area of approximately 4.99 acres.

Exhibit "B" is attached hereto and made a part hereof.

Checked Date:	4/1/2020
DRAWN	<i>[Signature]</i>
	<i>[Signature]</i>



RW13660P-13

LINE	BEARING	DISTANCE
L1	N 89°33'25" E	659.51'
L2	N 89°33'25" E	329.76'
L3	N 00°08'49" W	659.60'
L4	S 89°35'15" W	329.85'
L5	S 00°09'19" E	659.77'

BASIS OF BEARINGS:
THE BASIS OF BEARINGS IS THE CENTERLINE OF ROSAMOND BOULEVARD HAVING A BEARING OF N 89°40'45" E, AS SHOWN ON REF. No. 2143.

REFERENCES:

- ◇ RECORD OF SURVEY 3141, BK. 27, PP. 44-48
- ◇ 2702 "FOUND 3 1/2" BRASS DISK STAMPED "13 24 18 19 REPLACED 2-24-70," PER KERN COUNTY SURVEYOR FIELD BOOK 838, PAGE 51, DOWN 1.5'."
- ◇ 2707 "FOUND 2 1/2" BRASS DISK STAMPED "KERN COUNTY SURVEYOR REPLACED 1973 WB7," PER KERN COUNTY SURVEYOR FIELD BOOK 952, PAGE 43, DOWN 1.4'."
- ◇ 2143 "FOUND 1" IP W/ NAIL AND TAG STAMPED "1S 2991", NO REFERENCE, ACCEPTED AS NORTH 1/4 CORNER SEC. 24, DOWN 0.2'."
- ◇ ACREAGE, AERIAL IMAGERY, AND ASSESSOR'S PARCEL NUMBERS ARE BASED ON KERN COUNTY ASSESSOR'S OFFICE GEOGRAPHICAL INFORMATION SYSTEM DATA. WEB ADDRESS: <https://maps.kerncounty.com/H5/index.html?viewer=KCPublic>
- ◇ LADWP'S POWER SYSTEM T/L R/W DRAWING Nos. L83-CDR345, L83-CDR346, L83-CDR347, L83-CDR348, L83-CDR349, AND L83-CDR511
- ◇ GRANT DEED REC. DEC. 12, 2018, DOC. No. 218163662, O.R.
- ◇ GRANT DEED REC. NOV. 30, 1999, DOC. No. 0199170079, O.R.
- ◇ FINAL ORDER OF CONDEMNATION SCC No. BGV-15-100135 REC. MAY 25, 2017, DOC. No. 217067090, O.R. (LADWP RE DOC. No. P-101478)

ABBREVIATIONS:

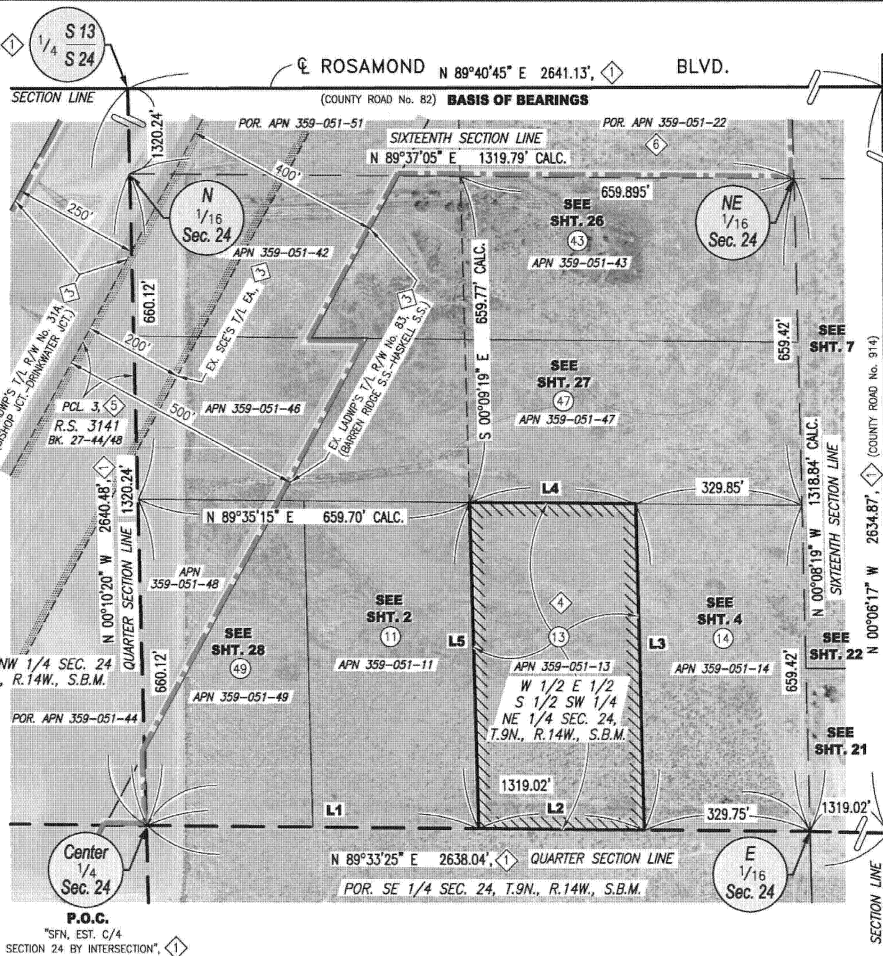
APN	ASSESSOR'S PARCEL NUMBER	PCL.	PAGES
BK.	BOOK	PP.	PARCEL
CL.	CENTERLINE	PM	PARCEL MAP No.
CALC.	CALCULATED	POR.	PORTION OF
DOC.	DOCUMENT	RE	REAL ESTATE
EA.	EASEMENT	REC.	RECORDED
EX.	EXISTING	REF.	REFERENCE
EST.	ESTABLISHED	R.S.	RECORD OF SURVEY
FT.	FOOT/FEET	R/W	RIGHT-OF-WAY
IP	IRON PIPE	S.B.M.	SAN BERNARDINO MERIDIAN
JCT.	JUNCTION	SCC	SUPERIOR COURT CASE
LADWP	LOS ANGELES DEPARTMENT OF WATER AND POWER	SCE	SOUTHERN CALIFORNIA EDISON
O.R.	OFFICIAL RECORDS	SFN.	SEARCHED, FOUND NOTHING
P.	PAGE	SHT.	SHEET
P.O.C.	POINT OF COMMENCEMENT	S.S.	SWITCHING STATION
		T/L	TRANSMISSION LINE

NOTES:

- 1. ALL DISTANCES SHOWN ARE GROUND DISTANCES AND CALCULATED BASED ON REF. No. 2143
- 2. FOUND SECTION & QUARTER SECTION CORNERS ARE BASED ON REF. No. 2143

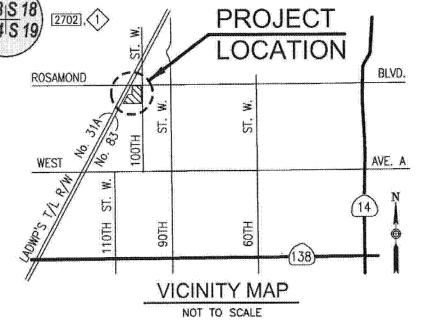
PREPARED BY
WATER SYSTEM SURVEYS & RIGHT-OF-WAY GROUP
ALL DATA SHOWN ARE FOR INTERNAL USE OF THE CITY OF LOS ANGELES DEPARTMENT OF WATER AND POWER AND ARE TO BE USED FOR REFERENCE ONLY

COUNTY OF KERN
STATE OF CALIFORNIA
ELECTRONIC FILE PATH: \\filer03\Right-of-Way\Projects\RW13660P\RW_Dwgs\RW13660P-13_SHT-3_A_PCL-13_ROSAMOND_SS_2020-04-01.DWG



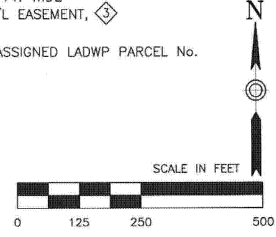
PCL. R/W No.	PCL. No.	APN	* ACRES	** ACRES	OWNER NAME & MAILING ADDRESS	REF. No.	BK.-P. Doc. No.	DEED REC. DATE
RW13660P-13	13	359-051-13	5.00	(4.99)	AEK GLOBAL INVESTMENTS, LLC 4603 Hurford Ter., Encino, CA 91436	4	218163662	12/12/2018

* AREA BASED ON REF. No. 2143 ** () AREA BASED ON REF. No. 2143 () INDICATES CALC. VALUE



LEGEND:

- ▨ AREA* = 5.00± ACRES, 2
- ▨ AREA** = (4.99±) ACRES, 1
- ▭ LADWP'S POWER SYSTEM FEE PROPERTIES, 3 & 6
- ▭ EX. 250-FT. WIDE LADWP'S T/L R/W No. 31A, 3 (BISHOP JCT. - DRINKWATER JCT.)
- ▭ EX. 400-FT. & 500-FT. WIDE LADWP'S T/L R/W No. 83, 4 (BARREN RIDGE S.S. - HASKELL S.S.)
- ▭ EX. 200-FT. WIDE SCE'S T/L EASEMENT, 3
- ## ARBITRARILY ASSIGNED LADWP PARCEL No.



PROJECT R/W No. 13660P
PARCEL R/W No. 13660P-13
RE FILE No. P-101901
WO No. YBD27
ASSESSOR'S PARCEL No. 359-051-13

EXHIBIT "B-2"

ROSAMOND SWITCHING STATION PROJECT

PARCEL 13 (APN 359-051-13)
PORTION OF SECTION 24, TOWNSHIP 9 NORTH, RANGE 14 WEST, S.B.M.
VICINITY OF 2929 100TH STREET WEST, ROSAMOND, CA 93560
SW/o THE INTERSECTION OF ROSAMOND BOULEVARD AND 100TH STREET WEST

DEPARTMENT OF WATER AND POWER
WATER ENGINEERING & TECHNICAL SERVICES CITY OF LOS ANGELES
PARCEL RIGHT-OF-WAY NUMBER
RW13660P-13

REVISIONS				
NUMBER	DATE	INITIALS	DESCRIPTION	APP'D



SCALE	AS SHOWN	DATE	APPROVED	DATE
LOCATION CHECK			AS TO DESIGN	
DESIGNER			AS TO OPERATION	
DRAWN BY	T. KIM	4/1/2020	SENIOR SURVEY SUPERVISOR	
CHECKED BY	R.H.H.	4/1/2020	GENERAL MANAGER AND CHIEF ENGINEER	
LAST UPDATE				
RECOMMENDED	Henry Bui	4/1/2020		

LADWP-METS-ROW TEMPLATE DATE: 1/7/09
ROW Sid Brake 11x17 Sheet
AUTOCAD RELEASE MAP 3D 2015

EXHIBIT "A-3"

Project Right-of-Way No.	13660P
Parcel Right-of-Way No.	13660P-14
Real Estate File No.	P-101903
Water System Work Order No.	YBD27
Drawing No.	Exhibit "B" (RW13660P-14)
Assessor's Parcel No.	359-051-14

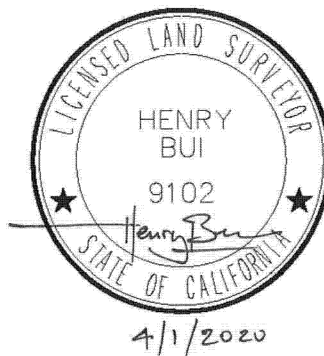
Rosamond Switching Station Project
Legal Description of Land Parcel to be Acquired
Vicinity of 2929 100th Street West, Rosamond, CA 93560
Southwest of the Intersection of Rosamond Boulevard and 100th Street West
Portion of Section 24, Township 9 North, Range 14 West, S.B.M.
(Parcel 14)

The East half of the East half of the South half of the Southwest quarter of the Northeast quarter of Section 24, Township 9 North, Range 14 West, San Bernardino Meridian, in the Unincorporated area of the County of Kern, State of California, according to the Official Plat of said land filed February 19, 1856 in the Surveyor General's Office of said State.

The above-described parcel of land contains an area of approximately 4.99 acres.

Exhibit "B" is attached hereto and made a part hereof.

Checked Date:	4/1/2020
RMM	<i>RMM</i>
	<i>Jell</i>



LINE	BEARING	DISTANCE
L1	N 89°33'25" E	989.27'
L2	N 89°33'25" E	329.75'
L3	N 00°08'19" W	659.42'
L4	S 89°35'15" W	329.85'
L5	S 00°08'49" E	659.60'

BASIS OF BEARINGS:
THE BASIS OF BEARINGS IS THE CENTERLINE OF ROSAMOND BOULEVARD HAVING A BEARING OF N 89°40'45" E, AS SHOWN ON REF. No. ①

REFERENCES:

- ① RECORD OF SURVEY 3141, BK. 27, PP. 44-48
- ②702 "FOUND 3 1/2" BRASS DISK STAMPED "13 24 18 19 REPLACED 2-24-70", PER KERN COUNTY SURVEYOR FIELD BOOK 836, PAGE 51, DOWN 1.5."
- ②707 "FOUND 2 1/2" BRASS DISK STAMPED "KERN COUNTY SURVEYOR REPLACED 1973 WB7", PER KERN COUNTY SURVEYOR FIELD BOOK 952, PAGE 43, DOWN 1.4."
- ②143 "FOUND 1" IP W/ NAIL AND TAG STAMPED "LS 2991", NO REFERENCE, ACCEPTED AS NORTH 1/4 CORNER SEC 24, DOWN 0.2."
- ② ACREAGE, AERIAL IMAGERY, AND ASSESSOR'S PARCEL NUMBERS ARE BASED ON KERN COUNTY ASSESSOR'S OFFICE GEOGRAPHICAL INFORMATION SYSTEM DATA. WEB ADDRESS: <https://maps.kerncounty.com/H5/index.html?viewer=KCPublic>
- ③ LADWP'S POWER SYSTEM T/L R/W DRAWING Nos. L83-CDR345, L83-CDR346, L83-CDR347, L83-CDR348, L83-CDR349, AND L83-CDR511
- ④ ASSIGNMENT OF DEED OF TRUST REC. DEC. 19, 1997, DOC. No. D197169472, O.R.
- ⑤ GRANT DEED REC. NOV. 30, 1999, DOC. No. 0199170079, O.R.
- ⑥ FINAL ORDER OF CONDEMNATION SCC No. BCV-15-100135 REC. MAY 25, 2017, DOC. No. 217067090, O.R. (LADWP RE DOC. No. P-101478)

ABBREVIATIONS:

