

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
RIGHT-OF-WAY LEASE/GRANT

SERIAL NUMBER CACA-48649

1. As approved by the Record of Decision for the Desert Sunlight Solar Farm Project dated August 9, 2011 a right-of-way lease/grant is hereby issued pursuant to Title V of the Federal Land Policy and Management Act of October 21, 1976 (43 U.S.C. 1761 et seq.) and the Bureau of Land Management right-of-way regulations (43 CFR Part 2800) and amendments thereto.
2. Nature of Interest:
 - a. By this instrument, the holder:

Desert Sunlight Holdings LLC
1111 Broadway 4th Fl,
Oakland, CA 94607

receives a right to use and occupy the following described public lands to construct, operate, maintain, and decommission a 550-megawatt (MW) photovoltaic (PV) Solar Farm and associated generation interconnection line as described in the approved Plan of Development (POD), incorporated herein:

See attached legal description and map (Exhibit A).
 - b. The instrument issued herein consists of a (1) 550-megawatt (MW) photovoltaic (PV) Solar Farm with onsite facilities including maintenance building, visitors center, parking areas, access roads, distribution line, fiber optic lines, water wells, wastewater treatment facilities, and telecommunications facilities; and (2) a generation interconnection line (Generation Tie-in line) all of which aggregating approximately 4084.2 acres, more or less.
 - c. This instrument shall expire on December 31, 2040 unless, prior thereto, it is relinquished, abandoned, or terminated pursuant to the terms and conditions of this instrument or of any applicable Federal law or regulation.
 - d. This instrument may be renewed by the Authorized Officer. The holder is required to submit an application for renewal at least 120 calendar days prior to the expiration date of this instrument. The Authorized Officer will review the application for renewal to ensure the holder is complying

with the terms, conditions, and stipulations of this instrument and applicable laws and regulations. If renewed, the right-of-way shall be subject to the regulations existing at the time of renewal and any other terms and conditions that the Authorized Officer deems necessary to protect the public interest.

- e. Notwithstanding the renewal, expiration, relinquishment, abandonment, or termination of this instrument, the provisions of this instrument, to the extent applicable, shall continue in effect and shall be binding on the holder, its successors, or assigns, until they have fully satisfied the obligations and/or liabilities accruing herein before or on account of the renewal, expiration, relinquishment, abandonment, or termination of this authorization.
- f. The Authorized Officer retains the right of access to the lands included within the right-of-way at any time and may enter any facility on the right-of-way in accordance with 43 CFR 2805.15(a). The holder shall pay monitoring fees in accordance with 43 CFR 2805.16 for the reasonable costs incurred in the inspection and monitoring of construction, operation, maintenance, and decommissioning of the right-of-way.
- g. This instrument is issued subject to valid existing rights in accordance with 43 CFR 2805.14.

3. Rental:

- a. For and in consideration of the rights granted, the holder agrees to pay the Bureau of Land Management the fair market value of the right-of-way, which includes both base rent and a megawatt capacity fee, as determined by the Authorized Officer unless specifically exempted from such payment by law or regulation. Provided, however, that the rental may be adjusted by the Authorized Officer, whenever necessary, to reflect changes in fair market value as determined by the application of sound business management principles, and so far as practicable and feasible, in accordance with comparable commercial practices. The rental provisions of this authorization may also be modified consistent with the provisions of any regulatory changes or pursuant to the provisions of any new or revised statutory authorities.
- b. The rental includes an annual base rent for the acreage of the public land included in the authorization and a megawatt capacity fee based on the authorized megawatt capacity of the approved solar energy facilities. The base rent is due and payable upon the date of issuance of this instrument and will be paid on an annual basis consistent with the regulations. The base rent will be adjusted each year based on the Implicit Price Deflator-Gross Domestic Product (IPD-GDP) index. The megawatt capacity fee is based on the authorized megawatt capacity approved by the Authorized Officer, or an approved phase of development, and will be paid on an annual basis upon the start of electric generation from the solar energy facilities. The megawatt capacity fee will be phased-in over a 5-year period after the start of electric generation (at the rate of 20 percent the first year, 40 percent the second year, 60 percent the third year, 80 percent the fourth year, and 100 percent the fifth and subsequent years of operations). The 5-year phase-in period will apply separately to each phase of development as approved by the Authorized Officer.

