

**TEHACHAPI VALLEY
RECREATION AND PARK DISTRICT**

**DUE TO COVID 19 AND TO COMPLY WITH SOCIAL DISTANCING GUIDELINES,
THIS MEETING WILL BE HELD AT
THE ASPEN BUILDERS INC. ACTIVITY CENTER LOCATED AT
410 WEST D STREET, TEHACHAPI, CA 93561**

(We strongly encourage the wearing of face masks. In addition seating will be six feet apart.)

**REGULAR BOARD MEETING
TUESDAY, OCTOBER 20, 2020, 5:30 P.M.**

BOARD OF DIRECTORS

IAN STEELE, CHAIRPERSON
KALEB JUDY, VICE-CHAIRPERSON
WES BACKES, DIRECTOR
DWIGHT DREYER, DIRECTOR
SANDY CHAVEZ, DIRECTOR

A G E N D A

1. FLAG SALUTE

2. ROLL CALL

3. PUBLIC COMMENTS

The Tehachapi Valley Recreation and Park District Board of Directors welcome public comments on any items within the subject matter jurisdiction of the District. We respectfully request that this public forum be utilized in a positive and constructive manner. Items addressed during Public Comment section are generally matters not included on the posted agenda and therefore the Board will take no action at this meeting. Such items, however, may be added to a future meeting's agenda. Speakers are limited to two (2) minutes. Please state your name or organization represented, if any, before making presentation. Thank you.

4. CONSENT CALENDAR

All items listed on the Consent Calendar shall be considered routine and will be enacted by one vote. There will be no separate discussion of these items unless a member of the Board request specific items to be removed from the Consent Calendar for separate action.

A. Clerk Declaration of Posting of Agenda 72 Hours in Advance of Meeting (Page 3).

B. Approval of the Preliminary Financial Reports for July 2020, (Pages 4-11).

5. RECREATION MANAGER REPORT

6. OPERATIONS MANAGER REPORT

7. DISTRICT MANAGER REPORT

8. AGENDA ITEMS

- A. Approving the Employer Paid Portion of Medical Benefits in an Amount not to exceed \$1000.00 per Month per Employee – Discussion/Approval, Resolution #4-20 (Page 12).
- B. Tehachapi Little League Final Invoice for the 2020 Season, Discussion/Approval.
- C. Approving the Irrevocable Offer of Dedication for Roadway Purposes, Extension of Pinon Street Paving, Discussion/Approval, (Pages 13-20).
- D. Ollie Mountain Skate Park, Discussion

9. BOARD OF DIRECTORS' TIME

Opportunity for the Board to comment on items not listed on the agenda.

10. ADJOURNMENT

Adjourn to the next Regular Meeting of the Board of Directors of the Tehachapi Valley Recreation and Park District scheduled on November 17, 2020.



Tehachapi Valley

Recreation & Park District

CERTIFICATE OF POSTING AGENDA

I, the Clerk of the Tehachapi Valley Recreation and Park District Board of Directors hereby certify that a copy of the October 20, 2020, Regular Board Meeting Agenda was posted at the following public places within the District on Friday, October 16, 2020, at 5:30 P.M., approximately:

- TVRPD ABIAC, 410 West D Street, Tehachapi, California 93561
- The TVRPD Web site at www.tvrpd.org

The agenda and related documents were also provided to the Tehachapi Valley Recreation and Park District Board of Directors on the 16th day of October 2020.

Dated this 16th day of October 2020.

Carrie Champlin

Carrie Champlin
Clerk of the Board of Directors



Tehachapi Valley Recreation and Park District

BALANCE SHEET

As of July 31, 2020

| | TOTAL |
|--|-----------------------|
| ASSETS | |
| Current Assets | |
| Bank Accounts | |
| 1000 Cash in County Treasury General Fund | 909,236.40 |
| 1004 Check BOTS 4470 | 116,340.60 |
| 1005 County Treasury Capital Projects Fund | 199,028.89 |
| 1006 County FMV | 18,718.00 |
| 1051 Change Fund | 950.00 |
| 1100 Petty Cash Fund | 400.00 |
| Total Bank Accounts | \$1,244,673.89 |
| Accounts Receivable | |
| 1200 Accounts Receivable | 4,941.84 |
| Total Accounts Receivable | \$4,941.84 |
| Other Current Assets | |
| 1070 Prepaid Expenses | 545.00 |
| 1085 Interest Receivable | 126.01 |
| 1092 Credit Card Receivables | -4,907.57 |
| 1096 Undeposited Funds | 574.00 |
| 1210 Inventory Asset | 3,763.84 |
| Total Other Current Assets | \$101.28 |
| Total Current Assets | \$1,249,717.01 |
| Fixed Assets | |
| 1150 Land | 166,734.76 |
| 1161 Building | 540,391.52 |
| 1162 Improvements | 3,058,111.76 |
| 1163 Equipment | 1,189,117.81 |
| 1166 Furniture & Fixtures | 27,502.88 |
| 1167 Machinery | 48,662.24 |
| 1170 Accumulated Depreciation | -3,236,447.00 |
| 1180 Fleet Vehicles and Equipment | 162,109.22 |
| Total Fixed Assets | \$1,956,183.19 |
| Other Assets | |
| 1901 DOH-Pension Contributions | 45,624.00 |
| 1903 DOR-Pension Related | 70,912.00 |
| Total Other Assets | \$116,536.00 |
| TOTAL ASSETS | \$3,322,436.20 |
| LIABILITIES AND EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | |
| 2000 Accounts Payable-General Fund | 55,593.31 |
| Total Accounts Payable | \$55,593.31 |