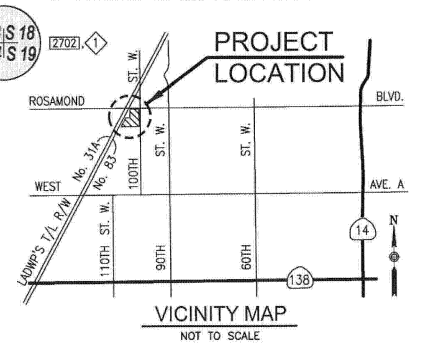
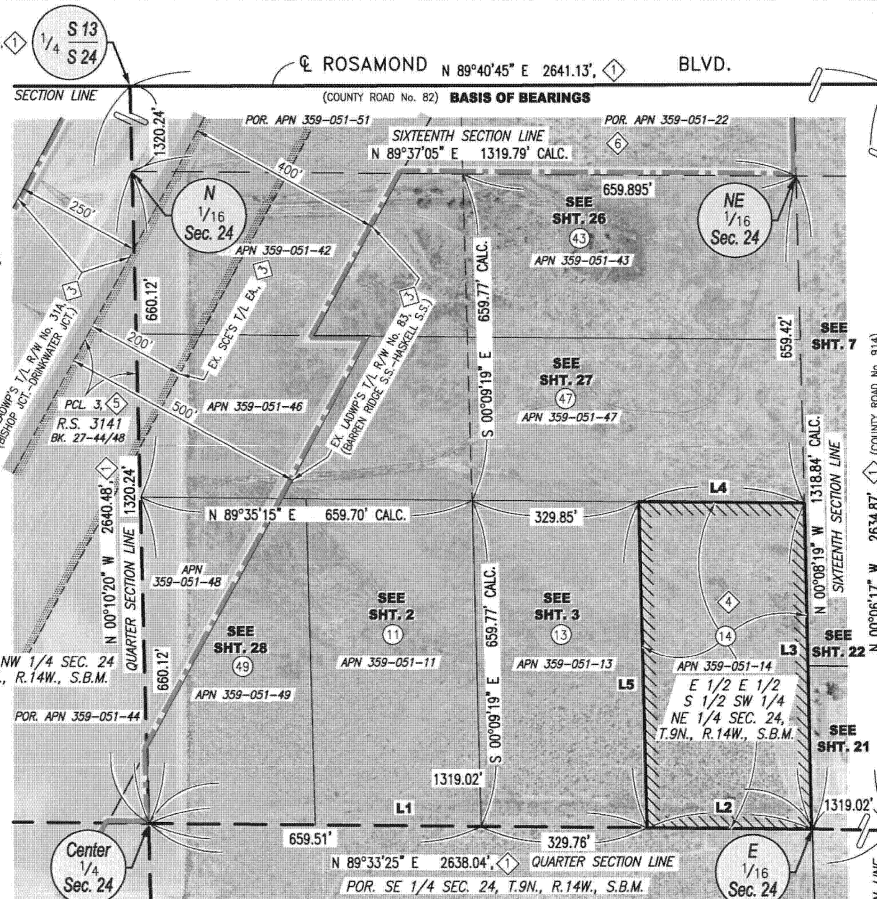
APN	ASSESSOR'S PARCEL NUMBER	PCL	PAGES
BK.	BOOK	PCL	PARCEL
CL	CENTERLINE	PM	PARCEL MAP No.
CALC.	CALCULATED	POR.	PORTION OF
DOC.	DOCUMENT	RE	REAL ESTATE
EA.	EASEMENT	REC.	RECORDED
EX.	EXISTING	REF.	REFERENCE
EST.	ESTABLISHED	R.S.	RECORD OF SURVEY
FT.	FOOT/FEET	R/W	RIGHT-OF-WAY
IP	IRON PIPE	S.B.M.	SAN BERNARDINO MERIDIAN
JCT.	JUNCTION	SCC	SUPERIOR COURT CASE
LADWP	LOS ANGELES DEPARTMENT OF WATER AND POWER	SCE	SOUTHERN CALIFORNIA EDISON
O.R.	OFFICIAL RECORDS	SFN.	SEARCHED, FOUND NOTHING
P.	PAGE	SHT.	SHEET
P.O.C.	POINT OF COMMENCEMENT	S.S.	SWITCHING STATION
		T/L	TRANSMISSION LINE

- NOTES:**
- ALL DISTANCES SHOWN ARE GROUND DISTANCES AND CALCULATED BASED ON REF. No. ①
 - FOUND SECTION & QUARTER SECTION CORNERS ARE BASED ON REF. No. ①

PREPARED BY
WATER SYSTEM SURVEYS & RIGHT-OF-WAY GROUP
ALL DATA SHOWN ARE FOR INTERNAL USE OF THE CITY OF LOS ANGELES DEPARTMENT OF WATER AND POWER AND ARE TO BE USED FOR REFERENCE ONLY

COUNTY OF KERN
STATE OF CALIFORNIA

ELECTRONIC FILE PATH: \\filer03\Right-of-Way\Projects\RW13660P\RW_Dwg\RW13660P-14_SHT-4_A_PCL-14_ROSAMOND_SS_2020-04-01.DWG



LEGEND:

- ⑭ AREA* = 5.00± ACRES, ②
- AREA** = (4.99±) ACRES, ①
- LADWP'S POWER SYSTEM FEE PROPERTIES, ③ & ⑥
- EX. 250-FT. WIDE LADWP'S T/L R/W No. 31A, ⑤ (BISHOP JCT. - DRINKWATER JCT.)
- EX. 400-FT. & 500-FT. WIDE LADWP'S T/L R/W No. 83, ③ (BARREN RIDGE S.S. - HASKELL S.S.)
- EX. 200-FT. WIDE SCE'S T/L EASEMENT, ③
- ⑧ ARBITRARILY ASSIGNED LADWP PARCEL No.

SCALE IN FEET
0 125 250 500

PROJECT R/W No. 13660P
PARCEL R/W No. 13660P-14
RE FILE No. P-101903
WO No. YBD27
ASSESSOR'S PARCEL No. 359-051-14

EXHIBIT "B-3"

ROSAMOND SWITCHING STATION PROJECT

PARCEL 14 (APN 359-051-14)
PORTION OF SECTION 24, TOWNSHIP 9 NORTH, RANGE 14 WEST, S.B.M.
VICINITY OF 2929 100TH STREET WEST, ROSAMOND, CA 93560
SW/o THE INTERSECTION OF ROSAMOND BOULEVARD AND 100TH STREET WEST

DEPARTMENT OF WATER AND POWER
WATER ENGINEERING & TECHNICAL SERVICES
CITY OF LOS ANGELES
PARCEL RIGHT-OF-WAY NUMBER
RW13660P-14

PCL R/W No.	PCL No.	APN	* ACRES	** ACRES	OWNER NAME & MAILING ADDRESS	REF. No.	BK.-P.	DEED REC. DATE
RW13660P-14	⑭	359-051-14	5.00	(4.99)	SAMIA, ALFONSO A 11405 AMERICAN RIVER RD., Corona, CA 92880	①		O.R.
P-101903								0197169472 12/19/1997

* AREA BASED ON REF. No. ② ** () AREA BASED ON REF. No. ①
① INDICATES CALC. VALUE



SCALE	AS SHOWN	DATE	APPROVED	DATE
LOCATION CHECK			AS TO DESIGN	
DESIGNER			AS TO OPERATION	
DRAWN BY	T. KIM	4/1/2020		
CHECKED BY	RHM	4/1/2020	SENIOR SURVEY SUPERVISOR	
LAST UPDATE			GENERAL MANAGER AND CHIEF ENGINEER	4/1/2020
RECOMMENDED	Henry Bui	4/1/2020		

REVISIONS				
NUMBER	DATE	INITIALS	DESCRIPTION	APP'D

EXHIBIT "A-4"

Project Right-of-Way No.	13660P
Parcel Right-of-Way No.	13660P-17
Real Estate File No.	P-101906
Water System Work Order No.	YBD27
Drawing No.	Exhibit "B" (RW13660P-17)
Assessor's Parcel No.	359-051-17

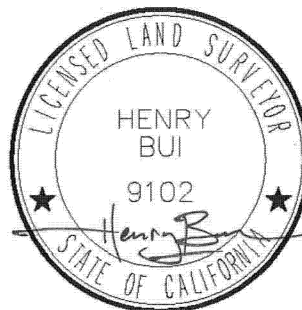
Rosamond Switching Station Project
Legal Description of Land Parcel to be Acquired
Vicinity of 2929 100th Street West, Rosamond, CA 93560
South of the Intersection of Rosamond Boulevard and 100th Street West
Portion of Section 24, Township 9 North, Range 14 West, S.B.M.
(Parcel 17)

The South half of the East half of the North half of the Southeast quarter of the Northeast quarter of Section 24, Township 9 North, Range 14 West, San Bernardino Meridian, in the Unincorporated area of the County of Kern, State of California, according to the Official Plat of said land filed February 19, 1856 in the Surveyor General's Office of said State.

The above-described parcel of land contains an area of approximately 4.99 acres.

Exhibit "B" is attached hereto and made a part hereof.

Checked Date:	4/1/2020
RMM	<i>RM</i>
	<i>Jech</i>



4/1/2020

LINE	BEARING	DISTANCE
L1	N 00°06'17" W	658.72'
L2	S 89°35'15" W	30.00'
L3	S 89°35'15" W	629.70'
L4	N 00°07'18" W	329.53'
L5	N 89°36'10" E	629.79'
L6	S 00°06'17" E	329.37'

BASIS OF BEARINGS:
THE BASIS OF BEARINGS IS THE CENTERLINE OF 100TH STREET WEST HAVING A BEARING OF N 00°06'17" W, AS SHOWN ON REF. No. 1

REFERENCES:

- 1 RECORD OF SURVEY 3141, BK. 27, PP. 44-48
- 2 [2702] "FOUND 3 1/2" BRASS DISK STAMPED "13 24 18 19 REPLACED 2-24-70", PER KERN COUNTY SURVEYOR FIELD BOOK 838, PAGE 51, DOWN 1.5."
- 3 [2707] "FOUND 2 1/2" BRASS DISK STAMPED "KERN COUNTY SURVEYOR REPLACED 1973 WBT", PER KERN COUNTY SURVEYOR FIELD BOOK 952, PAGE 43, DOWN 1.4."
- 4 [2143] "FOUND 1" IP W/ NAIL AND TAG STAMPED "LS 2981", NO REFERENCE, ACCEPTED AS NORTH 1/4 CORNER SEC 24, DOWN 0.2"
- 5 ACREAGE, AERIAL IMAGERY, AND ASSESSOR'S PARCEL NUMBERS ARE BASED ON KERN COUNTY ASSESSOR'S OFFICE GEOGRAPHICAL INFORMATION SYSTEM DATA. WEB ADDRESS: <https://maps.kerncounty.com/H5/index.html?viewer=KCPublic>
- 6 KERN COUNTY SURVEYORS MAP MC232
- 7 CORPORATION GRANT DEED REC. FEB. 15, 1972, BK. 4632, P. 986, O.R.
- 8 PARCEL MAP No. 8065, BK. 33, P. 190
- 9 PARCEL MAP No. 7918, BK. 33, P. 138
- 10 RECORD OF SURVEY BK. 7, PP. 27-28
- 11 FINAL ORDER OF CONDEMNATION SCC No. BCV-15-100135 REC. MAY 25, 2017, DOC. No. 217067090, O.R. (LADWP RE DOC. No. P-101478)

ABBREVIATIONS:

APN	ASSESSOR'S PARCEL NUMBER	PP.	PAGES
BK.	BOOK	PCL.	PARCEL
CL.	CENTERLINE	PM	PARCEL MAP No.
CALC.	CALCULATED	POR.	PORTION OF
DOC.	DOCUMENT	RE	REAL ESTATE
EST.	ESTABLISHED	REC.	RECORDED
IP	IRON PIPE	REF.	REFERENCE
LADWP	LOS ANGELES DEPARTMENT OF WATER AND POWER	R.S.	RECORD OF SURVEY
O.R.	OFFICIAL RECORDS	R/W	RIGHT-OF-WAY
P.	PAGE	S.B.M.	SAN BERNARDINO MERIDIAN
P.O.C.	POINT OF COMMENCEMENT	SCC	SAN BERNARDINO MERIDIAN
		SFN.	SEARCHED, FOUND NOTHING
		SHT.	SHEET

NOTES:

- 1. ALL DISTANCES SHOWN ARE GROUND DISTANCES AND CALCULATED BASED ON REF. No. 1
- 2. FOUND SECTION & QUARTER SECTION CORNERS ARE BASED ON REF. No. 1

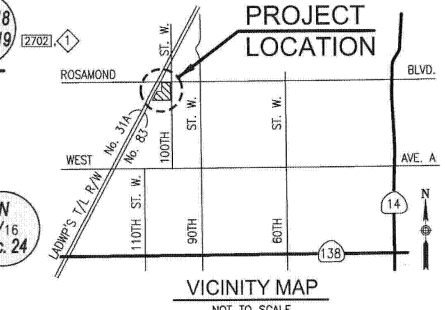
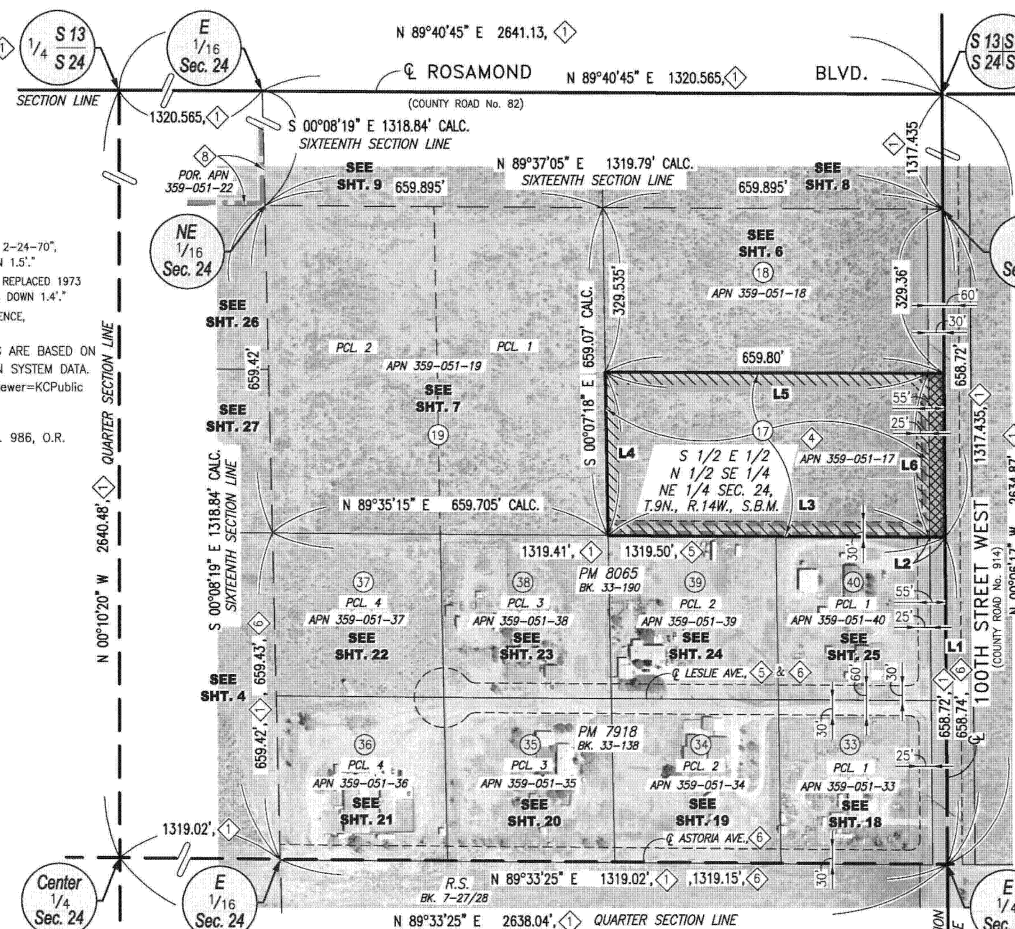
PREPARED BY
WATER SYSTEM SURVEYS & RIGHT-OF-WAY GROUP
ALL DATA SHOWN ARE FOR INTERNAL USE OF THE CITY OF LOS ANGELES DEPARTMENT OF WATER AND POWER AND ARE TO BE USED FOR REFERENCE ONLY