4. Bond:

- a. A Performance and Reclamation bond, in an amount determined by the Authorized Officer, shall be obtained by the holder to ensure compliance with the terms and conditions of this instrument. The Authorized Officer will require that the holder submit a Reclamation Cost Estimate for review and to assist the Authorized Officer in determining the bond amount. The holder shall provide the Authorized Officer proof that a bond in the required amount has been obtained by such date as specified by the Authorized Officer. The amount of the bond will be limited to the anticipated liabilities associated with the activities approved by the Notice to Proceed. If the Notice to Proceed is limited to only an initial phase of development or activity, the bond amount will be limited to that phase or activity. The bond amount would increase with the issuance of a Notice to Proceed for future phases of development or additional activities. The bond must be maintained in effect until removal of improvements and restoration of the right-of-way has been accepted by the Authorized Officer. Acceptable bond instruments include cash, cashier's or certified check, certificate or book entry deposits, negotiable U.S. Treasury securities (notes, bills, or bonds) equal in value to the bond amount, surety bonds from the approved list of sureties (U.S. Treasury Circular 570) payable to the Bureau of Land Management (BLM), irrevocable letters of credit payable to the BLM issued by financial institutions that have the authority to issue letters of credit and whose operations are regulated and examined by a federal agency, or a policy of insurance that provides BLM with acceptable rights as a beneficiary and is issued by an insurance carrier that has the authority to issue insurance policies in the applicable jurisdiction and whose insurance operations are regulated and examined by a federal or state agency. The Authorized Officer will not accept a corporate guarantee as an acceptable form of bond. The Authorized Officer will review the bond on an annual basis to ensure adequacy of the bond amount. The bond will also be reviewed at the time of any assignment, modification, or renewal of this instrument. The Authorized Officer may increase or decrease the bond amount at any time during the term of the right-of-way authorization, consistent with the regulations.
- b. The holder agrees that any bond held as security for holder's performance of the terms and conditions of this instrument may, upon failure on the holder's part to fulfill any of the requirements herein set forth or made a part hereof, be retained by the United States to be applied as far as may be needed to the satisfaction of the holder's obligations assumed hereunder, without prejudice whatever to any other rights and remedies of the United States.
- c. Should the bond delivered under this instrument become unsatisfactory to the Authorized Officer, the holder shall, within 30 calendar days of demand, furnish a new bond. In the event of noncompliance with the terms and conditions of this instrument, the BLM will notify the holder that the surety or other bond instrument is subject to forfeiture and will allow the holder 15 calendar days to respond before action is taken to forfeit the bond and suspend or terminate the authorization.

5. Terms and Conditions:

- a. This instrument is issued subject to the holder's compliance with all applicable laws and regulations and, in particular, with the regulations contained in Title 43 Code of Federal Regulations Part 2800, including the terms and conditions required by 43 CFR 2805.12. Failure of the holder to comply with applicable law or regulations or any terms, conditions, or stipulations of this instrument shall constitute grounds for suspension or termination thereof of this instrument in accordance with 43 CFR 2807.17 – 2807.19. The Authorized Officer may change the terms and conditions of this instrument as a result of changes in legislation, regulations, or as otherwise necessary to protect public health or safety or the environment in accordance with 43 CFR 2805.15(e).
- b. The right-of-way Stipulations (Exhibit B), attached hereto, and the approved Final Plan of Development, are incorporated into and made a part of this instrument as fully and effectively as if they were set forth herein in their entirety.
- c. The holder shall perform all operations in a good and workmanlike manner, consistent with the approved Plan of Development, so as to ensure protection of the environment and the health and safety of the public. The Authorized Officer may order an immediate temporary suspension of operations, orally or in writing, in accordance with 43 CFR 2807.16 to protect public health or safety or the environment if the Authorized Officer determines that the holder has violated one or more of the terms, conditions, or stipulations of this instrument. An immediate temporary suspension order is effective until the holder receives a written Notice to Proceed from the Authorized Officer.
- d. The holder will not initiate any construction or other surface disturbing activities on the right-of-way without prior written authorization of the Authorized Officer. Such authorization will be a written Notice to Proceed (Form 2800-15) issued by the Authorized Officer or his/her delegated representative. Each Notice to Proceed will authorize construction or use and occupancy only as therein expressly stated and only for the particular location or use and occupancy therein described, i.e., a construction phase or site location. The Authorized Officer will issue a Notice to Proceed subject to such terms and conditions as deemed necessary when the design, construction, use, occupancy, and operation proposals are in conformity with the terms and conditions of this instrument.
- e. The holder shall start construction of the initial phase of development within 12 months after issuance of a Notice to Proceed but no later than 24 months after the effective date of the issuance of this right-of-way lease/grant. The holder shall complete construction within the timeframes approved in the Plan of Development, but no later than 24 months after start of construction, unless the project has been approved for phased development as provided for in paragraph (5)(f).
- f. If this right-of-way lease/grant and approved Plan of Development provides for a phased development, construction of each subsequent phase must begin within 3 years of the start of construction of the previous phase. A Notice to Proceed will be required to be issued by the Authorized Officer for each phase of development. The Notice to Proceed for a particular phase of development may be subject to the issuance of additional Notices to Proceed for specific activities within the particular development phase.