Tehachapi Valley Recreation and Park District

BALANCE SHEET

As of July 31, 2020

| | TOTAL |
|--|-----------------------|
| Credit Cards | |
| 2010 Cardmember Services Payable | 9,134.52 |
| 2014 Home Depot Payable | -58.33 |
| Total Credit Cards | \$9,076.19 |
| Other Current Liabilities | |
| 2021 Accrued Salaries & Wages | 16,314.89 |
| 2022 Accrued Employer PR Taxes | 1,336.94 |
| 2024 Accrued Vacation, Sick, & Comp Time | 60,134.72 |
| 2208 Kern County Loan Payable | 450,000.00 |
| 2210 Payroll Liabilities | -362.06 |
| 2270 Refundable Deposits | 5,500.00 |
| Total Other Current Liabilities | \$532,924.49 |
| Total Current Liabilities | \$597,593.99 |
| Long-Term Liabilities | |
| 2310 Loan Payable 2016 | 457,805.00 |
| 2900 Net Pension Liability | 244,292.00 |
| 2902 DIR-Pension Related | 46,365.00 |
| Total Long-Term Liabilities | \$748,462.00 |
| Total Liabilities | \$1,346,055.99 |
| Equity | |
| 3010 Net Investment In Capital Assets | 1,470,438.93 |
| 3020 Restricted Funds | 295,933.50 |
| 3110 Retained Earnings | 333,481.78 |
| Net Income | -123,474.00 |
| Total Equity | \$1,976,380.21 |
| TOTAL LIABILITIES AND EQUITY | \$3,322,436.20 |



Tehachapi Valley Recreation and Park District

PROFIT AND LOSS

July 2020

| | TOTAL | | % OF INCOME |
|-------------------------------------|-----------------------|-----------------------|------------------|
| | JUL 2020 | JUL 2020 (YTD) | |
| Income | | | |
| 4010 Property Taxes | 5,045.24 | 5,045.24 | 27.27 % |
| 4020 Interest Income | 43.74 | 43.74 | 0.24 % |
| 4030 Adult Program Revenues | -4,318.50 | -4,318.50 | -23.34 % |
| 4050 Facility Revenue | 24,451.00 | 24,451.00 | 132.16 % |
| 4210 Events Revenues | 90.00 | 90.00 | 0.49 % |
| 4300 Youth Program Revenues | -6,650.00 | -6,650.00 | -35.94 % |
| 4650 Discounts given | -160.00 | -160.00 | -0.86 % |
| Total Income | \$18,501.48 | \$18,501.48 | 100.00 % |
| Cost of Goods Sold | | | |
| 5008 Youth Program Costs | 1,082.52 | 1,082.52 | 5.85 % |
| 5110 Scholarship Fund Expense | 113.10 | 113.10 | 0.61 % |
| Total Cost of Goods Sold | \$1,195.62 | \$1,195.62 | 6.46 % |
| GROSS PROFIT | \$17,305.86 | \$17,305.86 | 93.54 % |
| Expenses | | | |
| 6000 Employee Costs | 89,711.40 | 89,711.40 | 484.89 % |
| 7010 Advertising & Marketing | 156.00 | 156.00 | 0.84 % |
| 7020 Bank Service Charges | 1,410.71 | 1,410.71 | 7.62 % |
| 7030 Dues & Subscriptions | 2,700.58 | 2,700.58 | 14.60 % |
| 7050 Insurance | 24,655.50 | 24,655.50 | 133.26 % |
| 7056 Interest Expense | 1,266.81 | 1,266.81 | 6.85 % |
| 7060 Licenses & Fees | 281.02 | 281.02 | 1.52 % |
| 7070 Maintenance | 5,010.10 | 5,010.10 | 27.08 % |
| 7084 Meals & Entertainment | 44.86 | 44.86 | 0.24 % |
| 7090 Office Supplies | 1,409.10 | 1,409.10 | 7.62 % |
| 7120 Professional Development | 814.00 | 814.00 | 4.40 % |
| 7150 Professional Fees | 11,169.36 | 11,169.36 | 60.37 % |
| 7180 Security | 224.95 | 224.95 | 1.22 % |
| 7210 Telephone and Internet | 1,901.57 | 1,901.57 | 10.28 % |
| 7230 Uniforms & Apparel | 356.83 | 356.83 | 1.93 % |
| 7250 Utilities | 6,078.07 | 6,078.07 | 32.85 % |
| Total Expenses | \$147,190.86 | \$147,190.86 | 795.56 % |
| NET OPERATING INCOME | \$ -129,885.00 | \$ -129,885.00 | -702.02 % |
| Other Income | | | |
| 8040 TVRPD Development Fee Revenues | 6,411.00 | 6,411.00 | 34.65 % |
| Total Other Income | \$6,411.00 | \$6,411.00 | 34.65 % |
| NET OTHER INCOME | \$6,411.00 | \$6,411.00 | 34.65 % |
| NET INCOME | \$ -123,474.00 | \$ -123,474.00 | -667.37 % |



