



# Mock Title Report – Kern County, CA

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**Date:** November 2025

**Purpose:** Demonstration of title examination and reporting methodology for educational and portfolio use.

**Property Type:** Oil & Gas Land Parcel

**County:** Kern County, California

**Parcel Number (APN):** 436-021-01

**Address:** 1970 China Grade Loop Rd, Bakersfield, CA

**Approx. Acreage:** 39.08 acres

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## 1. Property Summary

| Field         | Details                                   |
|---------------|---|
| Legal Type    | Section 4, Township 29, Range 28, Quarter |
| Tax Rate Area | 121001                                    |
| Use Code      | 5080 (Oil & Gas Operations)               |
| Land Value    | \$80,944                                  |
| Mineral Value | \$0 (recorded)                            |
| Zoning        | Industrial / Oil & Gas District           |
| Source        | Kern County Assessor Records (Public)     |

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## 2. Chain of Title (Summary)

| Year | Grantor             | Grantee                   | Instrument               | Notes                                    |
|------|---------------------|---------------------------|--------------------------|--|
| 2002 | Energy Holdings LLC | Kern Basin Partners       | Grant Deed               | Transfer of surface and mineral interest |
| 2010 | Kern Basin Partners | WestEnergy Resources Inc. | Oil & Gas Lease (20 yrs) | Active lease filed with County Recorder  |

|      |                           |                        |                     |                              |
|------|---------------------------|------------------------|---------------------|------------------------------|
| 2017 | WestEnergy Resources Inc. | New Horizon Energy LLC | Assignment of Lease | Continuation of lease rights |
| 2023 | New Horizon Energy LLC    | (Current)              | Lease Renewal       | Extended term to 2043        |

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### 3. Current Ownership

- **Surface Ownership:** Energy Holdings LLC (recorded fee simple owner)
  - **Mineral Leasehold Interest:** New Horizon Energy LLC (lease in good standing through 2043)
  - **Ownership Type:** Dual (Surface and Mineral Rights separated)
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### 4. Exceptions and Encumbrances

| Type        | Description                         | Recorded Date | Status | Notes                                  |
|-------------|-------------------------------------|---------------|--------|--|
| Easement    | Pipeline ROW to Kern Oil Co.        | 2010          | Active | Recorded easement across west boundary |
| Easement    | Utility ROW (electric transmission) | 2005          | Active | Verified through plat records          |
| Lien        | County Tax Assessment               | 2024          | Paid   | No delinquent balance                  |
| Restriction | Zoning limitations for non-oil use  | 2019          | Active | Industrial use only                    |
| Lease       | Oil & Gas Lease (20 yrs, renewable) | 2010          | Active | Filed with County Recorder             |

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### 5. Title Assessment & Recommendations

1. **No critical defects found.** Title appears clear of unaddressed liens or legal disputes.

2. **Pipeline and utility easements** are valid; ensure future projects respect ROW boundaries.
  3. **Verify lease terms and expiration** during due diligence; renewal clause extends through 2043.
  4. **Recommend updated title insurance policy** if ownership or lease transfers occur.
  5. **Confirm mineral rights valuation** remains at \$0 on assessor record—may warrant reassessment.
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## 6. Notes & Methodology

This mock report was prepared using:

- Kern County Parcel Viewer and public assessor data.
  - Reference to California ALTA Title Standards.
  - Synthetic transaction data created to simulate a real title chain.
  - The report is intended for demonstration and portfolio use only.
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## Appendix A – Map Reference

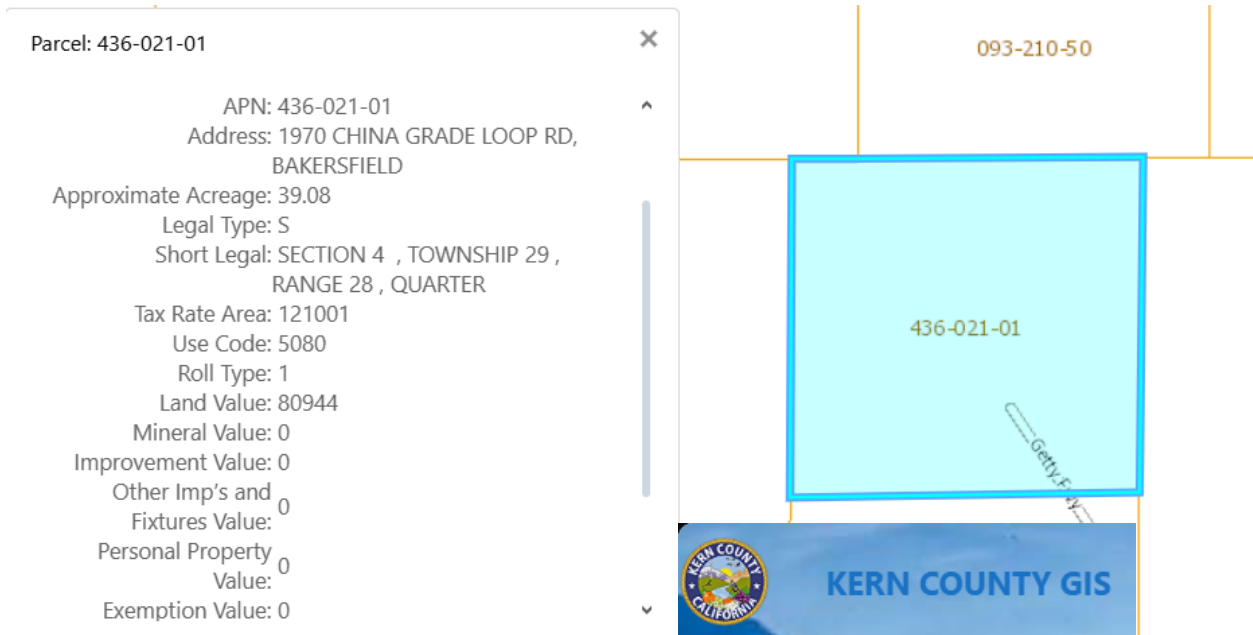


Figure 1: Parcel 436-021-01, Kern County, California (Source: Kern County Parcel Viewer)