- g. During operations, the holder shall maintain all onsite electrical generation equipment and facilities in accordance with the design standards in the approved Plan of Development. Any idle, improperly functioning, or abandoned equipment or facilities that have been inoperative for any continuous period of 3 months or more must be repaired, placed into service, and/or removed from the site within 30 calendar days from receipt of a written Notice of Failure to Ensure Diligent Development from the Authorized Officer, unless the holder is provided an extension of time by the Authorized Officer. To obtain an extension of the 30-day deadline, the holder must submit a written request to the Authorized Officer and show therein good cause for any delays in repairs, use, or removal; an estimate when corrective action will be completed; and evidence of diligent operation of the equipment and/or facilities.
- h. Failure of the holder to comply with any diligent development provision of this instrument may cause the Authorized Officer to suspend or terminate the authorization in accordance with 43 CFR 2807.17 - 2807.19, and use the posted Performance and Reclamation bond to cover the costs for removal of any equipment and/or facilities. The Authorized Officer will provide the holder a written Notice of Failure to Ensure Diligent Development prior to the suspension or termination of the authorization. The holder will be provided an opportunity to correct any noncompliance in accordance with 43 CFR 2807.18 or submit a written request to the Authorized Officer for an extension of the timelines in the approved Plan of Development.
- i. Upon termination by the Authorized Officer or expiration of this instrument, all improvements shall be removed from the public lands within 180 calendar days or otherwise disposed of as provided for in the approved Plan of Development, or as directed by the Authorized Officer.
- j. This instrument shall, at a minimum, be reviewed by the Authorized Officer at the end of the 10th year and at regular intervals thereafter not to exceed 10 years. Provided, however, that this instrument may be reviewed at any time deemed necessary by the Authorized Officer in accordance with the regulations.
- k. This instrument may be assigned consistent with the regulations, but all assignments are subject to approval by the Authorized Officer. In addition, the qualifications of all assignees must comply with the requirements of the regulations. A partial assignment of this instrument shall not be approved if such action would hinder the Authorized Officer's management of the authorization or the associated public lands.
- l. Upon the request of the Authorized Officer, the holder shall provide access to environmental, technical, and financial records, reports, and other information related to construction, operation, maintenance, and decommissioning of the right-of-way. Any information marked confidential or proprietary will be kept confidential to the extent allowed by law. Failure of the holder to cooperate with such request, provide data, or grant access to such records, reports, and information may, at the discretion of the Authorized Officer, result in suspension or termination of the right-of-way lease/grant in accordance with the regulations.

- m. In the event that the holder can secure the necessary private in-holdings to proceed with the construction of the A-2 generation tie-in line, the holder shall relinquish rights to those lands described in the A-1 generation tie-in line before a notice to proceed will be given for construction on the A-2 generation tie-in line. However in the event the holder cannot secure the private in-holdings, the holder shall relinquish the A-2 generation tie-in line by providing written notice to the Authorized Officer.
- n. The holder shall provide a survey and separate legal description for each Phase of the project area, as identified in the Preferred Alternative in the FEIS. The BLM shall review, verify and approve the survey and legal descriptions.
- o. The holder shall not initiate any construction or other surface disturbing activities as a minor change to the right-of-way or Plan of Development without prior written approval of the Authorized Officer, or his delegate. Such authorization shall be a written Change of Condition or Adjustment. Each Change of Condition/Adjustment shall authorize construction or use only as therein expressly stated and only for the particular location and use therein described. All Changes of Condition/Adjustments are subject to such terms and conditions as deemed necessary by the Authorized Officer at the time of approval. Approved changes authorize construction or use only as therein expressly stated and only for the particular location, phase, area, or use described. The Authorized Officer may, by written notice, suspend or terminate in whole or in part any change of condition/adjustment which has been approved, when in the Authorized Officer's judgment, unforeseen conditions arise which result in the approved terms and conditions being inadequate to protect the public health and safety or to protect the environment.

At the conclusion of project construction or as project phases are completed, as-built drawings must be provided to the BLM for the purpose of conforming the ROW to the as-built locations. All Conformance Requests will be documented and tracked to ensure the acreages of disturbance affected by post-authorization conformance changes remain within the limits of impacts analyzed in the EIS and approved in the ROD and ROW.

IN WITNESS WHEREOF, The undersigned agree to the terms, conditions, and stipulations of this right-of-way lease/grant.

Lisa Bodenstin

(Signature of Holder)

Vice President

(Title)

8/11/11

(Date)

John R. Kalish

(Signature of Authorized Officer)

John R. Kalish,
Field Manager

8/11/11

(Effective Date of Lease/Grant)

ACKNOWLEDGMENT

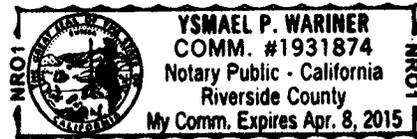
State of California
County of Riverside)

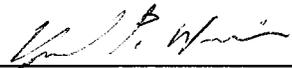
On August 11, 2011 before me, Ysmael P. Wariner, Notary Public
(insert name and title of the officer)

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

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

WITNESS my hand and official seal.