Tehachapi Valley Recreation and Park District

PROFIT & LOSS PRIOR YEAR COMPARISON

July 2020

| | TOTAL | | | |
|--------------------------------------|-----------------------|----------------------|----------------------|-----------------|
| | JUL 2020 | JUL 2019 (PY) | CHANGE | % CHANGE |
| Income | | | | |
| 4010 Property Taxes | 5,045.24 | 1,264.56 | 3,780.68 | 298.97 % |
| 4020 Interest Income | 43.74 | 373.12 | -329.38 | -88.28 % |
| 4020.1 Interest Income Cap Proj Fund | | 77.97 | -77.97 | -100.00 % |
| 4030 Adult Program Revenues | -4,318.50 | 4,837.00 | -9,155.50 | -189.28 % |
| 4050 Facility Revenue | 24,451.00 | 30,822.00 | -6,371.00 | -20.67 % |
| 4210 Events Revenues | 90.00 | 12,332.60 | -12,242.60 | -99.27 % |
| 4213 Operational Grants | | 300.00 | -300.00 | -100.00 % |
| 4216 Scholarship Donations | | 23.00 | -23.00 | -100.00 % |
| 4300 Youth Program Revenues | -6,650.00 | 32,518.00 | -39,168.00 | -120.45 % |
| 4650 Discounts given | -160.00 | -992.75 | 832.75 | 83.88 % |
| 4704 Sales | | 250.19 | -250.19 | -100.00 % |
| Total Income | \$18,501.48 | \$81,805.89 | \$ -63,304.21 | -77.38 % |
| Cost of Goods Sold | | | | |
| 5001 Adult Program Costs | | 5,918.54 | -5,918.54 | -100.00 % |
| 5005 Events Costs | | 20,062.84 | -20,062.84 | -100.00 % |
| 5008 Youth Program Costs | 1,082.52 | 2,471.52 | -1,389.00 | -56.20 % |
| 5110 Scholarship Fund Expense | 113.10 | -5.00 | 118.10 | 2,362.00 % |
| 5704 Purchases for Resale | | 198.20 | -198.20 | -100.00 % |
| Total Cost of Goods Sold | \$1,195.62 | \$28,646.10 | \$ -27,450.48 | -95.83 % |
| GROSS PROFIT | \$17,305.86 | \$53,159.59 | \$ -35,853.73 | -67.45 % |
| Expenses | | | | |
| 6000 Employee Costs | 89,711.40 | 101,421.06 | -11,709.66 | -11.55 % |
| 7010 Advertising & Marketing | 156.00 | 1,074.49 | -918.49 | -85.48 % |
| 7020 Bank Service Charges | 1,410.71 | 1,913.42 | -502.71 | -26.27 % |
| 7026 Charitable Contribution | | 100.00 | -100.00 | -100.00 % |
| 7030 Dues & Subscriptions | 2,700.58 | 2,558.83 | 141.75 | 5.54 % |
| 7050 Insurance | 24,855.50 | 2,711.16 | 21,944.34 | 809.41 % |
| 7056 Interest Expense | 1,266.81 | 1,356.65 | -89.84 | -6.62 % |
| 7060 Licenses & Fees | 281.02 | 1,839.52 | -1,558.50 | -84.72 % |
| 7070 Maintenance | 5,010.10 | 8,445.96 | -3,435.86 | -40.68 % |
| 7084 Meals & Entertainment | 44.86 | 357.99 | -313.13 | -87.47 % |
| 7090 Office Supplies | 1,409.10 | 907.16 | 501.94 | 55.33 % |
| 7120 Professional Development | 814.00 | | 814.00 | |
| 7150 Professional Fees | 11,169.36 | 3,180.45 | 7,988.91 | 251.19 % |
| 7180 Security | 224.95 | 329.96 | -105.01 | -31.83 % |
| 7210 Telephone and Internet | 1,901.57 | 1,678.84 | 222.73 | 13.27 % |
| 7230 Uniforms & Apparel | 356.83 | | 356.83 | |
| 7250 Utilities | 6,078.07 | 11,178.19 | -5,100.12 | -45.63 % |
| Total Expenses | \$147,190.86 | \$139,053.88 | \$8,137.18 | 5.85 % |
| NET OPERATING INCOME | \$ -129,885.00 | \$ -85,894.09 | \$ -43,990.91 | -51.22 % |



Tehachapi Valley Recreation and Park District

PROFIT & LOSS PRIOR YEAR COMPARISON

July 2020

| | TOTAL | | | |
|-------------------------------------|-----------------------|----------------------|----------------------|-----------------|
| | JUL 2020 | JUL 2019 (PY) | CHANGE | % CHANGE |
| Other Income | | | | |
| 8040 TVRPD Development Fee Revenues | 6,411.00 | 8,548.00 | -2,137.00 | -25.00 % |
| Total Other Income | \$6,411.00 | \$8,548.00 | \$ -2,137.00 | -25.00 % |
| NET OTHER INCOME | \$6,411.00 | \$8,548.00 | \$ -2,137.00 | -25.00 % |
| NET INCOME | \$ -123,474.00 | \$ -77,348.09 | \$ -46,127.91 | -59.64 % |