COUNTY OF KERN
STATE OF CALIFORNIA

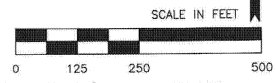
ELECTRONIC FILE PATH: \\filer03\Right-of-Way\Projects\RW13660P\RW_Dwg\RW13660P-17_SHT-05_A_PCL-17_ROSAMOND_SS_2020-04-01.DWG

PCL. R/W No.	PCL. No.	APN	* ACRES	** ACRES	OWNER NAME & MAILING ADDRESS	REF. No.	BK.-P.	DEED REC. DATE
RW13660P-17	17	359-051-17	4.78	(4.76)	DAVIES C. GORDON	4	4632-986	O.R.
P-101906					10353 Floranita Ave., Sunland, CA 91040			02/15/1972

* AREA BASED ON REF. No. 2 ** () AREA BASED ON REF. No. 1 INDICATES CALC. VALUE



- LEGEND:**
- 4 CALC. GROSS AREA = 4.99± ACRES
 - 17 AREA* = 4.78± ACRES, AREA** = (4.76±) ACRES, (EXCLUDED COUNTY ROAD R/W)
 - 60-FT. WIDE 100TH STREET WEST = (0.23±) ACRES (COUNTY ROAD No. 914, 3)
 - 4 PUBLIC ACCESS & UTILITY EASEMENT, (S'LY 30-FT. WIDE & E'LY 55-FT. WIDE) AREA = (0.83±) ACRES
 - 8 LADWP'S POWER SYSTEM FEE PROPERTY, 8
 - #1 ARBITRARILY ASSIGNED LADWP PARCEL No. COLOR YELLOW INDICATES THAT PARCEL HAS OCCUPANTS



PROJECT R/W No. 13660P
PARCEL R/W No. 13660P-17
RE FILE No. P-101906
WO No. YBD27
ASSESSOR'S PARCEL No. 359-051-17

EXHIBIT "B-4"

ROSAMOND SWITCHING STATION PROJECT

PARCEL 17 (APN 359-051-17)
PORTION OF SECTION 24, TOWNSHIP 9 NORTH, RANGE 14 WEST, S.B.M.
VICINITY OF 2929 100TH STREET WEST, ROSAMOND, CA 93560
S/O THE INTERSECTION OF ROSAMOND BOULEVARD AND 100TH STREET WEST

DEPARTMENT OF WATER AND POWER
WATER ENGINEERING & TECHNICAL SERVICES CITY OF LOS ANGELES
PARCEL RIGHT-OF-WAY NUMBER
RW13660P-17

REVISIONS				
NUMBER	DATE	INITIALS	DESCRIPTION	APP'D



SCALE	AS SHOWN	DATE	APPROVED	DATE
LOCATION CHECK	AS TO DESIGN			
DESIGNER	AS TO OPERATION			
DRAWN BY T. KIM	4/1/2020			
CHECKED BY RMM	4/1/2020			
LAST UPDATE				
RECOMMENDED				

EXHIBIT "A-5"

Project Right-of-Way No.	13660P
Parcel Right-of-Way No.	13660P-18
Real Estate File No.	P-101898
Water System Work Order No.	YBD27
Drawing No.	Exhibit "B" (RW13660P-18)
Assessor's Parcel No.	359-051-18

Rosamond Switching Station Project
 Legal Description of Land Parcel to be Acquired
 Vicinity of 2929 100th Street West, Rosamond, CA 93560
 South of the Intersection of Rosamond Boulevard and 100th Street West
**Portion of Section 24, Township 9 North, Range 14 West, S.B.M.
 (Parcel 18)**

The North half of the East half of the North half of the Southeast quarter of the Northeast quarter of Section 24, Township 9 North, Range 14 West, San Bernardino Meridian, in the Unincorporated area of the County of Kern, State of California, according to the Official Plat of said land filed February 19, 1856 in the Surveyor General's Office of said State, as described in Grant Deed recorded September 26, 2017 as Document No. 217128635, of Official Records, in the office of the County Recorder of said County.

The above-described parcel of land contains an area of approximately 4.99 acres.

Exhibit "B" is attached hereto and made a part hereof.

Checked Date:	4/1/2020
RMM	<i>[Signature]</i>
	<i>[Signature]</i>



4/1/2020

LINE	BEARING	DISTANCE
L1	N 00°06'17" W	988.08'
L2	S 89°36'10" W	30.00'
L3	S 89°36'10" W	629.79'
L4	N 00°07'18" W	329.53'
L5	N 89°37'05" E	629.89'
L6	S 00°06'17" E	329.37'

BASIS OF BEARINGS:
THE BASIS OF BEARINGS IS THE CENTERLINE OF 100TH STREET WEST HAVING A BEARING OF N 00°06'17" W, AS SHOWN ON REF. NO. 1.

REFERENCES:

- RECORD OF SURVEY 3141, BK. 27, PP. 44-48
- [2702] "FOUND 3 1/2" BRASS DISK STAMPED "13 24 18 19 REPLACED 2-24-70", PER KERN COUNTY SURVEYOR FIELD BOOK 836, PAGE 51, DOWN 1.5."
- [2707] "FOUND 2 1/2" BRASS DISK STAMPED "KERN COUNTY SURVEYOR REPLACED 1973 WB7", PER KERN COUNTY SURVEYOR FIELD BOOK 952, PAGE 43, DOWN 1.4."
- [2143] "FOUND 1" IP W/ NAIL AND TAG STAMPED "LS 2991", NO REFERENCE, ACCEPTED AS NORTH 1/4 CORNER SEC 24, DOWN 0.2."
- ACREAGE, AERIAL IMAGERY, AND ASSESSOR'S PARCEL NUMBERS ARE BASED ON KERN COUNTY ASSESSOR'S OFFICE GEOGRAPHICAL INFORMATION SYSTEM DATA. WEB ADDRESS: <https://maps.kerncounty.com/H5/index.html?viewer=KCPublic>
- KERN COUNTY SURVEYORS MAP MC232
- GRANT DEED REC. SEP. 26, 2017, DOC. No. 217128635, O.R.
- PARCEL MAP No. 8065, BK. 33, P. 190
- PARCEL MAP No. 7918, BK. 33, P. 138
- RECORD OF SURVEY BK. 7, PP. 27-28
- FINAL ORDER OF CONDEMNATION SCC No. BCV-15-100135 REC. MAY 25, 2017, DOC. No. 21067090, O.R. (LADWP RE DOC. No. P-101478)

ABBREVIATIONS:

APN	ASSESSOR'S PARCEL NUMBER	PP.	PAGES
BK.	BOOK	PCL.	PARCEL
CL.	CENTERLINE	PM	PARCEL MAP No.
CALC.	CALCULATED	POR.	PORTION OF
DOC.	DOCUMENT	RE	REAL ESTATE
EST.	ESTABLISHED	REC.	RECORDED
IP	IRON PIPE	REF.	REFERENCE
LADWP	LOS ANGELES DEPARTMENT OF WATER AND POWER	R.S.	RECORD OF SURVEY
O.R.	OFFICIAL RECORDS	R/W	RIGHT-OF-WAY
P.	PAGE	S.B.M.	SAN BERNARDINO MERIDIAN
P.O.C.	POINT OF COMMENCEMENT	SCC	SAN BERNARDINO MERIDIAN
		SFN.	SEARCHED, FOUND NOTHING
		SHT.	SHEET

NOTES:

- ALL DISTANCES SHOWN ARE GROUND DISTANCES AND CALCULATED BASED ON REF. No. 1
- FOUND SECTION & QUARTER SECTION CORNERS ARE BASED ON REF. No. 1

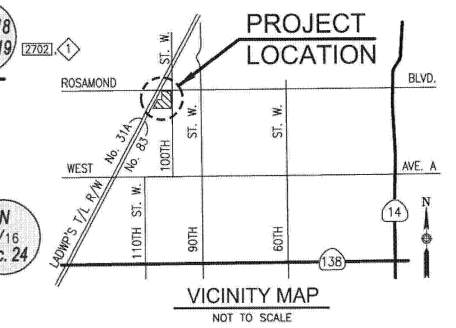
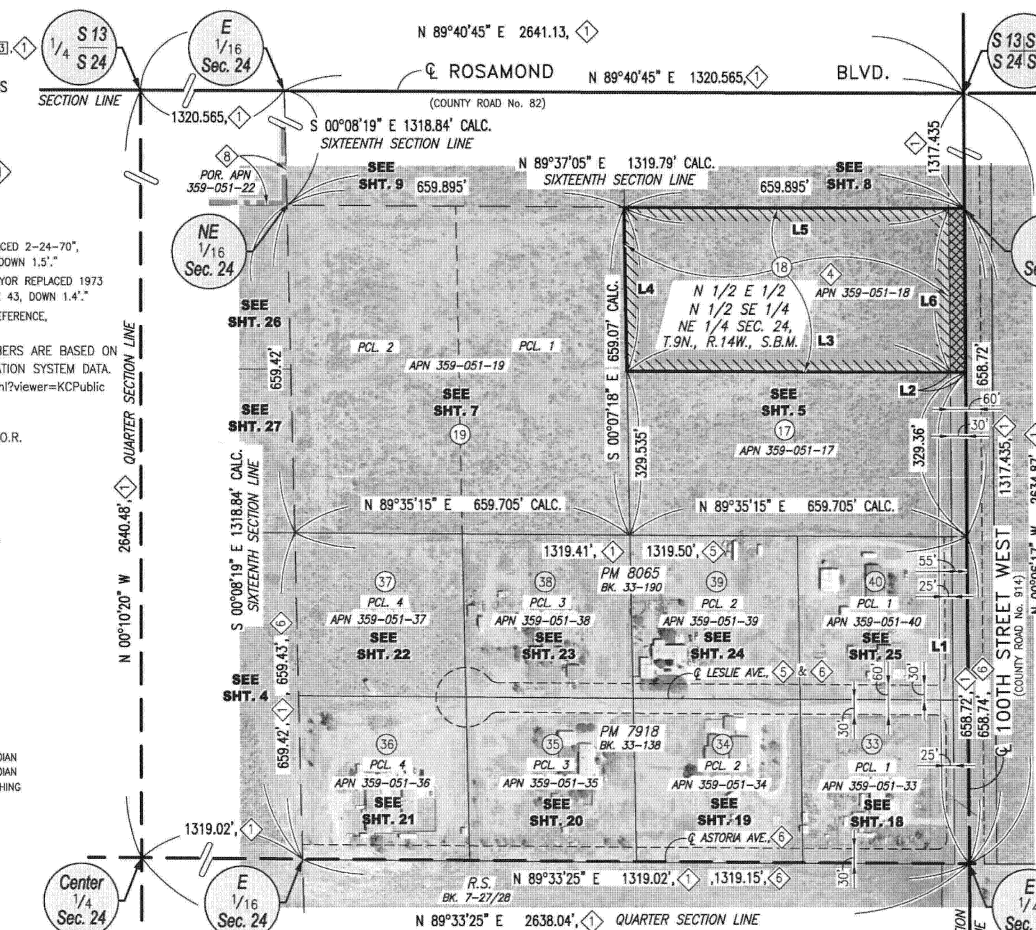
PREPARED BY
WATER SYSTEM SURVEYS & RIGHT-OF-WAY GROUP
ALL DATA SHOWN ARE FOR INTERNAL USE OF THE CITY OF LOS ANGELES DEPARTMENT OF WATER AND POWER AND ARE TO BE USED FOR REFERENCE ONLY

COUNTY OF KERN
STATE OF CALIFORNIA

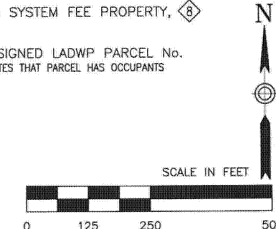
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PCL R/W No.	PCL No.	APN	* ACRES	** ACRES	OWNER NAME & MAILING ADDRESS	REF. No.	BK.-P.	DEED REC. DATE
RW13660P-18	18	359-051-18	4.78	(4.76)	LI, DONNA DONGLI P.O. BOX 56867, Sherman Oaks, CA 91413	4	217128635	09/26/2017

* AREA BASED ON REF. No. 1 ** () AREA BASED ON REF. No. 1 — INDICATES CALC. VALUE



- LEGEND:**
- 4 CALC. GROSS AREA = 4.99± ACRES
 - 18 AREA* = 4.78± ACRES, 1 AREA** = (4.76±) ACRES, 1 (EXCLUDED COUNTY ROAD R/W)
 - 60-FT. WIDE 100TH STREET WEST = (0.23±) ACRES (COUNTY ROAD No. 914, 3)
 - 8 LADWP'S POWER SYSTEM FEE PROPERTY, 8
 - # ARBITRARILY ASSIGNED LADWP PARCEL No. COLOR YELLOW INDICATES THAT PARCEL HAS OCCUPANTS