Signature  (Seal)

Attachments

Exhibit A: Legal Description and Map

Exhibit B: Stipulations

EXHIBIT A

LEGAL DESCRIPTION AND MAP

PARCEL A (PROJECT SITE):

BEING A PORTION OF SECTION 9, A PORTION OF SECTION 10, A PORTION OF SECTION II, A PORTION OF SECTION 13, A PORTION OF SECTION 14, SECTION 15, A PORTION OF SECTION 22, SECTION 23 AND A PORTION OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 15 EAST, SAN BERNARDINO BASE AND MERIDIAN, RIVERSIDE COUNTY, CALIFORNIA, BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 15 EAST, SBM; THENCE ALONG THE SOUTH LINE THEREOF SOUTH 89° 03'41" WEST, 2727.05 FEET; THENCE NORTH 00' 00'00" EAST, 974.02 FEET; THENCE SOUTH 48' 02'39" WEST, 1483.94 FEET TO A POINT ON SAID SOUTH LINE OF SECTION 9; THENCE ALONG SAID SOUTH LINE OF SECTION 9 SOUTH 89° 03'41 " WEST, 99.13 FEET; THENCE NORTH 00'00'00" EAST, 450.39 FEET TO A POINT HEREINAFTER REFERRED TO AS "POINT A"; THENCE NORTH 48' 02'39" EAST, 6726.01 FEET; THENCE NORTH 90' 00'00" EAST, 1668.00 FEET; THENCE SOUTH 61 ' 22' 16" EAST, 1332.96 FEET; THENCE SOUTH 21 ' 32' 28" EAST, 1416.25 FEET; THENCE SOUTH 38' 10'32" EAST, 841.33 FEET; THENCE SOUTH 22' 30'45" EAST, 1294. 14 FEET; THENCE SOUTH 37' 52' 31" EAST, 889.13 FEET; THENCE SOUTH 57' 59'33" EAST, 1087.81 FEET; THENCE SOUTH 41 ' 42' 13" EAST, 1848.13 FEET; THENCE SOUTH 63' 10'49" EAST, 981.35 FEET; THENCE SOUTH 57' 30' 51" EAST, 2694.99 FEET; THENCE SOUTH 37' 56'12" EAST, 4322.74 FEET; THENCE SOUTH 19' 46'45" EAST, 1536.66 FEET; THENCE SOUTH 00' 00'00" EAST, 2168.40 FEET TO A POINT ON THE SOUTH LINE OF SECTION 24; THENCE ALONG SAID SOUTH LINE OF SECTION 24 SOUTH 89°39'50" WEST, 1198.02 FEET TO THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 24; THENCE CONTINUING ALONG SAID SOUTH LINE OF SECTION 24 SOUTH 89° 38'27" WEST, 2639.56 FEET TO THE SOUTHEAST CORNER OF SECTION 23; THENCE ALONG THE SOUTH LINE THEREOF SOUTH 89°35'55" WEST, 2676.86 FEET TO THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 23; THENCE CONTINUING ALONG SAID SOUTH LINE OF SECTION 23 SOUTH 89°35'55" WEST, 2676.77 FEET TO THE SOUTHEAST CORNER OF SECTION 22; THENCE ALONG THE SOUTH LINE THEREOF SOUTH 89°24'08" WEST, 2631 .68 FEET TO THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 22; THENCE CONTINUING ALONG SAID SOUTH LINE OF SECTION 22 SOUTH 89°24'08" WEST, 1066.42 FEET TO A POINT ON A NON TANGENT CURVE, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF KAISER ROAD, A PUBLIC ROAD EASEMENT PER INSTRUMENT NO. 57641 OF OFFICIAL RIVERSIDE COUNTY RECORDS; THENCE FROM A TANGENT WHICH BEARS NORTH 18' 37'50" WEST, ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE SOUTHWEST, HAVING A RADIUS OF 10,100.00 FEET, THROUGH A CENTRAL ANGLE OF 19°07'22", AN ARC DISTANCE OF

3370.94 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 22, SAID POINT HEREINAFTER REFERRED TO A "POINT B"; THENCE ALONG SAID WEST LINE OF SECTION 22 NORTH 00°23 '08" WEST, 2315.86 FEET TO THE SOUTHWEST CORNER OF SECTION 15; THENCE ALONG THE WEST LINE THEREOF NORTH 00' 12'21" EAST, 5328.91 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:
COMMENCING AT THE AFOREMENTIONED "POINT A"; THENCE NORTH 00'00'00" EAST, 107.58 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00'00'00" EAST, 3230.17 FEET; THENCE NORTH 47°55'23" EAST, 1595.20 FEET; THENCE SOUTH 90'00'00" EAST, 3598.08 FEET; THENCE SOUTH 48'02'39" WEST, 6430.50 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 3,761.42 ACRES, MORE OR LESS.