Tehachapi Valley Recreation and Park District

STATEMENT OF CASH FLOWS

July 2020

| | TOTAL |
|--|-----------------------|
| OPERATING ACTIVITIES | |
| Net Income | -123,474.00 |
| Adjustments to reconcile Net Income to Net Cash provided by operations: | |
| 1200 Accounts Receivable | 112.00 |
| 1070 Prepaid Expenses | 2,575.00 |
| 1085 Interest Receivable | 541.41 |
| 1085.1 Interest Receivable Cap Proj Fund | 177.86 |
| 1092 Credit Card Receivables | 4,907.57 |
| 2000 Accounts Payable-General Fund | 23,899.48 |
| 2010 Cardmember Services Payable | 4,598.05 |
| 2014 Home Depot Payable | -58.33 |
| 2208 Kern County Loan Payable | 450,000.00 |
| 2211 Payroll Liabilities:CalPERS Payable | 0.00 |
| 2231 Payroll Liabilities:Health Plan Payable | -557.05 |
| 2241 Payroll Liabilities:AFLAC Payable | -267.79 |
| 2250 Payroll Liabilities:Payroll Tax Liabilities | 462.78 |
| 2311 Accrued Interest Payable | -6,334.07 |
| Total Adjustments to reconcile Net Income to Net Cash provided by operations: | 480,056.91 |
| Net cash provided by operating activities | \$356,582.91 |
| INVESTING ACTIVITIES | |
| 1163 Equipment | -4,100.40 |
| Net cash provided by investing activities | \$ -4,100.40 |
| FINANCING ACTIVITIES | |
| 2310 Loan Payable 2016 | -17,250.00 |
| 3010 Net Investment In Capital Assets | -6,588.86 |
| 3022 Restricted Funds:Capital Projects | 6,588.86 |
| Net cash provided by financing activities | \$ -17,250.00 |
| NET CASH INCREASE FOR PERIOD | \$335,232.51 |
| Cash at beginning of period | 910,015.38 |
| CASH AT END OF PERIOD | \$1,245,247.89 |



Tehachapi Valley Recreation and Park District

TVRPD BUDGET VS ACTUAL 2020-2021

July 2020

| | TOTAL | | | |
|----------------------------------|--------------------|-----------------------|-----------------------|----------------|
| | ACTUAL | BUDGET | REMAINING | % REMAINING |
| Income | | | | |
| 4010 Property Taxes | 5,045.24 | 953,595.63 | 948,550.39 | 99.47 % |
| 4020 Interest Income | 43.74 | 10,551.82 | 10,508.08 | 99.59 % |
| 4030 Adult Program Revenues | -4,318.50 | 41,360.00 | 45,678.50 | 110.44 % |
| 4050 Facility Revenue | 24,451.00 | 182,660.00 | 158,209.00 | 86.61 % |
| 4210 Events Revenues | 90.00 | 59,100.00 | 59,010.00 | 99.85 % |
| 4213 Operational Grants | | 61,375.00 | 61,375.00 | 100.00 % |
| 4300 Youth Program Revenues | -6,650.00 | 372,470.00 | 379,120.00 | 101.79 % |
| 4610 Billable Expense Income | | 18,050.00 | 18,050.00 | 100.00 % |
| 4650 Discounts given | -160.00 | -6,000.00 | -5,840.00 | 97.33 % |
| 4704 Sales | | 600.00 | 600.00 | 100.00 % |
| Total Income | \$18,501.48 | \$1,893,762.45 | \$1,675,260.97 | 98.91 % |
| Cost of Goods Sold | | | | |
| 5001 Adult Program Costs | | 5,940.00 | 5,940.00 | 100.00 % |
| 5002 Fish Stocking | | 7,500.00 | 7,500.00 | 100.00 % |
| 5004 Contracted Classes Costs | | 38,225.00 | 38,225.00 | 100.00 % |
| 5005 Events Costs | | 73,025.00 | 73,025.00 | 100.00 % |
| 5008 Youth Program Costs | 1,082.52 | 65,650.00 | 64,567.48 | 98.35 % |
| 5110 Scholarship Fund Expense | 113.10 | 4,000.00 | 3,886.90 | 97.17 % |
| 5704 Purchases for Resale | | 2,300.00 | 2,300.00 | 100.00 % |
| Total Cost of Goods Sold | \$1,195.62 | \$196,640.00 | \$195,444.38 | 99.39 % |
| GROSS PROFIT | \$17,305.86 | \$1,497,122.45 | \$1,479,816.59 | 98.84 % |
| Expenses | | | | |
| 6000 Employee Costs | 89,711.40 | 990,700.00 | 900,988.60 | 90.94 % |
| 7010 Advertising & Marketing | 156.00 | 40,000.00 | 39,844.00 | 99.61 % |
| 7020 Bank Service Charges | 1,410.71 | 14,000.00 | 12,589.29 | 89.92 % |
| 7026 Charitable Contribution | | 18,500.00 | 18,500.00 | 100.00 % |
| 7030 Dues & Subscriptions | 2,700.58 | 7,000.00 | 4,299.42 | 61.42 % |
| 7035 Equipment Rents & Leases | | 4,300.00 | 4,300.00 | 100.00 % |
| 7050 Insurance | 24,655.50 | 35,500.00 | 10,844.50 | 30.55 % |
| 7056 Interest Expense | 1,266.81 | 18,000.00 | 16,733.19 | 92.96 % |
| 7060 Licenses & Fees | 281.02 | 21,000.00 | 20,718.98 | 98.66 % |
| 7070 Maintenance | 5,010.10 | 102,200.00 | 97,189.90 | 95.10 % |
| 7084 Meals & Entertainment | 44.86 | 4,000.00 | 3,955.14 | 98.88 % |
| 7090 Office Supplies | 1,409.10 | 14,000.00 | 12,590.90 | 89.94 % |
| 7120 Professional Development | 814.00 | 7,500.00 | 6,686.00 | 89.15 % |
| 7150 Professional Fees | 11,169.36 | 79,500.00 | 68,330.64 | 85.95 % |
| 7160 Property Tax Collection Fee | | 14,000.00 | 14,000.00 | 100.00 % |
| 7160 Safety Equipment | | 2,000.00 | 2,000.00 | 100.00 % |
| 7180 Security | 224.95 | 5,700.00 | 5,475.05 | 96.05 % |
| 7210 Telephone and Internet | 1,901.57 | 12,000.00 | 10,098.43 | 84.15 % |
| 7230 Uniforms & Apparel | 356.83 | 3,000.00 | 2,643.17 | 88.11 % |