PROJECT R/W No. 13660P
PARCEL R/W No. 13660P-18
RE FILE No. P-101898
WO No. YBD27
ASSESSOR'S PARCEL No. 359-051-18

EXHIBIT "B-5"

ROSAMOND SWITCHING STATION PROJECT

PARCEL 18 (APN 359-051-18)
PORTION OF SECTION 24, TOWNSHIP 9 NORTH, RANGE 14 WEST, S.B.M.
VICINITY OF 2929 100TH STREET WEST, ROSAMOND, CA 93560
S/O THE INTERSECTION OF ROSAMOND BOULEVARD AND 100TH STREET WEST

DEPARTMENT OF WATER AND POWER
WATER ENGINEERING & TECHNICAL SERVICES CITY OF LOS ANGELES
PARCEL RIGHT-OF-WAY NUMBER
RW13660P-18



SCALE	AS SHOWN	DATE	APPROVED	DATE
LOCATION CHECK			AS TO DESIGN	
DESIGNER			AS TO OPERATION	
DRAWN BY	T. KIM	4/1/2020		
CHECKED BY	RHM	4/1/2020	SENIOR SURVEY SUPERVISOR	4/1/2020
LAST UPDATE			GENERAL MANAGER AND CHIEF ENGINEER	
RECOMMENDED	Henry Bui	4/1/2020		

EXHIBIT "A-6"

Project Right-of-Way No.	13660P
Parcel Right-of-Way No.	13660P-19
Real Estate File No.	P-101910
Water System Work Order No.	YBD27
Drawing No.	Exhibit "B" (RW13660P-19)
Assessor's Parcel No.	359-051-19

Rosamond Switching Station Project
 Legal Description of Land Parcel to be Acquired
 Vicinity of 2929 100th Street West, Rosamond, CA 93560
 Southwest of the Intersection of Rosamond Boulevard and 100th Street West
Portion of Section 24, Township 9 North, Range 14 West, S.B.M.
 (Parcel 19)

Those certain parcels of land being portions of Section 24, Township 9 North, Range 14 West, San Bernardino Meridian, in the Unincorporated area of the County of Kern, State of California, according to the Official Plat of said land filed February 19, 1856 in the Surveyor General's Office of said State, as described in Quitclaim Deed recorded March 31, 2010 as Document No. 0210041620, of Official Records, in the office of the County Recorder of said County, said parcels are being described more particularly as follow:

Parcel 1

The East ½ of the West ½ of the North ½ of the Southeast ¼ of the Northeast ¼ of said Section 24.

Parcel 2

The West ½ of the West ½ of the North ½ of the Southeast ¼ of the Northeast ¼ of said Section 24.

The above-described parcels of land contain a total area of approximately 9.99 acres.

Exhibit "B" is attached hereto and made a part hereof.

Checked Date:	4/1/2020
	RMM <i>[Signature]</i>
	<i>[Signature]</i>



4/1/2020

EXHIBIT "A-7"

Project Right-of-Way No.	13660P
Parcel Right-of-Way No.	13660P-20
Real Estate File No.	P-101897
Water System Work Order No.	YBD27
Drawing No.	Exhibit "B" (RW13660P-20)
Assessor's Parcel No.	359-051-20

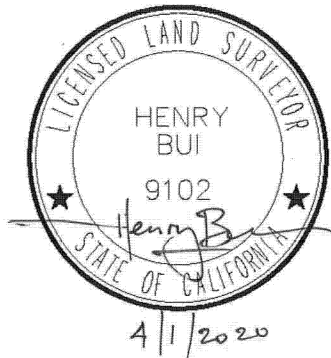
Rosamond Switching Station Project
Legal Description of Land Parcel to be Acquired
Vicinity of 2929 100th Street West, Rosamond, CA 93560
South of the Intersection of Rosamond Boulevard and 100th Street West
Portion of Section 24, Township 9 North, Range 14 West, S.B.M.
(Parcel 20)

The Southeast quarter of the Northeast quarter of the Northeast quarter of Section 24, Township 9 North, Range 14 West, San Bernardino Meridian, in the Unincorporated area of the County of Kern, State of California, according to the Official Plat of said land filed February 19, 1856 in the Surveyor General's Office of said State, as described in Trust Transfer Deed recorded June 14, 2011 as Document No. 0211076745, of Official Records, in the office of the County Recorder of said County.

The above-described parcel of land contains an area of approximately 9.98 acres.

Exhibit "B" is attached hereto and made a part hereof.

Checked Date:	4/1/2020
	RHM Rk
	<i>[Signature]</i>



RW13660P-20

LINE	BEARING	DISTANCE
L1	S 00°06'17" E	658.72'
L2	S 89°38'55" W	30.00'
L3	S 89°38'55" W	630.09'
L4	S 00°07'18" E	659.07'
L5	N 89°37'05" E	629.90'
L6	N 00°06'17" W	658.72'

BASIS OF BEARINGS:
THE BASIS OF BEARINGS IS THE CENTERLINE OF ROSAMOND BOULEVARD HAVING A BEARING OF N 89°40'45" E, AS SHOWN ON REF. No. 1

REFERENCES:

- 1 RECORD OF SURVEY 3141, BK. 27, PP. 44-48
- 2702 "FOUND 3 1/2" BRASS DISK STAMPED "13 24 18 19 REPLACED 2-24-70", PER KERN COUNTY SURVEYOR FIELD BOOK 838, PAGE 51, DOWN 1.5."
- 2707 "FOUND 2 1/2" BRASS DISK STAMPED "KERN COUNTY SURVEYOR REPLACED 1973 WB7", PER KERN COUNTY SURVEYOR FIELD BOOK 952, PAGE 43, DOWN 1.4."
- 2143 "FOUND 1" IP W/ NAIL AND TAG STAMPED "LS 2991", NO REFERENCE, ACCEPTED AS NORTH 1/4 CORNER SEC 24, DOWN 0.2."
- ACREAGE, AERIAL IMAGERY, AND ASSESSOR'S PARCEL NUMBERS ARE BASED ON KERN COUNTY ASSESSOR'S OFFICE GEOGRAPHICAL INFORMATION SYSTEM DATA. WEB ADDRESS: <https://maps.kerncounty.com/H5/index.html?viewer=KCPublic>
- KERN COUNTY SURVEYORS MAP MC232
- TRUST TRANSFER DEED REC. JUN. 14, 2011, DOC. No. 0211076745, O.R.
- FINAL ORDER OF CONDEMNATION SCC No. BCV-15-100135 REC. MAY 25, 2017, DOC. No. 217067090, O.R. (LADWP RE DOC. No. P-101478)

ABBREVIATIONS:

APN	ASSESSOR'S PARCEL NUMBER	PP.	PAGES
BK.	BOOK	PCL.	PARCEL
¢	CENTERLINE	POR.	PORTION OF
CALC.	CALCULATED	RE	REAL ESTATE
DOC.	DOCUMENT	REC.	RECORDED
EST.	ESTABLISHED	REF.	REFERENCE
IP	IRON PIPE	R/W	RIGHT-OF-WAY
LADWP	LOS ANGELES DEPARTMENT OF WATER AND POWER	S.B.M.	SAN BERNARDINO MERIDIAN
O.R.	OFFICIAL RECORDS	SCC	SUPERIOR COURT CASE
P	PAGE	SFNL	SEARCHED, FOUND NOTHING
P.O.C.	POINT OF COMMENCEMENT	SHT.	SHEET

NOTES:

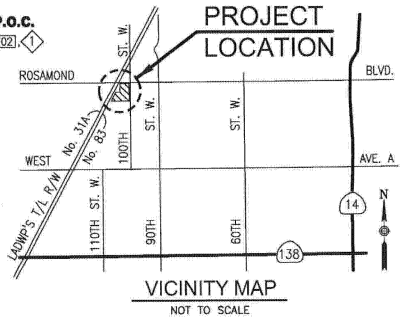
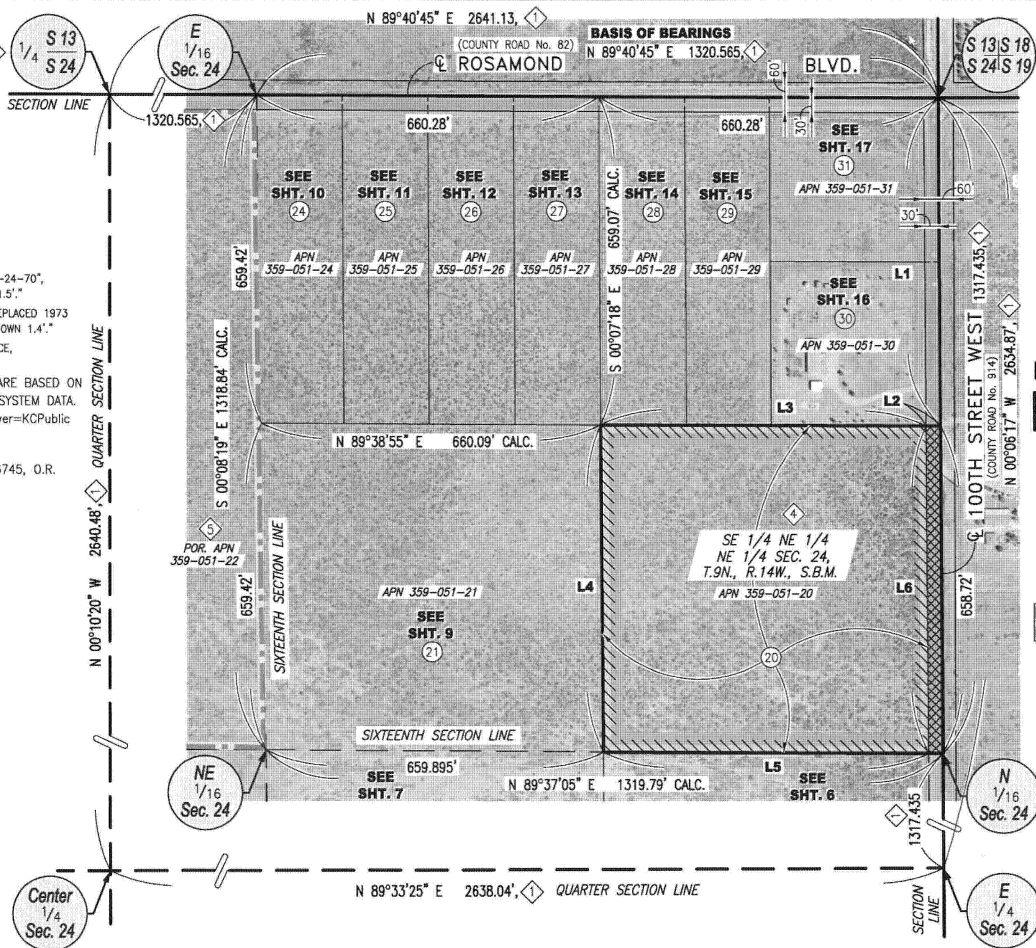
- 1. ALL DISTANCES SHOWN ARE GROUND DISTANCES AND CALCULATED BASED ON REF. No. 1
- 2. FOUND SECTION & QUARTER SECTION CORNERS ARE BASED ON REF. No. 1

PREPARED BY
WATER SYSTEM SURVEYS & RIGHT-OF-WAY GROUP
ALL DATA SHOWN ARE FOR INTERNAL USE OF THE CITY OF LOS ANGELES DEPARTMENT OF WATER AND POWER AND ARE TO BE USED FOR REFERENCE ONLY

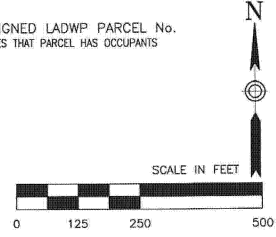
COUNTY OF KERN STATE OF CALIFORNIA
ELECTRONIC FILE PATH: \\filer03\Right-of-Way\Projects\RW13660P\RW_Dwgs\RW13660P-20_SHT-9_A_PCL-20_ROSAMOND_SS_2020-04-01.DWG

PCL R/W No.	PCL No.	APN	* ACRES	** ACRES	OWNER NAME & MAILING ADDRESS	REF. No.	BK.-P. Doc. No.	DEED REC. DATE
RW13660P-20	20	359-051-20	9.55	(9.53)	LUADOWITZ, THOMAS J 20901 Wolfe Pl., Woodland Hills, CA 91364	4		O.R.
P-101897								06/14/2011

* AREA BASED ON REF. No. 1 ** () AREA BASED ON REF. No. 1
— INDICATES CALC. VALUE



- LEGEND:**
- 4 CALC. GROSS AREA = 9.98± ACRES
 - 20 AREA * = 9.55± ACRES, 2
 - 1 AREA ** = (9.53±) ACRES, 1 (EXCLUDED COUNTY ROAD R/W)
 - 60-FT. WIDE 100TH STREET WEST = (0.45±) ACRES (COUNTY ROAD No. 914, 3)
 - 5 LADWP'S POWER SYSTEM FEE PROPERTY, 5
 - # ARBITRARILY ASSIGNED LADWP PARCEL No. COLOR YELLOW INDICATES THAT PARCEL HAS OCCUPANTS



PROJECT R/W No. 13660P
PARCEL R/W No. 13660P-20
RE FILE No. P-101897
WO No. YBD27
ASSESSOR'S PARCEL No. 359-051-20

EXHIBIT "B-7"

ROSAMOND SWITCHING STATION PROJECT

PARCEL 20 (APN 359-051-20)
PORTION OF SECTION 24, TOWNSHIP 9 NORTH, RANGE 14 WEST, S.B.M.
VICINITY OF 2929 100TH STREET WEST, ROSAMOND, CA 93560
S/O THE INTERSECTION OF ROSAMOND BOULEVARD AND 100TH STREET WEST

DEPARTMENT OF WATER AND POWER
WATER ENGINEERING & TECHNICAL SERVICES CITY OF LOS ANGELES
PARCEL RIGHT-OF-WAY NUMBER
RW13660P-20

REVISIONS				
NUMBER	DATE	INITIALS	DESCRIPTION	APP'D



SCALE	AS SHOWN	DATE	APPROVED	DATE
LOCATION CHECK			AS TO DESIGN	
DESIGNER			AS TO OPERATION	
DRAWN BY	T. KIM	4/1/2020		
CHECKED BY	R.H.H.	4/1/2020	SENIOR SURVEY SUPERVISOR	
LAST UPDATE				
RECOMMENDED	Henry Bui	4/1/2020	GENERAL MANAGER AND CHIEF ENGINEER	

LADWP-WETS-ROW TEMPLATE DATE: 1/7/09
ROW Sid Bike 11x17 Sheet
AUTOCAD RELEASE MAP 3D 2015

EXHIBIT "A-8"

Project Right-of-Way No.	13660P
Parcel Right-of-Way No.	13660P-21
Real Estate File No.	P-101909
Water System Work Order No.	YBD27
Drawing No.	Exhibit "B" (RW13660P-21)
Assessor's Parcel No.	359-051-21

Rosamond Switching Station Project
Legal Description of Land Parcel to be Acquired
Vicinity of 2929 100th Street West, Rosamond, CA 93560
Southwest of the Intersection of Rosamond Boulevard and 100th Street West
**Portion of Section 24, Township 9 North, Range 14 West, S.B.M.
(Parcel 21)**

The Southwest quarter of the Northeast quarter of the Northeast quarter of Section 24, Township 9 North, Range 14 West, San Bernardino Meridian, in the Unincorporated area of the County of Kern, State of California, according to the Official Plat of said land filed February 19, 1856 in the Surveyor General's Office of said State, as described in Grant Deed recorded April 15, 2010 as Document No. 0210049685, of Official Records, in the office of the County Recorder of said County.