PARCEL B (A-1 TRANSMISSION CORRIDOR):

LYING WITHIN SECTION 22, SECTION 27 AND SECTION 34, TOWNSHIP 4 SOUTH, RANGE 15 EAST, SECTION 3, SECTION 10, SECTION 15, SECTION 22, SECTION 23, SECTION 24, AND SECTION 25, TOWNSHIP 5 SOUTH, RANGE 15 EAST, SECTION 28, SECTION 29, SECTION 30 AND SECTION 33, TOWNSHIP 5 SOUTH, RANGE 16 EAST, SAN BERNARDINO BASE AND MERIDIAN, RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT THE AFOREMENTIONED "POINT A", SAID POINT BEING ON THE AFOREMENTIONED EAST RIGHT-OF-WAY LINE OF KAISER ROAD, SAID POINT ALSO BEING A POINT ON A CURVE; THENCE FROM A TANGENT WHICH BEARS SOUTH 37°45'13" EAST, ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE SOUTHWEST, HAVING A RADIUS OF 10100.00 FEET, THROUGH A CENTRAL ANGLE OF 10°21 ' 12", AN ARC DISTANCE OF 1825.05 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE OF KAISER ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE OF KAISER ROAD, FROM A TANGENT WHICH BEARS SOUTH 27°24'01" EAST, ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE SOUTHWEST, HAVING A RADIUS OF 10100.00 FEET, THROUGH A CENTRAL ANGLE OF 00°56' 27", AN ARC DISTANCE OF 165.84 FEET; THENCE SOUTH 47°49'32" WEST, 145.52 FEET TO A POINT ON A NON TANGENT CURVE; THENCE FROM A TANGENT WHICH BEARS SOUTH 26° 13 '58" EAST, ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE SOUTHWEST, HAVING A RADIUS OF 9960.00 FEET, THROUGH A CENTRAL ANGLE OF 11 °18'01 " , AN ARC DISTANCE OF 1964.40 FEET TO A POINT ON THE NORTH LINE OF THE EAGLE MOUNTAIN W ASTEW A Y; THENCE SOUTH 89°23'43" WEST, 165.23 FEET TO A POINT ON A NON TANGENT CURVE, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF SAID KAISER ROAD, SAID POINT HEREINAFTER REFERRED TO AS POINT "B"; THENCE FROM A TANGENT WHICH BEARS NORTH 15° 10' 17" WEST, ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 9800.00 FEET, THROUGH A CENTRAL ANGLE OF 02°48'54", AN ARC DISTANCE OF 481.47 FEET TO A POINT ON SAID NORTH LINE OF EAGLE MOUNTAIN W ASTEW A Y; THENCE ALONG SAID NORTH LINE NORTH 00°04'59" EAST, 197.85 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 22; THENCE ALONG THE SOUTH LINE THEREOF SOUTH 89°24'08" WEST, 66.62 FEET TO A POINT ON A NON TANGENT CURVE, SAID POINT ALSO BEING ON SAID WEST RIGHT-OF-WAY LINE OF KAISER ROAD; THENCE FROM A TANGENT WHICH BEARS NORTH W12'09" WEST, ALONG THE ARC OF A CURVE TO THE LEFT,