Tehachapi Valley Recreation and Park District

TVRPD BUDGET VS ACTUAL 2020-2021

July 2020

| | ACTUAL | TOTAL | | |
|-------------------------------------|-----------------------|-----------------------|-----------------------|-----------------|
| | | BUDGET | REMAINING | % REMAINING |
| 7250 Utilities | 6,078.07 | 79,655.00 | 73,576.93 | 92.37 % |
| Total Expenses | \$147,190.86 | \$1,472,555.00 | \$1,325,364.14 | 90.00 % |
| NET OPERATING INCOME | \$ -129,885.00 | \$24,587.45 | \$154,452.45 | 628.89 % |
| Other Income | | | -6,411.00 | |
| 8040 TVRPD Development Fee Revenues | 6,411.00 | | \$ -6,411.00 | 0.00% |
| Total Other Income | \$6,411.00 | \$0.00 | \$ -6,411.00 | 0.00% |
| NET OTHER INCOME | \$6,411.00 | \$0.00 | \$ -6,411.00 | 0.00% |
| NET INCOME | \$ -123,474.00 | \$24,587.45 | \$148,041.45 | 802.59 % |

**THE BOARD OF DIRECTORS OF THE
TEHACHAPI VALLEY RECREATION AND PARK DISTRICT**

IN THE MATTER OF

**ADOPTING A NEW EMPLOYER PAID PORTION OF MEDICAL BENEFITS IN AN
AMOUNT NOT TO EXCEED \$1000.00 PER MONTH PER EMPLOYEE**

I, Carrie Champlin, Clerk of the Board of Directors of the Tehachapi Valley Recreation and Park District, of the County of Kern, State of California, so hereby certify that the following resolution proposed by Director _____ and seconded by Director _____ was duly passed and adopted by said Board of Directors at an official meeting thereof this 20th day of October 2020 by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Clerk of the Board of Directors
of the Tehachapi Valley Recreation
and Park District

RESOLUTION NO. 4-20

WHEREAS, the Tehachapi Valley Recreation and Park District (TVRPD) provides its employees with medical benefits; and

WHEREAS, medical benefits cost has increased; and

WHEREAS, a new employer paid portion of medical benefits has been proposed by the district manager in the amount of \$1000.00 per month per employee; and

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Directors approve the new employer paid portion of medical benefits in an amount not to exceed \$1000.00 per month per employee,

AND BE IT FURTHER RESOLVED THAT the new employer paid portion of medical benefits shall be effective November 1, 2020.

RECORDED AT THE REQUEST OF AND
WHEN RECORDED RETURN TO:

City of Tehachapi
115 S. Robinson Street
Tehachapi, CA 93561

For the benefit of the City of Tehachapi

IRREVOCABLE OFFER OF DEDICATION

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, TEHACHAPI VALLEY RECREATION AND PARKS DISTRICT, hereinafter called GRANTOR, hereby grants to the CITY OF TEHACHAPI, a political subdivision of the State of California, an Irrevocable Offer of Dedication of an easement for ingress, egress and road purposes, over and across the hereinafter described real property in the City of Tehachapi, County of Kern, State of California:

SEE ATTACHED EXHIBITS "A" AND "B" INCORPORATED HEREIN BY THIS REFERENCE

Said easement shall be kept open, clear and free from buildings and structures of any kind.

This Offer of Dedication is made pursuant to Section 7050 of the Government Code of the State of California and may be accepted at any time by the City Council of the City of Tehachapi.

This Offer of Dedication shall convey to the City of Tehachapi upon its acceptance a superior right of easement over any facility or facilities located within or under the aforementioned parcel of land.

This Offer of Dedication may be terminated and right to accept such offer abandoned in the same manner as is prescribed for the vacation of streets or highways by Part 3 of Division 9 of Streets and Highways Code of the State of California. Such termination and abandonment may be made by the City Council of the City of Tehachapi.