The above-described parcel of land contains an area of approximately 9.99 acres.

Exhibit "B" is attached hereto and made a part hereof.

Checked Date:	4/1/2020
	<i>RM</i>
	<i>John</i>



BASIS OF BEARINGS:
 THE BASIS OF BEARINGS IS THE CENTERLINE OF ROSAMOND BOULEVARD HAVING A BEARING OF N 89°40'45" E, AS SHOWN ON REF. No. ④

REFERENCES:

- ① RECORD OF SURVEY 3141, BK. 27, PP. 44-48
- ② [2792] "FOUND 3 1/2" BRASS DISK STAMPED "13 24 18 19 REPLACED 2-24-70", PER KERN COUNTY SURVEYOR FIELD BOOK 838, PAGE 51, DOWN 1.5."
- ③ [2707] "FOUND 2 1/2" BRASS DISK STAMPED "KERN COUNTY SURVEYOR REPLACED 1973 WB7", PER KERN COUNTY SURVEYOR FIELD BOOK 952, PAGE 43, DOWN 1.4."
- ④ [2143] "FOUND 1" IP W/ NAIL AND TAG STAMPED "LS 2991", NO REFERENCE, ACCEPTED AS NORTH 1/4 CORNER SEC 24, DOWN 0.2."
- ⑤ ACREAGE, AERIAL IMAGERY, AND ASSESSOR'S PARCEL NUMBERS ARE BASED ON KERN COUNTY ASSESSOR'S OFFICE GEOGRAPHICAL INFORMATION SYSTEM DATA. WEB ADDRESS: <https://maps.kerncounty.com/H5/index.html?viewer=KCPublic>
- ⑥ KERN COUNTY SURVEYORS MAP MC232
- ⑦ TRUST TRANSFER GRANT DEED REC. APR. 15, 2010, DOC. No. 0210049685, O.R.
- ⑧ FINAL ORDER OF CONDEMNATION SCC No. BCV-15-100135 REC. MAY 25, 2017, DOC. No. 217067090, O.R. (LADWP RE DOC. No. P-101478)

ABBREVIATIONS:

APN	ASSESSOR'S PARCEL NUMBER	PP.	PAGES
BK.	BOOK	PCL.	PARCEL
©	CENTERLINE	POR.	PORTION OF
CALC.	CALCULATED	RE	REAL ESTATE
DOC.	DOCUMENT	REC.	RECORDED
EST.	ESTABLISHED	REF.	REFERENCE
IP	IRON PIPE	R/W	RIGHT-OF-WAY
LADWP	LOS ANGELES DEPARTMENT OF WATER AND POWER	S.B.M.	SAN BERNARDINO MERIDIAN
O.R.	OFFICIAL RECORDS	SCC	SUPERIOR COURT CASE
P.	PAGE	SFN.	SEARCHED, FOUND NOTHING
		SHT.	SHEET

NOTES:

- 1. ALL DISTANCES SHOWN ARE GROUND DISTANCES AND CALCULATED BASED ON REF. No. ④
- 2. FOUND SECTION & QUARTER SECTION CORNERS ARE BASED ON REF. No. ①

PREPARED BY
WATER SYSTEM SURVEYS & RIGHT-OF-WAY GROUP
 ALL DATA SHOWN ARE FOR INTERNAL USE OF THE CITY OF LOS ANGELES DEPARTMENT OF WATER AND POWER AND ARE TO BE USED FOR REFERENCE ONLY

COUNTY OF KERN
 STATE OF CALIFORNIA

ELECTRONIC FILE PATH: \\filer03\Right-of-Way\Projects\RW13660P\RW_Dwg\RW13660P-21_SHT-09_A_PCL-21_ROSAMOND_SS_2020-04-01.DWG

PCL R/W No.	PCL No.	APN	* ACRES	** ACRES	OWNER NAME & MAILING ADDRESS	REF. No.	BK.-P. Doc. No.	DEED REC. DATE
RW13660P-21	(21)	359-051-21	10.00	(9.99)	TEMER, MICHAEL E 6736 Pasilla Rd. NE., Rio Rancho, NM 87144	④	0210049685	04/15/2010

* AREA BASED ON REF. No. ④ ** () AREA BASED ON REF. No. ①
 — INDICATES CALC. VALUE

REVISIONS				
NUMBER	DATE	INITIALS	DESCRIPTION	APP'Y'D

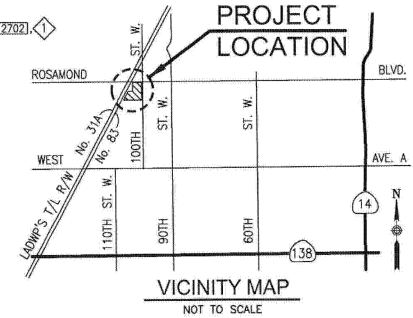
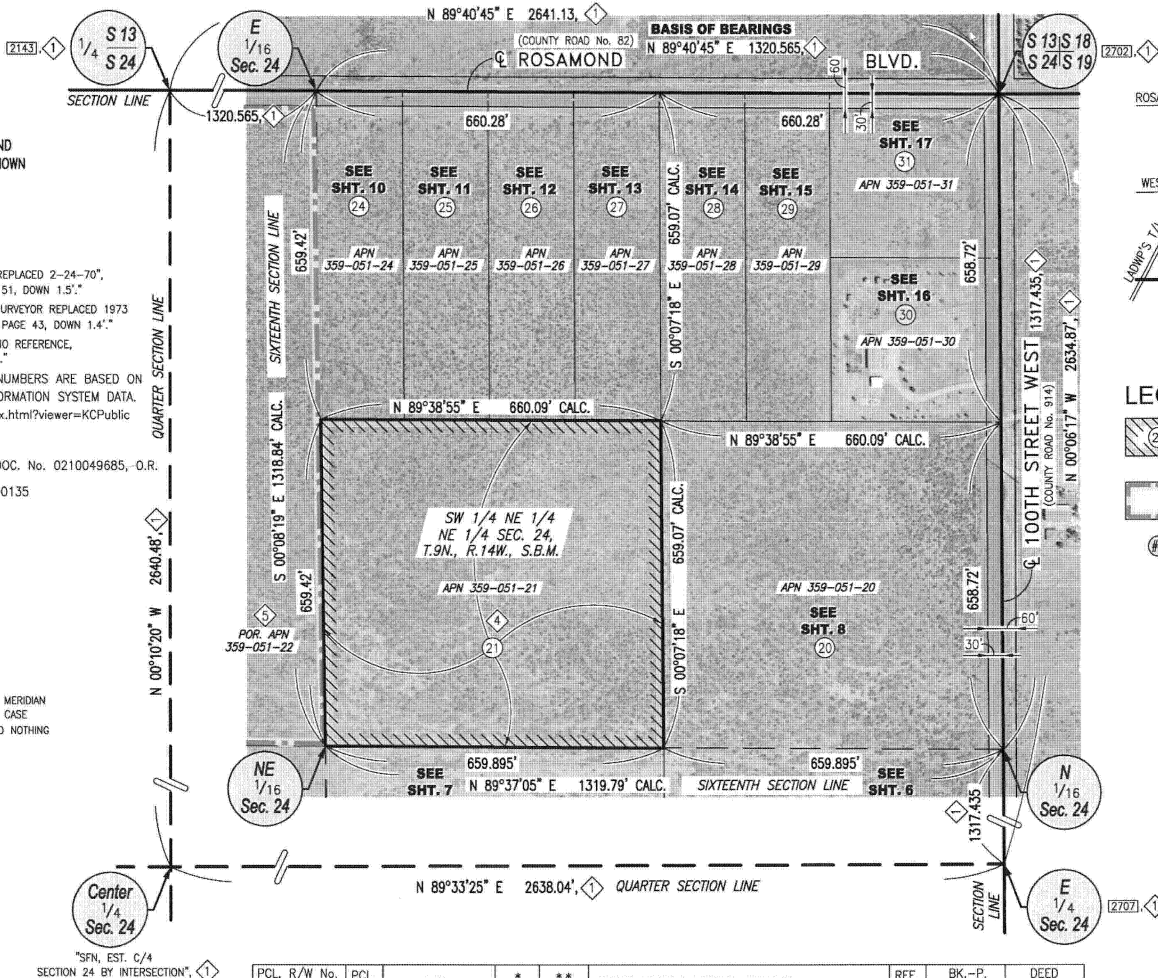


SCALE AS SHOWN	DATE	APPROVED	DATE
LOCATION CHECK		AS TO DESIGN	
DESIGNER		AS TO OPERATION	
DRAWN BY T. KIM	4/1/2020		
CHECKED BY RHM	4/1/2020	SENIOR SURVEY SUPERVISOR	
LAST UPDATE		GENERAL MANAGER AND CHIEF ENGINEER	
RECOMMENDED	4/1/2020		

PARCEL 21 (APN 359-051-21)
PORTION OF SECTION 24, TOWNSHIP 9 NORTH, RANGE 14 WEST, S.B.M.
 VICINITY OF 2929 100TH STREET WEST, ROSAMOND, CA 93560
 SW/o THE INTERSECTION OF ROSAMOND BOULEVARD AND 100TH STREET WEST

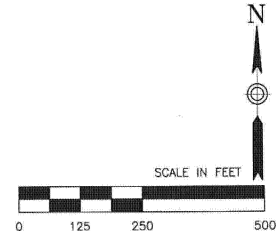
DEPARTMENT OF WATER AND POWER
 WATER ENGINEERING & TECHNICAL SERVICES CITY OF LOS ANGELES

PARCEL RIGHT-OF-WAY NUMBER
RW13660P-21



LEGEND:

- ②1 AREA * = 10.00± ACRES, ②
- ②2 AREA ** = (9.99±) ACRES, ②
- ②5 LADWP'S POWER SYSTEM FEE PROPERTY, ②
- ## ARBITRARILY ASSIGNED LADWP PARCEL No. COLOR YELLOW INDICATES THAT PARCEL HAS OCCUPANTS



PROJECT R/W No. 13660P
 PARCEL R/W No. 13660P-21
 RE FILE No. P-101909
 WO No. YBD27
 ASSESSOR'S PARCEL No. 359-051-21

EXHIBIT "B-8"

ROSAMOND SWITCHING STATION PROJECT

EXHIBIT "A-9"

Project Right-of-Way No.	13660P
Parcel Right-of-Way No.	13660P-24
Real Estate File No.	P-101904
Water System Work Order No.	YBD27
Drawing No.	Exhibit "B" (RW13660P-24)
Assessor's Parcel No.	359-051-24

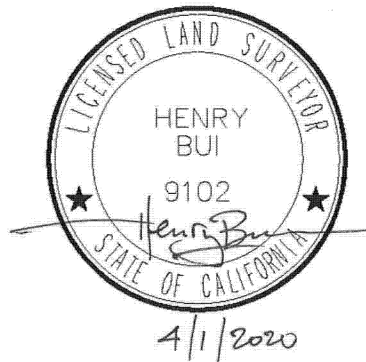
Rosamond Switching Station Project
Legal Description of Land Parcel to be Acquired
Vicinity of 2929 100th Street West, Rosamond, CA 93560
West of the Intersection of Rosamond Boulevard and 100th Street West
Portion of Section 24, Township 9 North, Range 14 West, S.B.M.
(Parcel 24)

The West half of the West half of the Northwest quarter of the Northeast quarter of the Northeast quarter of Section 24, Township 9 North, Range 14 West, San Bernardino Meridian, in the Unincorporated area of the County of Kern, State of California, according to the Official Plat of said land filed February 19, 1856 in the Surveyor General's Office of said State, as described in Trust Transfer Deed recorded September 19, 1995 as Document No. 0195115010, of Official Records, in the office of the County Recorder of said County.

The above-described parcel of land contains an area of approximately 2.49 acres.

Exhibit "B" is attached hereto and made a part hereof.