CONCA VE SOUTHWESTERLY, HAVING A RADIUS OF 9800.00 FEET, THROUGH A CENTRAL ANGLE OF 07°44'05", AN ARC DISTANCE OF 1322.94 FEET; THENCE NORTH 47°49'32" EAST, 310.59 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE AFOREMENTIONED POINT "B", SAID POINT BEING A POINT ON A NON TANGENT CURVE, SAID POINT ALSO BEING ON THE WEST RIGHT -OF-WAY LINE OF SAID KAISER ROAD; THENCE FROM A TANGENT WHICH BEARS SOUTH 15° 1 0'17" EAST, ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 9800.00 FEET, THROUGH A CENTRAL ANGLE OF *W*26' 25", AN ARC DISTANCE OF 2469.91 FEET TO A POINT TANGENCY; THENCE CONTINUING ALONG SAID WEST RIGHT -OF-WAY LINE OF KAISER ROAD SOUTH 00°43 '52" EAST, 199.61 FEET TO A POINT ON THE SOUTH LINE OF SAID EAGLE MOUNTAIN WASTEWAY, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG SAID SOUTH LINE NORTH 89°22'04" EAST, 160.00 FEET; THENCE SOUTH 00°43'52" EAST, 17886.90 FEET TO A POINT ON THE SOUTH LINE OF SECTION 10; THENCE ALONG SAID SOUTH LINE SOUTH 89° 19'08" WEST, 160.00 FEET TO A POINT ON THE SAID WEST RIGHT-OF-WAY LINE OF KAISER ROAD, SAID POINT HEREINAFTER REFERRED TO AS POINT "C"; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE OF KAISER ROAD NORTH 00°43 '52" WEST, 17887.03 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE AFOREMENTIONED POINT "C", SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF KAISER ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE OF KAISER ROAD SOUTH 00°43 '52" EAST, 2635.57 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 15, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER SECTION 15 NORTH 89° 15' 40" EAST, 160.00 FEET; THENCE SOUTH 00°43'52" EAST, 4852.30 FEET; THENCE NORTH 88°50' 10" EAST, 2998.07 FEET; THENCE SOUTH 45°17'35" EAST, 3 18.06 FEET; THENCE NORTH 88°50'09" EAST, 896.80 FEET; THENCE SOUTH 45°00'00" EAST, 3977.04 FEET; THENCE NORTH 89° 19'47" EAST, 18513.88 FEET; THENCE SOUTH 00°40' 13" EAST, 5 184.38 FEET; THENCE SOUTH 76°50'37" EAST, 269.77 FEET; THENCE SOUTH 12°34 '0 1" WEST, 160.0 1 FEET; THENCE NORTH 76°50'37" WEST, 396.81 FEET; THENCE NORTH 00°40' 13" WEST, 5 149.77 FEET; THENCE SOUTH 89° 19'47" WEST, 18421.25 FEET; THENCE NORTH 45°00'00" WEST, 3976.23 FEET; THENCE SOUTH 88°50'09" WEST, 896.32 FEET; THENCE NORTH 45° 17'35" WEST, 3 18.06 FEET; THENCE SOUTH 88°50' 10" WEST, 3091.57 FEET TO A POINT ON THE WEST LINE OF SAID KAISER ROAD; THENCE ALONG SAID WEST LINE OF KAISER ROAD NORTH 00°43'52" WEST, 5013.49 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 210.10 ACRES, MORE OF LESS.

PARCEL B (A-2 TRANSMISSION CORRIDOR):

LYING WITHIN SECTION 22, SECTION 27, SECTION 34 AND SECTION 35, TOWNSHIP 4 SOUTH,

RANGE 15 EAST AND SECTION 17, SECTION 21 , SECTION 22, SECTION 27, SECTION 28 AND SECTION 33, TOWNSHIP 5 SOUTH, RANGE 16 EAST, SAN BERNARDINO BASE AND MERIDIAN, RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SETION 22: THENCE ALONG THE SOUTH LINE THEREOF NORTH 89°24'08" EAST, 1249.21 FEET TO A POINT ON A NON TANGENT CURVE, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF KAISER ROAD, A PUBLIC ROAD EASEMENT PER INSTRUMENT NO. 5764 I OF OFFICIAL RIVERSIDE COUNTY RECORDS, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE FROM TANGENT WHICH BEARS NORTH 19° 1 2'09" WEST, ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 9800.00 FEET, THROUGH A CENTRAL ANGLE OF 7°44'05", AN ARC DISTANCE OF 1322.94 FEET; THENCE NORTH 47°49'32" EAST, 310.59 FEET TO A POINT ON A NON TANGENT CURVE, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF SAID KAISER ROAD; THENCE FROM AT ANGENT WHICH BEARS SOUTH 27°24'01" EAST, ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 10100.00 FEET, THROUGH A CENTRAL ANGLE OF 00°56'27", AN ARC DISTANCE OF 165.84 FEET; THENCE SOUTH 47°49'32" WEST, 145.52 FEET TO A POINT ON A NON TANGENT CURVE; THENCE FROM A TANGENT WHICH BEARS SOUTH 26° 1 3 '58" EAST, ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE SOUTHWEST, HAVING A RADIUS OF 9960.00 FEET, THROUGH A CENTRAL ANGLE OF 11 °18'01", AN ARC DISTANCE OF 1964.40 FEET TO A POINT ON THE NORTH LINE OF THE EAGLE MOUNTAIN W ASTEW A Y; THENCE ALONG SAID NORTH LINE SOUTH 89°23'43" WEST, 165.23 FEET TO A POINT ON A NON TANGENT CURVE, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF SAID KAISER ROAD, SAID POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE FROM A TANGENT WHICH BEARS NORTH 15° 1 0' 1 7" WEST, ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 9800.00 FEET, THROUGH A CENTRAL ANGLE OF 02°48'54", AN ARC DISTANCE OF 481.47 FEET TO A POINT ON SAID NORTH LINE OF EAGLE MOUNTAIN W ASTEW A Y; THENCE ALONG SAID NORTH LINE NORTH 00' 04'59" EAST, 197.85 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 22; THENCE ALONG THE SOUTH LINE THEREOF SOUTH 89°24'08" WEST, 66.62 FEET TO A POINT ON A NON TANGENT CURVE, SAID POINT ALSO BEING ON SAID WEST RIGHT-OF-WAY LINE OF KAISER ROAD; THENCE FROM A TANGENT WHICH BEARS NORTH 19° 1 2 '09" WEST, ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 9800.00 FEET, THROUGH A CENTRAL ANGLE OF 07°44'05", AN ARC DISTANCE OF 1322.94 FEET; THENCE NORTH 47°49'32" EAST, 310.59 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE AFOREMENTIONED POINT "A", SAID POINT BEING ON SAID WEST RIGHT-OF-WAY LINE OF KAISER ROAD; THENCE ALONG SAID WEST RIGHT -OF-WAY LINE OF KAISER ROAD FROM A TANGENT WHICH BEARS SOUTH 15° 10' 17" EAST, ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 9800.00 FEET, THROUGH A CENTRAL ANGLE OF 9°24'44", AN ARC DISTANCE OF 1609.90