This Offer of Dedication shall be irrevocable and shall be binding on the GRANTOR, his heirs, executors, administrators, successors and assigns.

The term GRANTOR as used herein shall include the plural as well as the singular number and word "he" shall include the feminine and neuter gender as the case may be.

IN WITNESS HEREOF, GRANTOR has executed this Irrevocable Offer of Dedication this _____ day of _____, 20_____.

GRANTOR:

ACKNOWLEDGMENT

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

State of California)
) ss.
County of _____)

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

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____ [Seal]

EXHIBIT "A"

APN 417-012-36

BEING A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 32 SOUTH, RANGE 33 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, LYING WITHIN THE CITY OF TEHACHAPI, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 28, SAID POINT BEING A 2 INCH IRON PIPE AT THE INTERSECTION E ABAJO AVE AND S. DENNISON ROAD, THENCE N89° 57' 19"W A DISTANCE OF 30.00 FEET ALONG THE NORTH LINE OF SAID NORTH HALF TO A POINT ON THE WEST LINE OF THE EAST 30.00 FEET THEREOF AND THE TRUE POINT OF BEGINNING:

- 1) THENCE ALONG LAST SAID WEST LINE S00° 58' 00"W A DISTANCE OF 65.73 FEET;
- 2) THENCE N89° 02' 00"W A DISTANCE OF 25.00 FEET TO A POINT ON THE WEST LINE OF THE EAST 55.00 FEET OF SAID NORTH HALF;
- 3) THENCE N44° 29' 39"W A DISTANCE OF 28.51 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 45.00 FEET OF SAID NORTH HALF;
- 4) THENCE ALONG LAST SAID SOUTH LINE N89° 57' 19"W A DISTANCE OF 1253.19 FEET TO THE WEST LINE OF SAID NORTH HALF;
- 5) THENCE: N00° 56' 21"E A DISTANCE OF 45.00 FEET ALONG LAST SAID WEST LINE TO THE NORTHWEST CORNER OF SAID NORTH HALF;
- 6) THENCE: S89° 57' 19"E A DISTANCE OF 1298.59 FEET ALONG THE NORTH LINE THEREOF TO THE TRUE POINT OF BEGINNING.

CONTAINING 1.36 ACRES MORE OR LESS

Derrill G. Whitten Jr.
10/9/2020

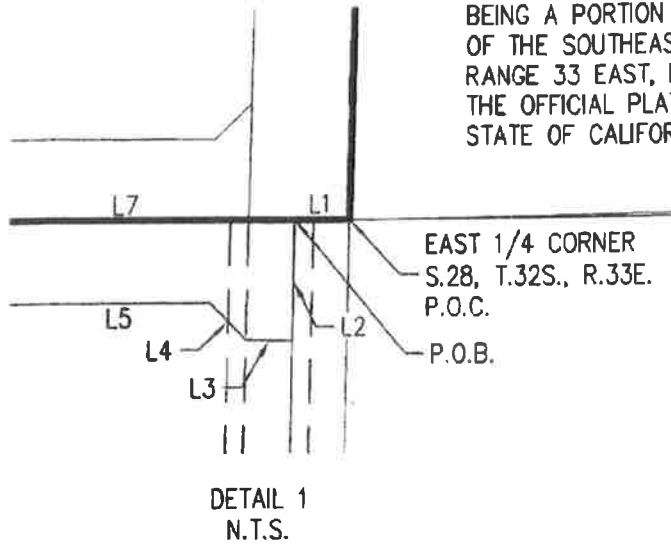


EXHIBIT "B"