Checked Date:	4/1/2020
	<i>RMH KH</i>
	<i>J. Bui</i>



LINE	BEARING	DISTANCE
L1	S 89°40'45" W	1155.49'
L2	S 00°08'03" E	30.00'
L3	S 00°08'03" E	629.33'
L4	S 89°38'55" W	165.02'
L5	N 00°08'19" W	629.41'
L6	N 89°40'45" E	165.07'

BASIS OF BEARINGS:
THE BASIS OF BEARINGS IS THE CENTERLINE OF ROSAMOND BOULEVARD HAVING A BEARING OF N 89°40'45" E, AS SHOWN ON REF. No. 1

REFERENCES:

- 1 RECORD OF SURVEY 3141, BK. 27, PP. 44-48
- 27021 "FOUND 3 1/2" BRASS DISK STAMPED "13 24 18 19 REPLACED 2-24-70", PER KERN COUNTY SURVEYOR FIELD BOOK 838, PAGE 51, DOWN 1.5."
- 27071 "FOUND 2 1/2" BRASS DISK STAMPED "KERN COUNTY SURVEYOR REPLACED 1973 WB7", PER KERN COUNTY SURVEYOR FIELD BOOK 952, PAGE 43, DOWN 1.4."
- 2143 "FOUND 1" IP W/ NAIL AND TAG STAMPED "LS 2991", NO REFERENCE, ACCEPTED AS NORTH 1/4 CORNER SEC 24, DOWN 0.2."
- 2 ACREAGE, AERIAL IMAGERY, AND ASSESSOR'S PARCEL NUMBERS ARE BASED ON KERN COUNTY ASSESSOR'S OFFICE GEOGRAPHICAL INFORMATION SYSTEM DATA. WEB ADDRESS: <https://maps.kerncounty.com/H5/index.html?viewer=KCPublic>
- 3 KERN COUNTY SURVEYORS MAP MC232
- 4 TRUST TRANSFER DEED REC. SEP. 19, 1995, DOC. No. 0195115010, O.R.
- 5 FINAL ORDER OF CONDEMNATION SCC No. BCV-15-100135 REC. MAY 25, 2017, DOC. No. 217067090, O.R. (LADWP RE DOC. No. P-101478)

ABBREVIATIONS:

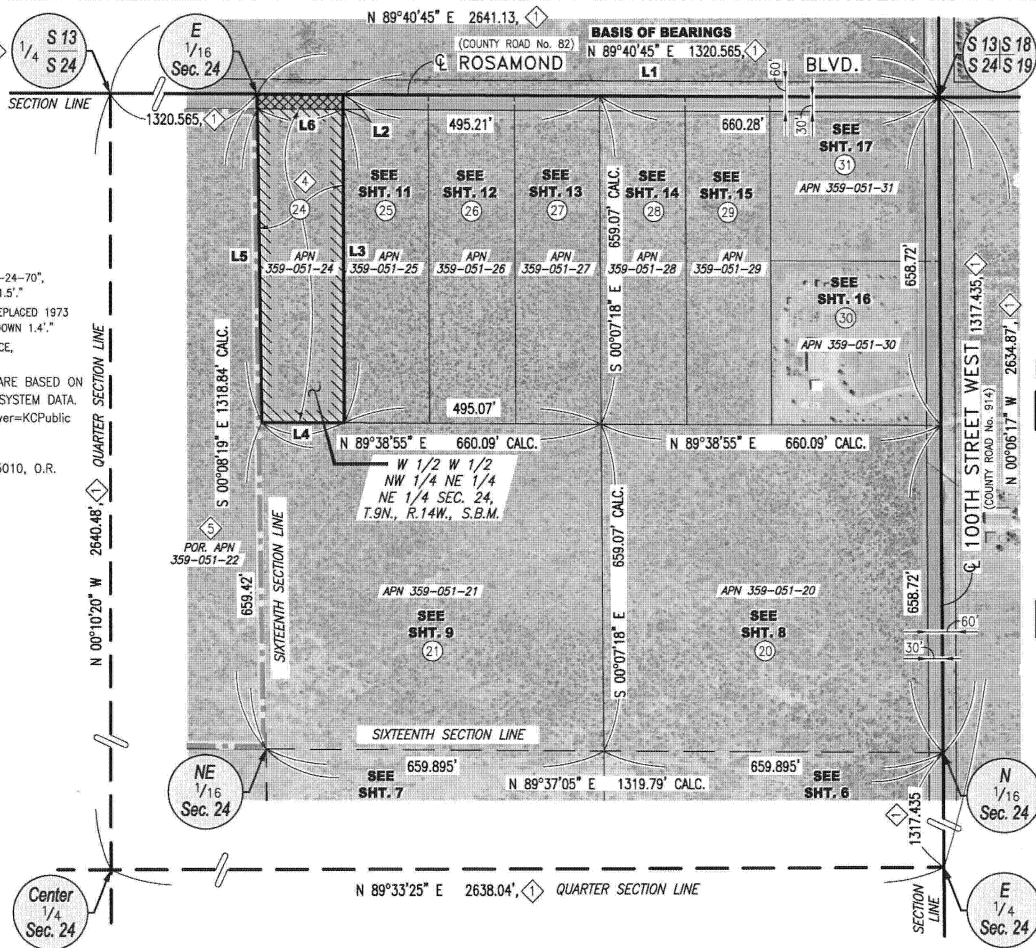
APN	ASSESSOR'S PARCEL NUMBER	PP.	PAGES
BK.	BOOK	PCL.	PARCEL
CL.	CENTERLINE	POR.	PORTION OF
CALC.	CALCULATED	RE	REAL ESTATE
DOC.	DOCUMENT	REC.	RECORDED
EST.	ESTABLISHED	REF.	REFERENCE
IP	IRON PIPE	R/W	RIGHT-OF-WAY
LADWP	LOS ANGELES DEPARTMENT OF WATER AND POWER	S.B.M.	SAN BERNARDINO MERIDIAN
O.R.	OFFICIAL RECORDS	SCC	SUPERIOR COURT CASE
P.	PAGE	SFN.	SEARCHED, FOUND NOTHING
P.O.C.	POINT OF COMMENCEMENT	SHT.	SHEET

NOTES:

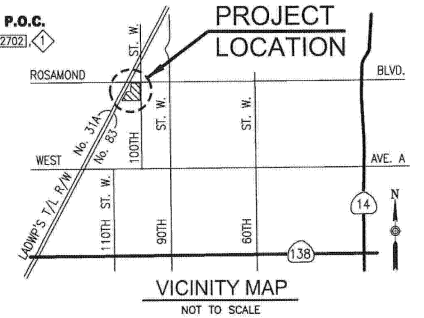
- 1. ALL DISTANCES SHOWN ARE GROUND DISTANCES AND CALCULATED BASED ON REF. No. 1
- 2. FOUND SECTION & QUARTER SECTION CORNERS ARE BASED ON REF. No. 1

PREPARED BY
WATER SYSTEM SURVEYS & RIGHT-OF-WAY GROUP
ALL DATA SHOWN ARE FOR INTERNAL USE OF THE CITY OF LOS ANGELES DEPARTMENT OF WATER AND POWER AND ARE TO BE USED FOR REFERENCE ONLY

**COUNTY OF KERN
STATE OF CALIFORNIA**
ELECTRONIC FILE PATH: \\filer05\Right-of-Way\Projects\RW13660P\RW_Dwg\RW13660P-24_SHT-10_A_PCL-24_ROSAMOND_SS_2020-04-01.DWG

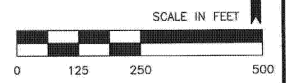


P.O.C.
27021



LEGEND:

- 4 CALC. GROSS AREA = 2.49± ACRES
- 24 AREA * = 2.39± ACRES, 2
AREA ** = (2.38±) ACRES, 1
(EXCLUDED COUNTY ROAD R/W)
- 60-FT. WIDE ROSAMOND BLVD. = (0.11±) ACRES (COUNTY ROAD No. 82, 3)
- LADWP'S POWER SYSTEM FEE PROPERTY, 5
- ## ARBITRARILY ASSIGNED LADWP PARCEL No. COLOR YELLOW INDICATES THAT PARCEL HAS OCCUPANTS



PROJECT R/W No. 13660P
PARCEL R/W No. 13660P-24
RE FILE No. P-101904
WO No. YBD27
ASSESSOR'S PARCEL No. 359-051-24

EXHIBIT "B-9"

PCL. R/W No.	PCL. No.	APN	* ACRES	** ACRES	OWNER NAME & MAILING ADDRESS	REF. No.	BK.-P. Doc. No.	DEED REC. DATE
RW13660P-24	24	359-051-24	2.39	(2.38)	ROBINSON, CHARLES RAY 21452 Alamo St., Woodland Hills, CA 91364	4		O.R.
P-101904								0195115010 09/19/1995

* AREA BASED ON REF. No. 1 ** () AREA BASED ON REF. No. 1
INDICATES CALC. VALUE

ROSAMOND SWITCHING STATION PROJECT

PARCEL 24 (APN 359-051-24)
PORTION OF SECTION 24, TOWNSHIP 9 NORTH, RANGE 14 WEST, S.B.M.
VICINITY OF 2929 100TH STREET WEST, ROSAMOND, CA 93560
W/O THE INTERSECTION OF ROSAMOND BOULEVARD AND 100TH STREET WEST

DEPARTMENT OF WATER AND POWER
WATER ENGINEERING & TECHNICAL SERVICES CITY OF LOS ANGELES
PARCEL RIGHT-OF-WAY NUMBER
RW13660P-24

REVISIONS

NUMBER	DATE	INITIALS	DESCRIPTION	APP'D



SCALE	AS SHOWN	DATE	APPROVED	DATE
LOCATION CHECK			AS TO DESIGN	
DESIGNER			AS TO OPERATION	
DRAWN BY	T. KIM	4/1/2020		
CHECKED BY	RKH	4/1/2020	SENIOR SURVEY SUPERVISOR	
LAST UPDATE				
RECOMMENDED			GENERAL MANAGER AND CHIEF ENGINEER	
		4/1/2020		

EXHIBIT "A-10"

Project Right-of-Way No.	13660P
Parcel Right-of-Way No.	13660P-43
Real Estate File No.	P-101908
Water System Work Order No.	YBD27
Drawing No.	Exhibit "B" (RW13660P-43)
Assessor's Parcel No.	359-051-43

Rosamond Switching Station Project
Legal Description of Land Parcel to be Acquired
Vicinity of 2929 100th Street West, Rosamond, CA 93560
Southwest of the Intersection of Rosamond Boulevard and 100th Street West
Portion of Section 24, Township 9 North, Range 14 West, S.B.M.
(Parcel 43)

The North 10 acres of the North half of the Southwest quarter of the Northeast quarter of Section 24, Township 9 North, Range 14 West, San Bernardino Meridian, in the Unincorporated area of the County of Kern, State of California, according to the Official Plat of said land filed February 19, 1856 in the Surveyor General's Office of said State, as described in Grant Deed recorded June 6, 1979 as Instrument No. 056774, in Book 5203, Page 1777, of Official Records, in the office of the County Recorder of said County.

EXCEPTING therefrom any portion thereof lying within that certain 400 feet wide strip of land, as described in Grant Deed recorded November 19, 2014 as Document No. 000214143480, of Official Records, in the office of said County Recorder.

The above-described parcel of land contains an area of approximately 6.84 acres.

Exhibit "B" is attached hereto and made a part hereof.

Checked Date:	4/1/2020
RW 1A	
Jellh	



RW13660P-43

LINE	BEARING	DISTANCE
L1	N 00°10'20" W	183.06'
L2	N 28°24'05" E	921.02'
L3	N 89°36'10" E	879.08'
L4	N 00°08'19" W	329.71'
L5	S 89°37'05" W	813.31'
L6	S 28°24'05" W	376.49'
L7	N 89°36'10" E	114.11'

BASIS OF BEARINGS:
THE BASIS OF BEARINGS IS THE CENTERLINE OF ROSAMOND BOULEVARD HAVING A BEARING OF N 89°40'45" E, AS SHOWN ON REF. No. ①

REFERENCES:

- ① RECORD OF SURVEY 3141, BK. 27, PP. 44-48
- ② FOUND 3 1/2" BRASS DISK STAMPED "13 24 18 19 REPLACED 2-24-70", PER KERN COUNTY SURVEYOR FIELD BOOK 838, PAGE 51, DOWN 1.5."
- ③ FOUND 2 1/2" BRASS DISK STAMPED "KERN COUNTY SURVEYOR REPLACED 1973 W87", PER KERN COUNTY SURVEYOR FIELD BOOK 952, PAGE 43, DOWN 1.4."
- ④ FOUND 1" IP W/ NAIL AND TAG STAMPED "LS 2991", NO REFERENCE, ACCEPTED AS NORTH 1/4 CORNER SEC 24, DOWN 0.2."
- ⑤ ACREAGE, AERIAL IMAGERY, AND ASSESSOR'S PARCEL NUMBERS ARE BASED ON KERN COUNTY ASSESSOR'S OFFICE GEOGRAPHICAL INFORMATION SYSTEM DATA. WEB ADDRESS: <https://maps.kerncounty.com/H5/index.html?viewer=KCPublic>
- ⑥ LADWP'S POWER SYSTEM T/L R/W DRAWING Nos. L83-CDR345, L83-CDR346, L83-CDR347, L83-CDR348, L83-CDR349, AND L83-CDR511
- ⑦ GRANT DEED REC. JUN. 6, 1979, BK. 5203, P. 1777, O.R.
- ⑧ GRANT DEED REC. NOV. 30, 1999, DOC. No. 0199170079, O.R.
- ⑨ GRANT DEED REC. NOV. 19, 2014, DOC. No. 000214143480, O.R. (LADWP RE FILE No. P-37236)
- ⑩ FINAL ORDER OF CONDEMNATION SCC No. BCV-15-100135 REC. MAY 25, 2017, DOC. No. 217067090, O.R. (LADWP RE DOC. No. P-101478)

ABBREVIATIONS:

APN	ASSESSOR'S PARCEL NUMBER	PP.	PAGES
BK.	BOOK	PCL	PARCEL MAP No.
CL.	CENTERLINE	PM	PARCEL MAP No.
CALC.	CALCULATED	POR.	PORTION OF
DOC.	DOCUMENT	RE	REAL ESTATE
EA.	EASEMENT	REC.	RECORDED
EX.	EXISTING	REF.	REFERENCE
EST.	ESTABLISHED	R.S.	RECORD OF SURVEY
FT.	FOOT/FEET	R/W	RIGHT-OF-WAY
IP.	IRON PIPE	S.B.M.	SAN BERNARDINO MERIDIAN
JCT.	JUNCTION	SCC	SUPERIOR COURT CASE
LADWP	LOS ANGELES DEPARTMENT OF WATER AND POWER	SCE	SOUTHERN CALIFORNIA EDISON
O.R.	OFFICIAL RECORDS	SFN.	SEARCHED, FOUND NOTHING
P.	PAGE	SHT.	SHEET
P.O.C.	POINT OF COMMENCEMENT	S.S.	SWITCHING STATION
		T/L	TRANSMISSION LINE