FEET TO A POINT ON THE SOUTHWEST LINE OF AN EXISTING 100 FOOT WIDE POWERLINE EASEMENT; THENCE ALONG SAID SOUTHWEST LINE SOUTH 42°58'40" EAST, 1432.08 FEET TO A POINT ON THE SOUTH LINE OF THE EAGLE MOUNTAIN WASTEWAY, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHWEST LINE OF AN EXISTING 100 FOOT WIDE POWERLINE EASEMENT SOUTH 42' 58'40" EAST, 9838.74 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 35, SAID POINT HEREINAFTER REFERRED TO AS POINT "B"; THENCE ALONG SAID SOUTH LINE OF SECTION 35 SOUTH 89°33' 10" WEST, 217.12 FEET; THENCE NORTH 42' 58'40" WEST, 9837.79 FEET TO A POINT ON SAID SOUTH LINE OF THE EAGLE MOUNTAIN WASTEWAY; THENCE ALONG SAID SOUTH LINE OF THE EAGLE MOUNTAIN WASTEWAY NORTH 89°22'04" EAST, 216.48 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE AFOREMENTIONED POINT "B", SAID POINT BEING ON SAID SOUTHWEST LINE OF AN EXISTING 100 FOOT WIDE POWERLINE EASEMENT; THENCE ALONG SAID SOUTHWEST LINE SOUTH 42' 58'40" EAST, 14716.35 FEET TO A POINT ON THE WEST LINE OF SECTION 17, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHWEST LINE OF AN EXISTING 100 FOOT WIDE POWERLINE EASEMENT SOUTH 42'58' 40" EAST, 2565.85 FEET; THENCE CONTINUING ALONG SAID SOUTHWEST LINE SOUTH 62°39'57" EAST, 667.64 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 17, SAID POINT HEREINAFTER REFERRED TO AS POINT "C"; THENCE ALONG SAID SOUTH LINE OF THE NORTH HALF OF SECTION 17 SOUTH 89°59' 15" WEST, 348.30 FEET; THENCE NORTH 62' 39'57" WEST, 386.03 FEET; THENCE NORTH 42' 58'40" WEST, 2417.23 FEET TO A POINT ON THE AFOREMENTIONED WEST LINE OF SECTION 17; THENCE ALONG SAID WEST LINE OF SECTION 17 NORTH 00' 46'00" WEST, 238.14 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

COMMENCING FROM THE AFOREMENTIONED POINT "C", SAID POINT BEING ON SAID SOUTHWEST LINE OF AN EXISTING 100 FOOT WIDE POWERLINE EASEMENT; THENCE ALONG SAID SOUTHWEST LINE SOUTH 62' 39'57" EAST, 5698.52 FEET TO A POINT ON THE NORTH LINE OF SECTION 21, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHWEST LINE OF AN EXISTING 100 FOOT WIDE EASEMENT SOUTH 62°39'57" EAST, 3849.89 FEET; THENCE SOUTH 00°40' 19" EAST, 3717.84 FEET; THENCE SOUTH 89' 19'47" WEST, 2602.40 FEET; THENCE SOUTH 00°40' 13" EAST, 5024.39 FEET; THENCE SOUTH 76°50'37" EAST, 269.77 FEET; THENCE SOUTH 12°34'01" WEST, 160.01 FEET; THENCE NORTH 76' 50'37" WEST, 396.81 FEET; THENCE NORTH 00' 40' 13" WEST, 5309.79 FEET; THENCE NORTH 89' 19' 47" EAST, 2602.40 FEET; THENCE NORTH 00' 40' 19" WEST, 3461.71 FEET; THENCE NORTH 62°39'57" WEST, 4052.51 FEET TO A POINT ON THE AFOREMENTIONED NORTH LINE OF SECTION 21; THENCE ALONG SAID NORTH LINE OF SECTION 21 NORTH 89°09'44" EAST, 338.90 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 112.68 ACRES, MORE OF LESS.