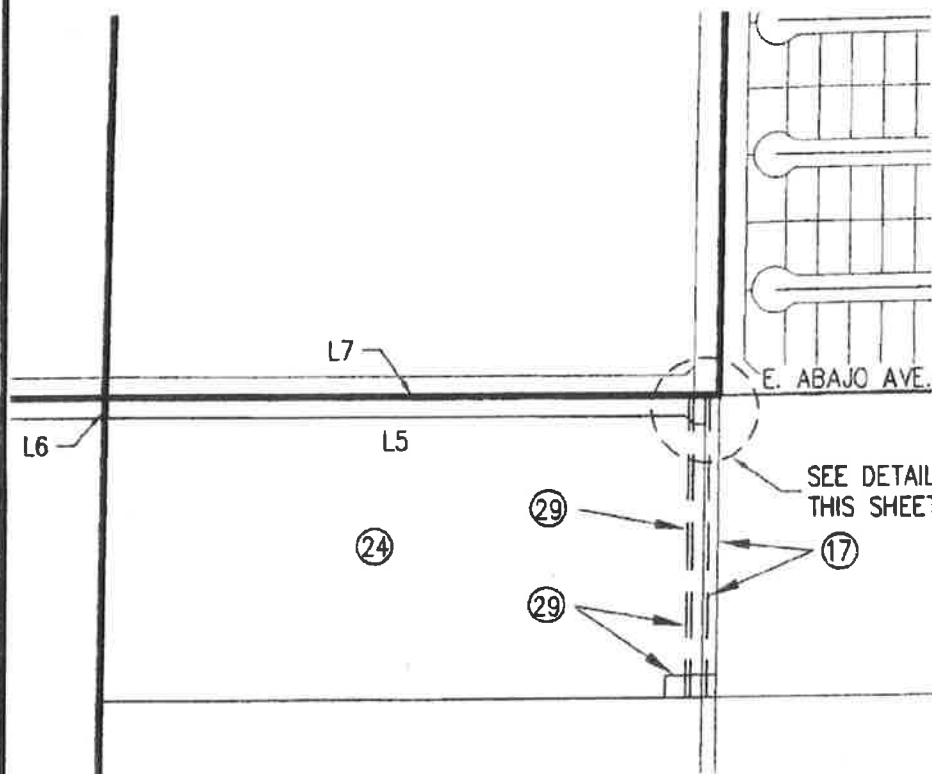
APN 417-012-36

THIS MAP IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY

BEING A PORTION OF THE NORTH HALF OF SAID NORTHEAST QUARTER
OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 32 SOUTH,
RANGE 33 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO
THE OFFICIAL PLAT THEREOF, LYING WITHIN THE CITY OF TEHACHAPI,
STATE OF CALIFORNIA

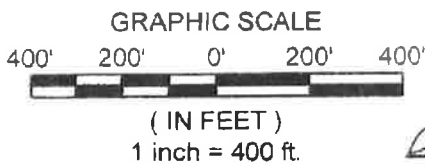


| LINE TABLE | | |
|------------|-------------|----------|
| LINE # | BEARING | DISTANCE |
| L1 | N89°57'19"W | 30.00' |
| L2 | S0°58'00"W | 65.73' |
| L3 | N89°02'00"W | 25.00' |
| L4 | N44°29'39"W | 28.51' |
| L5 | N89°57'19"W | 1253.19' |
| L6 | N0°52'14"E | 45.00' |
| L7 | S89°57'19"E | 1298.59' |



LEGEND

- P.O.C. POINT OF COMMENCEMENT
- T.P.O.B. TRUE POINT OF BEGINNING
- PROPERTY LINE



Derrill G. Whitten Jr.
DERRILL G. WHITTEN JR., PLS NO. 7816

10/9/2020
DATE

EXHIBIT "B"
APN 417-012-36

TITLE REPORT EXCEPTIONS

- ⑮ RIGHTS, RIGHTS OF WAY, RESERVATIONS AND EXCEPTIONS IN THE PATENT RECORDED SEPTEMBER 04, 1886 IN BOOK 4 OF PATENTS, PAGE 298.
CANNOT BE PLOTTED FROM RECORD INFORMATION
- ⑯ RIGHTS, RIGHTS OF WAY, RESERVATIONS AND EXCEPTIONS IN THE PATENT RECORDED MARCH 27, 1893 IN BOOK 9 OF PATENTS, PAGE 13.
CANNOT BE PLOTTED FROM RECORD INFORMATION
- ⑰ AN EASEMENT FOR THE HEREINAFTER SPECIFIC PURPOSE AND INCIDENTAL PURPOSES, IN FAVOR OF THE CITY OF LOS ANGELES, A MUNICIPAL CORPORATION, IN INSTRUMENT RECORDED JUNE 03, 1910 IN BOOK 24, PAGE 330 OF AGREEMENTS. SAID EASEMENT IS FOR A SURFACE RAILROAD OR TRAINWAY, TOGETHER WITH LINES OF POLES AND WIRES FOR ELECTRICAL ENERGY, TELEPHONE OR TELEGRAPH MESSAGES AND PIPELINES, AND IS MORE PARTICULARLY DESCRIBED IN THE ABOVE MENTIONED DOCUMENT.
AFFECTS THE EAST 20' OF SECTION 28
- ⑱ AN EASEMENT FOR RIGHT OF WAYS FOR PIPE LINES, DITCHES, ETC. AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 08, 1917 IN BOOK 319 OF DEEDS, PAGE 215.
IN FAVOR OF: TEHACHAPI ORCHARDS WATER COMPANY
AFFECTS: AS DESCRIBED THEREIN, CANNOT BE PLOTTED FROM RECORD INFORMATION
- ⑲ AN EASEMENT FOR PIPE-LINE WITH THE RIGHT OF INGRESS OR EGRESS AND INCIDENTAL PURPOSES, RECORDED AUGUST 11, 1926 IN BOOK 137, PAGE 377 OF OFFICIAL RECORDS.
IN FAVOR OF: MIDWAY GAS COMPANY, A CORPORATION
AFFECTS: THE NORTH 5 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28.
- ⑳ AN EASEMENT FOR PIPE-LINE FOR THE TRANSPORTATION OF GAS, WITH THE RIGHT OF INGRESS OR EGRESS AND INCIDENTAL PURPOSES, RECORDED OCTOBER 22, 1926 IN BOOK 154, PAGE 16 OF OFFICIAL RECORDS.
IN FAVOR OF: MIDWAY GAS COMPANY, A CORPORATION
AFFECTS: THE NORTH 6 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28.
- ㉑ AN EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION SYSTEM AND INCIDENTAL PURPOSES, RECORDED OCTOBER 26, 1928 IN BOOK 267, PAGE 299 OF OFFICIAL RECORDS.
IN FAVOR OF: TOWN OF TEHACHAPI
AFFECTS: DOES NOT TOUCH THIS PARCEL
- ㉒ AN EASEMENT FOR WATER PIPELINE AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 24, 1959 IN BOOK 3197, PAGE 594 OF OFFICIAL RECORDS.
IN FAVOR OF: THE CITY OF TEHACHAPI, A MUNICIPAL CORPORATION
AFFECTS: THE NORTHERLY PORTION OF THIS PARCEL (SNYDER STREET WATER LINE)
- ㉓ AN EASEMENT FOR WATER LINE AND INCIDENTAL PURPOSES, RECORDED APRIL 25, 1972 IN BOOK 4668, PAGE 618 OF OFFICIAL RECORDS.
IN FAVOR OF: THE CITY OF TEHACHAPI, A MUNICIPAL CORPORATION
AFFECTS: THE NORTHERLY PORTION OF THIS PARCEL (SNYDER STREET WATER LINE)