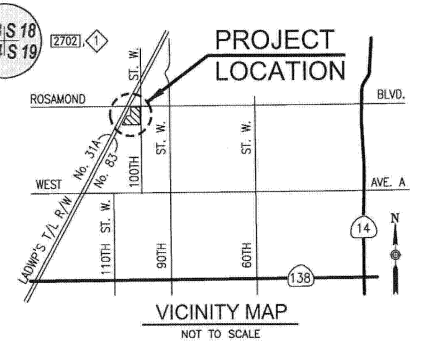
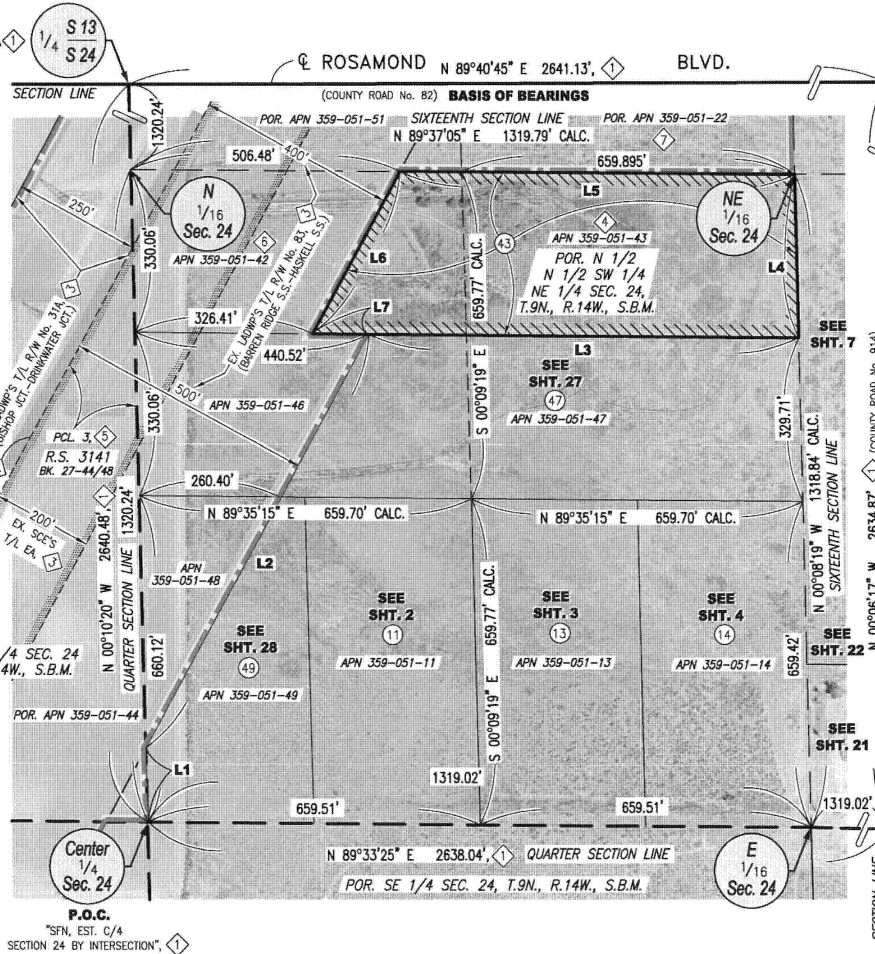
NOTES:

- ALL DISTANCES SHOWN ARE GROUND DISTANCES AND CALCULATED BASED ON REF. No. ①
- FOUND SECTION & QUARTER SECTION CORNERS ARE BASED ON REF. No. ①

PREPARED BY
WATER SYSTEM SURVEYS & RIGHT-OF-WAY GROUP
ALL DATA SHOWN ARE FOR INTERNAL USE OF THE CITY OF LOS ANGELES DEPARTMENT OF WATER AND POWER AND ARE TO BE USED FOR REFERENCE ONLY

COUNTY OF KERN
STATE OF CALIFORNIA

ELECTRONIC FILE PATH: \\files03\Right-of-Way\Projects\RW13660P\RW_Dwgs\RW13660P-43_SHT-26_A_PCL-43_ROSAMOND_SS_2020-04-01.DWG



LEGEND:

- ④ AREA * = 6.64± ACRES, ②
- ④ AREA ** = (6.84±) ACRES, ①
- LADWP'S POWER SYSTEM FEE PROPERTIES, ③, ⑥, & ⑦
- EX. 250-FT. WIDE LADWP'S T/L R/W No. 31A, ③ (BISHOP JCT. - DRINKWATER JCT.)
- EX. 400-FT. & 500-FT. WIDE LADWP'S T/L R/W No. 83, ⑤ (BARREN RIDGE S.S. - HASKELL S.S.)
- EX. 200-FT. WIDE SCE'S T/L EASEMENT, ③
- # ARBITRARILY ASSIGNED LADWP PARCEL No.

SCALE IN FEET
0 125 250 500

PCL R/W No.	PCL No.	APN	* ACRES	** ACRES	OWNER NAME & MAILING ADDRESS	REF. No.	BK.-P.	DEED
RW13660P-43	④3	359-051-43	6.64	(6.84)	MITCHELL D W & M V & T B 5375 E 2nd St., Long Beach, CA 90803	④	5203-1777	O.R.
P-101908								06/06/1979

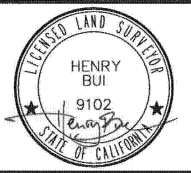
* AREA BASED ON REF. No. ② ** () AREA BASED ON REF. No. ①
④ INDICATES CALC. VALUE

ROSAMOND SWITCHING STATION PROJECT

PARCEL 43 (APN 359-051-43)
PORTION OF SECTION 24, TOWNSHIP 9 NORTH, RANGE 14 WEST, S.B.M.
VICINITY OF 2929 100TH STREET WEST, ROSAMOND, CA 93560
SW/o THE INTERSECTION OF ROSAMOND BOULEVARD AND 100TH STREET WEST

DEPARTMENT OF WATER AND POWER
WATER ENGINEERING & TECHNICAL SERVICES CITY OF LOS ANGELES

PARCEL RIGHT-OF-WAY NUMBER
RW13660P-43



SCALE	AS SHOWN	DATE	APPROVED	DATE
LOCATION CHECK			AS TO DESIGN	
DESIGNER			AS TO OPERATION	
DRAWN BY	T. KIM	4/1/2020		
CHECKED BY	B.M.	4/1/2020	SENIOR SURVEY SUPERVISOR	
LAST UPDATE			GENERAL MANAGER AND CHIEF ENGINEER	
RECOMMENDED		4/1/2020		

LADWP-WETS-ROW TEMPLATE DATE: 1/7/09
ROW Sid Baire 11x17 Sheet
AUTOCAD RELEASE MAP 3D 2015

EXHIBIT "A-11"

Project Right-of-Way No.	13660P
Parcel Right-of-Way No.	13660P-47
Real Estate File No.	P-101902
Water System Work Order No.	YBD27
Drawing No.	Exhibit "B" (RW13660P-47)
Assessor's Parcel No.	359-051-47

Rosamond Switching Station Project
Legal Description of Land Parcel to be Acquired
Vicinity of 2929 100th Street West, Rosamond, CA 93560
Southwest of the Intersection of Rosamond Boulevard and 100th Street West
Portion of Section 24, Township 9 North, Range 14 West, S.B.M.
(Parcel 47)

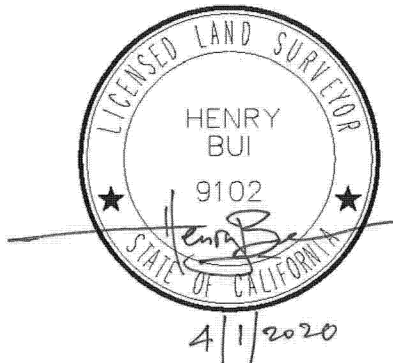
The South half of the North half of the Southwest quarter of the Northeast quarter of Section 24, Township 9 North, Range 14 West, San Bernardino Meridian, in the Unincorporated area of the County of Kern, State of California, according to the Official Plat of said land filed February 19, 1856 in the Surveyor General's Office of said State, as described in Individual Grant Deed recorded February 12, 1991 as Instrument No. 01869, in Book 6487, Page 0339, of Official Records, in the office of the County Recorder of said County.

EXCEPTING therefrom any portion thereof lying within that certain 500 feet wide strip of land, as described in Amended Final Order of Condemnation Case No. BCV-15-100164 of Superior Court of said State for said County recorded June 10, 2016 as Document No. 0216075066, of Official Records, in the office of said County Recorder.

The above-described parcel of land contains an area of approximately 7.34 acres.

Exhibit "B" is attached hereto and made a part hereof.

Checked Date:	4/1/2020
<i>RHM</i>	
<i>J. B. L.</i>	



LINE	BEARING	DISTANCE
L1	N 00°10'20" W	183.06'
L2	N 28°24'05" E	544.46'
L3	N 28°24'05" E	376.56'
L4	N 89°36'10" E	879.08'
L5	S 00°08'19" E	329.71'
L6	S 89°35'15" W	1059.00'

BASIS OF BEARINGS:
THE BASIS OF BEARINGS IS THE CENTERLINE OF ROSAMOND BOULEVARD HAVING A BEARING OF N 89°40'45" E, AS SHOWN ON REF. No. 2143

REFERENCES:

- 1 RECORD OF SURVEY 3141, BK. 27, PP. 44-48
- 2702 FOUND 3 1/2" BRASS DISK STAMPED "13 24 18 19 REPLACED 2-24-70", PER KERN COUNTY SURVEYOR FIELD BOOK 838, PAGE 51, DOWN 1.5."
- 2707 FOUND 2 1/2" BRASS DISK STAMPED "KERN COUNTY SURVEYOR REPLACED 1973 WB7", PER KERN COUNTY SURVEYOR FIELD BOOK 952, PAGE 43, DOWN 1.4."
- 2143 FOUND 1" IP W/ NAIL AND TAG STAMPED "LS 2991", NO REFERENCE, ACCEPTED AS NORTH 1/4 CORNER SEC 24, DOWN 0.2."
- 2 ACREAGE, AERIAL IMAGERY, AND ASSESSOR'S PARCEL NUMBERS ARE BASED ON KERN COUNTY ASSESSOR'S OFFICE GEOGRAPHICAL INFORMATION SYSTEM DATA. WEB ADDRESS: <https://maps.kerncounty.com/H5/index.html?viewer=KCPublic>
- 3 LADWP'S POWER SYSTEM T/L R/W DRAWING Nos. L83-CDR345, L83-CDR346, L83-CDR347, L83-CDR348, L83-CDR349, AND L83-CDR511
- 4 INDIVIDUAL GRANT DEED REC. FEB. 12, 1991, BK. 6487, P. 0339, O.R.
- 5 GRANT DEED REC. NOV. 30, 1999, DOC. No. 0199170079, O.R.
- 6 AMENDED FINAL ORDER OF CONDEMNATION SCC No. BCV-15-100164 REC. JUN. 10, 2016, DOC. No. 0216075066, O.R. (LADWP RE FILE No. P-37237)
- 7 FINAL ORDER OF CONDEMNATION SCC No. BCV-15-100135 REC. MAY 25, 2017, DOC. No. 217067090, O.R. (LADWP RE DOC. No. P-101478)

ABBREVIATIONS:

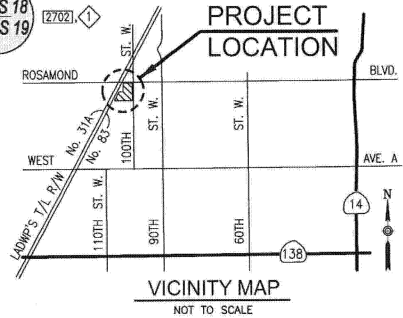
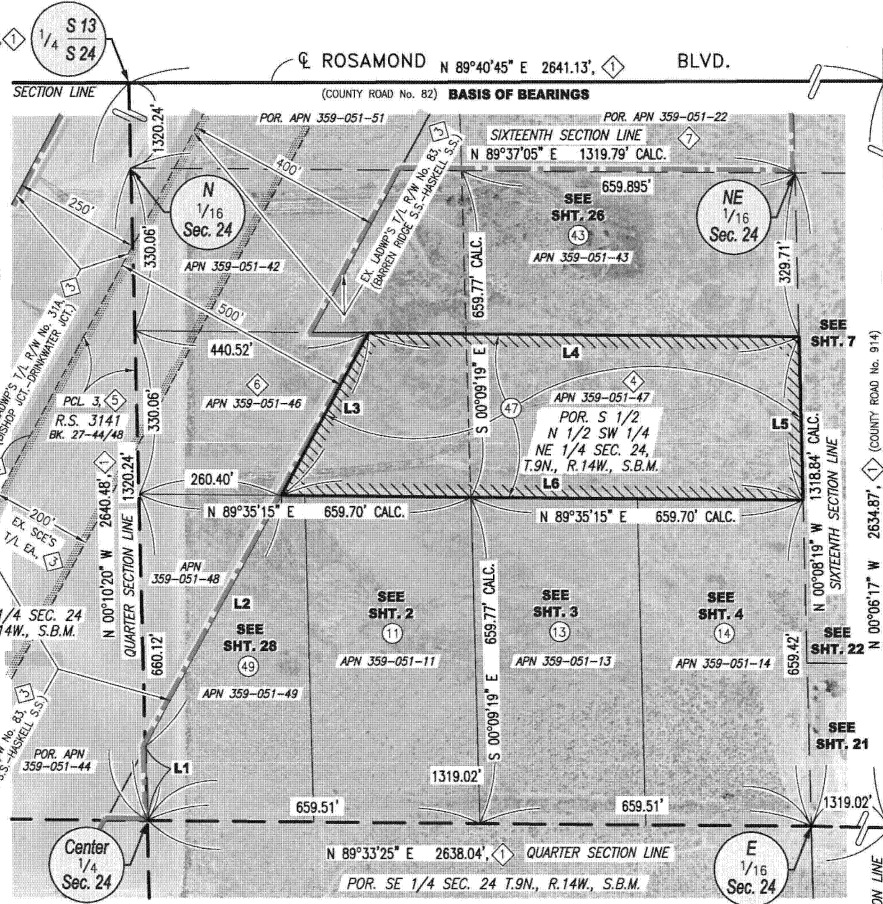
APN	ASSESSOR'S PARCEL NUMBER	PP.	PAGES
BK.	BOOK	PCL.	PARCEL
CL.	CENTERLINE	PM	PARCEL MAP No.
CALC.	CALCULATED	POR.	PORTION OF
DOC.	DOCUMENT	RE	REAL ESTATE
EA.	EASEMENT	REC.	RECORDED
EX.	EXISTING	REF.	REFERENCE
EST.	ESTABLISHED	R.S.	RECORD OF SURVEY
FT.	FOOT/FEET	R/W	RIGHT-OF-WAY
IP	IRON PIPE	S.B.M.	SAN BERNARDINO MERIDIAN
JCT.	JUNCTION	SCC	SUPERIOR COURT CASE
LADWP	LOS ANGELES DEPARTMENT OF WATER AND POWER	SCE	SOUTHERN CALIFORNIA EDISON
O.R.	OFFICIAL RECORDS	SFN.	SEARCHED, FOUND NOTHING
P.	PAGE	SHT.	SHEET
P.O.C.	POINT OF COMMENCEMENT	S.S.	SWITCHING STATION
		T/L	TRANSMISSION LINE

NOTES:

- 1. ALL DISTANCES SHOWN ARE GROUND DISTANCES AND CALCULATED BASED ON REF. No. 2143
- 2. FOUND SECTION & QUARTER SECTION CORNERS ARE BASED ON REF. No. 2143

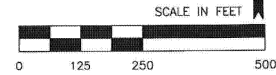
PREPARED BY
WATER SYSTEM SURVEYS & RIGHT-OF-WAY GROUP
ALL DATA SHOWN ARE FOR INTERNAL USE OF THE CITY OF LOS ANGELES DEPARTMENT OF WATER AND POWER AND ARE TO BE USED FOR REFERENCE ONLY

COUNTY OF KERN
STATE OF CALIFORNIA
ELECTRONIC FILE PATH: \\filer03\Right-of-Way\Projects\RW13660P\RW_Dwggs\RW13660P-47_SHT-27_A_PCL-47_ROSAMOND_SS_2020-04-01.DWG



LEGEND:

- AREA * = 7.39± ACRES, 2
- AREA ** = (7.34±) ACRES, 1
- LADWP'S POWER SYSTEM FEE PROPERTIES, 3, 6, & 7
- EX. 250-FT. WIDE LADWP'S T/L R/W No. 31A, (BISHOP JCT. - DRINKWATER JCT.)
- EX. 400-FT. & 500-FT. WIDE LADWP'S T/L R/W No. 83, (BARREN RIDGE S.S. - HASKELL S.S.)
- EX. 200-FT. WIDE SCE'S T/L EASEMENT, 3
- ARBITRARILY ASSIGNED LADWP PARCEL No.



