

INDIAN WELLS VALLEY WATER DISTRICT

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September 25, 2006

To: Kern County Planning and Development Department
2700 "M" Street, Suite 100
Bakersfield, CA 93301

Re: APN 510-010-06 and 510-010-07

Gentlemen:

The Indian Wells Valley Water district can provide service, upon demand, without limitation, to the above referenced location, subject to all Indian Wells Valley Water District Ordinances, Rules and Policies, upon construction by the developer of any water system facility extensions; relocation of any existing water lines and/or existing fire hydrants; and/or additional improvements which may be found necessary, and the deposit of applicable charges and fees for obtaining water service.

Sincerely,



Renee E. Morquecho, Ph.D.
District Engineer



CITY OF RIDGECREST

Telephone 760 499-5000

FAX 760 499-1500

100 West California Avenue, Ridgecrest, California 93555-4054

December 15, 2006

Taft Corporation
26740 Via Linda Street
Malibu, California, 90265
Attention: Nik Nikaien

Re: Conditional Will Serve Letter
Parcels 6 and 7 of Parcel Map 528

Dear Nik:

This letter is to confirm that the above property is located within the City of Ridgecrest service area for the provision of sewer service. The City is willing to provide this service upon the following conditions that must be met prior to the approval and commencement of service.

1. The development is outside the City limits. The City is not able to accommodate an annexation at this time therefore, the property owner must enter into an annexation agreement with the city prior to provision of sewer service. The agreement will be a recorded covenant with the City which will be binding upon all property owners within the development.
2. Sewer service to the site will require the installation of offsite trunk lines. These lines will be installed at the developer's expense. Offsite easements and rights of way may also be required.
3. Payback provisions for construction of the pipelines from future users may apply.
4. The current connection fees for sewer are \$540 per residence. The current annual service fee is \$120 per residence. The current capacity fee is \$1500 per residence. The current offsite facilities charge for property outside of the original sanitation district boundaries is \$100 per residence. All of these fees are subject to annual review and subject to change.
5. Collection system and trunk line design shall be completed by the developer's engineer and shall conform to the City of Ridgecrest design and construction standards.

This letter shall not constitute a vested right or any approval of sewer service. Service shall be provided in accordance with the City of Ridgecrest authority and discretion and subject to the availability of sewer service capacity at the time a grading permit is issued for the project.

The City expects that there is current capacity in the wastewater treatment plant to last another 5-10 years depending upon the annual growth rate of the City. The City is in the initial stages of the expansion of the treatment capacity.

This letter is valid for a period of two years from the above date.

Sincerely,

Harvey Rose
City Manager