EXHIBIT "B"
APN 417-012-36
TITLE REPORT EXCEPTIONS

- ②4 AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES AND THE DISPOSAL OF SEWER EFFLUENT, RECORDED APRIL 23, 1991 IN BOOK 6512, PAGE 720 OF OFFICIAL RECORDS.
IN FAVOR OF: CITY OF TEHACHAPI, A MUNICIPAL CORPORATION
AFFECTS: BLANKET IN NATURE AND CANNOT BE PLOTTED
- ②5 TERMS AND PROVISIONS OF AN UNRECORDED LEASE DATED JANUARY 01, 1999, BY AND BETWEEN TEHACHAPI UNIFIED SCHOOL DISTRICT AS LESSOR AND COMMEQUIP, INC. AS LESSEE, AS DISCLOSED BY A SITE LEASE RECORDED JANUARY 29, 1999 AS INSTRUMENT NO. 0199012493 OF OFFICIAL RECORDS. DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS ARE NOT SHOWN HEREIN.
AFFECTS: BLANKET IN NATURE AND CANNOT BE PLOTTED
- ②6 TERMS AND PROVISIONS OF AN UNRECORDED LEASE DATED JANUARY 01, 1999, BY AND BETWEEN KERN COUNTY SUPERINTENDENT OF SCHOOL AS LESSOR AND TEHACHAPI UNIFIED SCHOOL DISTRICT AS LESSEE, AS DISCLOSED BY A LEASE AGREEMENT RECORDED JANUARY 29, 1999 AS INSTRUMENT NO. 0199012494 OF OFFICIAL RECORDS. DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS ARE NOT SHOWN HEREIN.
AFFECTS: BLANKET IN NATURE AND CANNOT BE PLOTTED
- ②7 THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND AND OTHER PROPERTY, FILED IN BOOK 21, PAGE 32 OF RECORD OF SURVEYS.
- ②8 AN OFFER OF DEDICATION FOR EASEMENT NUMBER ONE IS FOR THE PURPOSE OF INSTALLATION, CONSTRUCTION, RECONSTRUCTION, AND MAINTENANCE OF PUBLIC WATER LINES OF THE TEHACHAPI-CUMMINGS COUNTY WATER DISTRICT, AND APPURTENANT FACILITIES AND EASEMENT NUMBER TWO IS FOR THE PURPOSE OF INSTALLATION, CONSTRUCTION, RECONSTRUCTION AND MAINTENANCE OF A WATER WELL OF THE TEHACHAPI-CUMMINGS COUNTY WATER DISTRICT AND APPURTENANT FACILITIES. AND INCIDENTAL PURPOSES, RECORDED OCTOBER 20, 2000 AS INSTRUMENT NO. 0200134458 OF OFFICIAL RECORDS.
AFFECTS: AS SHOWN ON THE MAP
- ②9 AN OFFER OF DEDICATION FOR EASEMENT NUMBER ONE IS FOR THE PURPOSE OF INSTALLATION, CONSTRUCTION, RECONSTRUCTION, AND MAINTENANCE OF PUBLIC WATER LINES OF THE TEHACHAPI-CUMMINGS COUNTY WATER DISTRICT, AND APPURTENANT FACILITIES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 20, 2000 AS INSTRUMENT NO. 0200134459 OF OFFICIAL RECORDS.
AFFECTS: AS SHOWN ON THE MAP

CERTIFICATE OF ACCEPTANCE

I, the undersigned, am the Mayor of the City of Tehachapi and hereby accept on behalf of the City the conveyance described in the Irrevocable Offer of Dedication to which this Certificate is attached.

**SUSAN WIGGINS, Mayor, City of
Tehachapi, California**

October 14, 2020

Mr. Corey Torres
District Manager
Tehachapi Valley Recreation & Park District
490 West D Street
Tehachapi, CA 93561

**RE: APN 417-012-36: Irrevocable Offer of Dedication for Roadway Purposes,
Extension of Pinon Street Paving**

Dear Mr. Torres,

Pursuant to our meeting from June 2020, City Staff has prepared the attached roadway dedication documents to allow for the future construction of Pinon Street adjacent to your property.

Subject to District Board approval, please sign and notarize the attached document and return it to me. If you would like us to arrange a notary for you, please let me know. I intend to open escrow to govern this transaction and to request that the title company provide title insurance.

We appreciate your assistance and request your prompt attention in this matter.

Please contact me for further questions.

Sincerely,



John (Jay) H. Schlosser, P.E.
Development Services Director