PCL. RE FILE No.	R/W No.	PCL. No.	APN	* ACRES	** ACRES	OWNER NAME & MAILING ADDRESS	REF. No.	BK.-P.	DEED REC. DATE
P-101902	RW13660P-47	47	359-051-47	7.39	(7.34)	105TH STREET WEST PARTNERS 16 Eagle Chase Ct., Henderson, NV 89052	4	6487-0339	O.R. 02/12/1991

* AREA BASED ON REF. No. 2 ** () AREA BASED ON REF. No. 1 INDICATES CALC. VALUE

ROSAMOND SWITCHING STATION PROJECT

PARCEL 47 (APN 359-051-47)
PORTION OF SECTION 24, TOWNSHIP 9 NORTH, RANGE 14 WEST, S.B.M.
VICINITY OF 2929 100TH STREET WEST, ROSAMOND, CA 93560
SW/o THE INTERSECTION OF ROSAMOND BOULEVARD AND 100TH STREET WEST
DEPARTMENT OF WATER AND POWER
WATER ENGINEERING & TECHNICAL SERVICES CITY OF LOS ANGELES
PARCEL RIGHT-OF-WAY NUMBER
RW13660P-47



SCALE	AS SHOWN	DATE	APPROVED	DATE
LOCATION CHECK			AS TO DESIGN	
DESIGNER			AS TO OPERATION	
DRAWN BY	T. KIM	4/1/2020	SENIOR SURVEY SUPERVISOR	
CHECKED BY	RIM	4/1/2020	GENERAL MANAGER AND CHIEF ENGINEER	
LAST UPDATE				
RECOMMENDED				
		4/1/2020		

EXHIBIT "A-12"

Project Right-of-Way No.	13660P
Parcel Right-of-Way No.	13660P-49
Real Estate File No.	P-101899
Water System Work Order No.	YBD27
Drawing No.	Exhibit "B" (RW13660P-49)
Assessor's Parcel No.	359-051-49

Rosamond Switching Station Project
Legal Description of Land Parcel to be Acquired
Vicinity of 2929 100th Street West, Rosamond, CA 93560
Southwest of the Intersection of Rosamond Boulevard and 100th Street West
Portion of Section 24, Township 9 North, Range 14 West, S.B.M.
(Parcel 49)

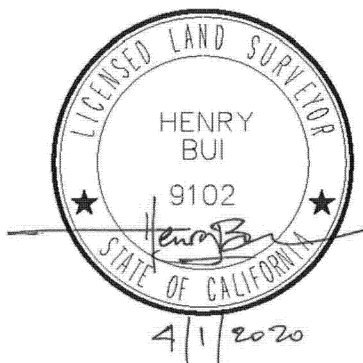
The West half of the West half of the South half of the Southwest quarter of the Northeast quarter of Section 24, Township 9 North, Range 14 West, San Bernardino Meridian, in the Unincorporated area of the County of Kern, State of California, according to the Official Plat of said land filed February 19, 1856 in the Surveyor General's Office of said State, as described in Corporation Grant Deed recorded April 21, 1987 as Instrument No. 048485, in Book 5995, Page 160, of Official Records, in the office of the County Recorder of said County.

EXCEPTING therefrom any portion thereof lying within that certain 500 feet wide strip of land, as described in Final Order of Condemnation Case No. BCV-16-100520 of Superior Court of said State for said County recorded February 7, 2017 as Document No. 0217017252, of Official Records, in the office of said County Recorder.

The above-described parcel of land contains an area of approximately 3.57 acres.

Exhibit "B" is attached hereto and made a part hereof.

Checked Date:	4/1/2020
RW	<i>NA</i>
	<i>[Signature]</i>



LINE	BEARING	DISTANCE
L1	N 00°10'20" W	183.06'
L2	N 28°24'05" E	544.46'
L3	N 89°35'15" E	69.44'
L4	S 00°09'50" E	659.95'
L5	S 89°33'25" W	329.76'

BASIS OF BEARINGS:
THE BASIS OF BEARINGS IS THE CENTERLINE OF ROSAMOND BOULEVARD HAVING A BEARING OF N 89°40'45" E, AS SHOWN ON REF. No. 1

REFERENCES:

- 1 RECORD OF SURVEY 3141, BK. 27, PP. 44-48
- 2702 FOUND 3 1/2" BRASS DISK STAMPED "13 24 18 19 REPLACED 2-24-70", PER KERN COUNTY SURVEYOR FIELD BOOK 838, PAGE 51, DOWN 1.5."
- 2707 FOUND 2 1/2" BRASS DISK STAMPED "KERN COUNTY SURVEYOR REPLACED 1973 W87", PER KERN COUNTY SURVEYOR FIELD BOOK 952, PAGE 43, DOWN 1.4."
- 2143 FOUND 1" IP W/ NAIL AND TAG STAMPED "LS 2991", NO REFERENCE, ACCEPTED AS NORTH 1/4 CORNER SEC 24, DOWN 0.2."
- 2 ACREAGE, AERIAL IMAGERY, AND ASSESSOR'S PARCEL NUMBERS ARE BASED ON KERN COUNTY ASSESSOR'S OFFICE GEOGRAPHICAL INFORMATION SYSTEM DATA. WEB ADDRESS: <https://maps.kerncounty.com/H5/index.html?viewer=KCPublic>
- 3 LADWP'S POWER SYSTEM T/L R/W DRAWING Nos. L83-CDR345, L83-CDR346, L83-CDR347, L83-CDR348, L83-CDR349, AND L83-CDR511
- 4 CORPORATION GRANT DEED REC. APR. 21, 1987, BK. 5995, P. 160, O.R.
- 5 GRANT DEED REC. NOV. 30, 1999, DOC. No. 0199170079, O.R.
- 6 FINAL ORDER OF CONDEMNATION SCC No. BCV-16-100520 REC. FEB. 7, 2017, DOC. No. 0217017252, O.R. (LADWP RE FILE No. P-37238)
- 7 FINAL ORDER OF CONDEMNATION SCC No. BCV-15-100135 REC. MAY 25, 2017, DOC. No. 217067090, O.R. (LADWP RE DOC. No. P-101478)

ABBREVIATIONS:

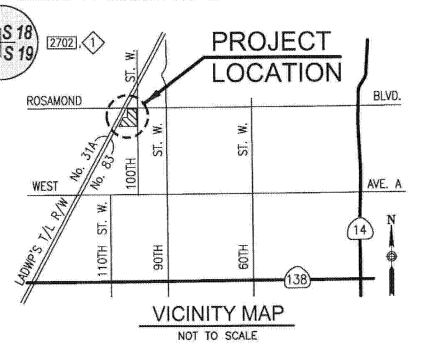
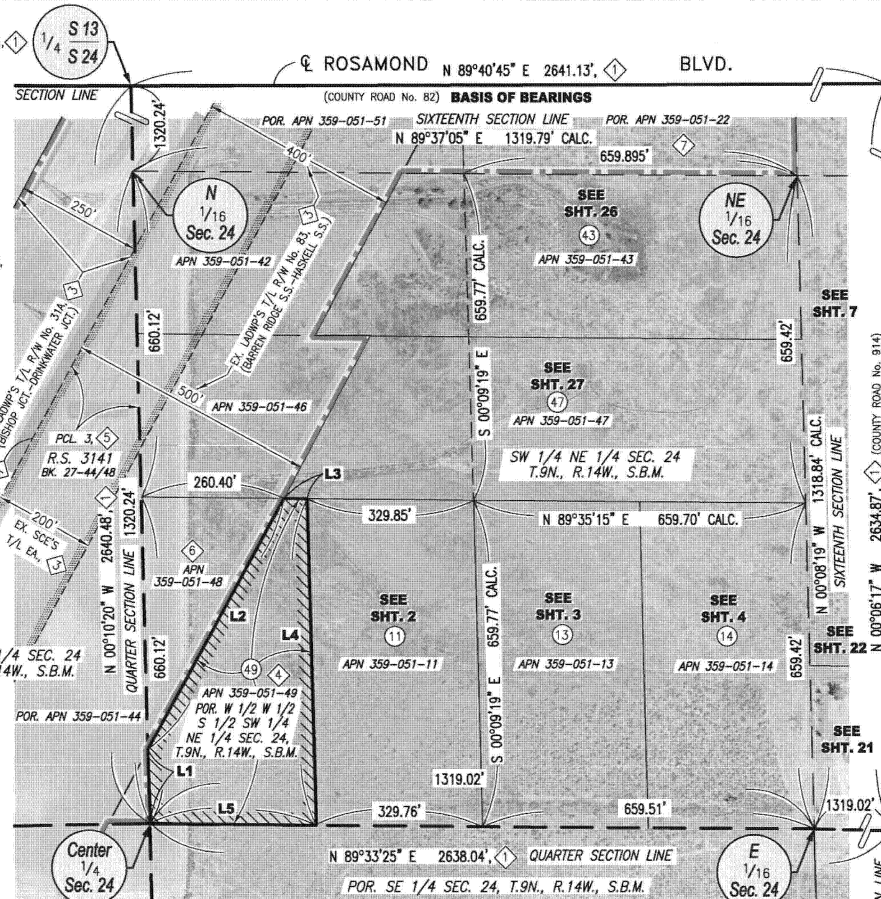
APN	ASSESSOR'S PARCEL NUMBER	PP.	PAGES
BK.	BOOK	PCL.	PARCEL
Q.	CENTERLINE	PM.	PARCEL MAP No.
Q.	CALCULATED	POR.	PORTION OF
DOC.	DOCUMENT	RE	REAL ESTATE
EA.	EASEMENT	REC.	RECORDED
EX.	EXISTING	REF.	REFERENCE
EST.	ESTABLISHED	R.S.	RECORD OF SURVEY
FT.	FOOT/FEET	R/W	RIGHT-OF-WAY
IP.	IRON PIPE	S.B.M.	SAN BERNARDINO MERIDIAN
JCT.	JUNCTION	SCC	SUPERIOR COURT CASE
LADWP	LOS ANGELES DEPARTMENT OF WATER AND POWER	SCE	SOUTHERN CALIFORNIA EDISON
O.R.	OFFICIAL RECORDS	SFN.	SEARCHED, FOUND NOTHING
P.	PAGE	SHT.	SHEET
P.O.C.	POINT OF COMMENCEMENT	T/L	TRANSMISSION LINE

NOTES:

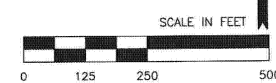
- 1. ALL DISTANCES SHOWN ARE GROUND DISTANCES AND CALCULATED BASED ON REF. No. 1
- 2. FOUND SECTION & QUARTER SECTION CORNERS ARE BASED ON REF. No. 1

PREPARED BY
WATER SYSTEM SURVEYS & RIGHT-OF-WAY GROUP
ALL DATA SHOWN ARE FOR INTERNAL USE OF THE CITY OF LOS ANGELES DEPARTMENT OF WATER AND POWER AND ARE TO BE USED FOR REFERENCE ONLY

COUNTY OF KERN
STATE OF CALIFORNIA
ELECTRONIC FILE PATH: \\file03\Right-of-Way\Projects\RW13660P\RW_Dwg\RW13660P-49_SHT-28_A_PCL-49_ROSAMOND_SS_2020-04-01.DWG



- LEGEND:**
- 49 AREA* = 3.29± ACRES, 2
 - AREA** = (3.57±) ACRES, 1
 - LADWP'S POWER SYSTEM FEE PROPERTIES, 3, 6, & 7
 - EX. 250-FT. WIDE LADWP'S T/L R/W No. 31A, 3 (BISHOP JCT. - DRINKWATER JCT.)
 - EX. 400-FT. & 500-FT. WIDE LADWP'S T/L R/W No. 83, 3 (BARREN RIDGE S.S. - HASKELL S.S.)
 - EX. 200-FT. WIDE SCE'S T/L EASEMENT, 3
 - ## ARBITRARILY ASSIGNED LADWP PARCEL No.



PROJECT R/W No. 13660P
PARCEL R/W No. 13660P-49
RE FILE No. P-101899
WO No. YBD27
ASSESSOR'S PARCEL No. 359-051-49

EXHIBIT "B-12"

ROSAMOND SWITCHING STATION PROJECT

PARCEL 49 (APN 359-051-49)
PORTION OF SECTION 24, TOWNSHIP 9 NORTH, RANGE 14 WEST, S.B.M.
VICINITY OF 2929 100TH STREET WEST, ROSAMOND, CA 93560
SW/o THE INTERSECTION OF ROSAMOND BOULEVARD AND 100TH STREET WEST
DEPARTMENT OF WATER AND POWER
WATER ENGINEERING & TECHNICAL SERVICES
CITY OF LOS ANGELES
PARCEL RIGHT-OF-WAY NUMBER
RW13660P-49

PCL. R/W No.	PCL. No.	APN	* ACRES	** ACRES	OWNER NAME & MAILING ADDRESS	REF. No.	BK.-P.	DEED
RW13660P-49	49	359-051-49	3.29	(3.57)	LAPEZ, GENARO V 4 Windcatcher Ct., Sacramento, CA 95834	4	5995-160	O.R.
P-101899								04/21/1987

* AREA BASED ON REF. No. 2 ** () AREA BASED ON REF. No. 1
- INDICATES CALC. VALUE

REVISIONS

NUMBER	DATE	INITIALS	DESCRIPTION	APP'Y'D



SCALE	AS SHOWN	DATE	APPROVED	DATE
LOCATION CHECK	AS TO DESIGN			
DESIGNER	AS TO OPERATION			
DRAWN BY T. KIM	4/1/2020			
CHECKED BY RHT	4/1/2020			
LAST UPDATE				
RECOMMENDED	4/1/2020			