Total Acres: 4084.2 Acres, more or less (See term and condition (m) for adjustment of final ROW Acres)

EXHIBIT B

STIPULATIONS

1. The holder shall construct, operate, and maintain the facilities, improvements, and structures within this right-of-way in strict conformity with the approved Plan of Development, as amended or supplemented by approval of the Authorized Officer. Any surface disturbing activity, additional construction, or use that is not in accord with the approved Plan of Development shall not be initiated without the prior written approval of the Authorized Officer. A copy of the complete right-of-way lease/grant, including all stipulations and approved Plan of Development, shall be made available on the right-of-way area during construction, operation, and decommissioning. Noncompliance with the above will be grounds for immediate temporary suspension of activities if it constitutes a threat to public health or safety or the environment.
2. The holder shall comply with the Biological Opinion associated with this project signed by the US Fish and Wildlife Service on July 6, 2011, as amended. Failure to comply with the requirements of the Biological Opinion shall be cause for suspension or termination of the right-of-way lease/grant.
3. Any cultural and/or paleontological resource (historic or prehistoric site or object) discovered by the holder, or any person working on its behalf, on public or Federal land shall be immediately reported to the Authorized Officer. The holder shall suspend all operations in the immediate area of such discovery until written authorization to proceed is issued by the Authorized Officer. An evaluation of the discovery will be made by the Authorized Officer to determine appropriate actions to prevent the loss of significant cultural or scientific values. The holder will be responsible for the cost of evaluation and any decision as to proper mitigation measures will be made by the Authorized Officer after consulting with the holder.
4. Unless otherwise agreed to in writing by the Authorized Officer, powerlines shall be constructed in accordance with standards outlined in "Suggested Practices for Raptor Protection on Powerlines", Raptor Research Foundation, Inc., 1996. The holder shall assume the burden and expense of proving that pole designs not shown in the above publication are "eagle safe." Such proof shall be provided by a raptor expert approved by the Authorized Officer. The BLM reserves the right to require modifications or additions to all powerline structures placed on this right-of-way, should they be necessary to ensure the safety of large perching birds. Such modifications and/or additions shall be made by the holder without liability or expense to the United States.
5. The holder will arrange and attend preconstruction conference(s) prior to the holder's commencing construction and/or surface disturbing activities on the right-of-way or specific construction phase of the right-of-way as specified by the Authorized Officer. The holder and/or his representatives will attend this conference. The holder's contractor, or agents involved with construction and/or any surface disturbing activities associated with the right-of-way, will also attend this conference to review the stipulations of the authorization, including the Plan of Development, as applicable. The holder shall notify the Authorized Officer of the schedule for any preconstruction conference at least 10 calendar days in advance of the preconstruction conference or such timeframe as may be required by the Notice to Proceed.

6. The holder shall designate a representative who shall have the authority to act upon and to implement instructions from the Authorized Officer. The holder's representative shall be available for communication with the Authorized Officer within a reasonable time when construction or other surface disturbing activities are underway.
7. The holder shall protect all survey markers found within the right-of-way. Survey markers include, but are not limited to, Public Land Survey System line and corner markers, other property boundary line and corner markers, and horizontal and vertical geodetic monuments. In the event of obliteration or disturbance of any of the above, the holder shall immediately report the incident, in writing, to the Authorized Officer and the respective installing authority if known. Where any of the above survey markers are obliterated or disturbed during operations, the Authorized Officer will determine how the marker is to be restored. The holder will be instructed to secure the services of a registered land surveyor or informed that an official survey will be executed by the Bureau of Land Management (BLM). All surveying activities will be in conformance with the Manual of Surveying Instructions and appropriate State laws and regulations. Surveys by registered land surveyors will be examined by the Authorized Officer and the BLM State Office Chief Cadastral Surveyor for conformance with the Manual of Surveying Instructions and State laws and regulations before being filed in the appropriate State or county offices of record. The holder shall be responsible for all administrative and survey costs.
8. Use of pesticides and herbicides shall comply with all applicable Federal and State laws. Pesticides and herbicides shall be used only in accordance with their registered uses within limitations imposed by the Secretary of the Interior. Prior to the use of the pesticides, the holder shall obtain from the Authorized Officer, written approval of a Pesticide Use Proposal Plan showing the type and quantity of material to be used, pest(s) to be controlled, method of application, locations of storage and disposal of containers, and any other information deemed necessary by the Authorized Officer.
9. Only those chemicals (pesticides and herbicides) listed on the BLM approved label list are authorized for use on public lands. A Pesticide Use Proposal must be submitted for each chemical used, and it cannot be used until approval has been obtained in writing from the Authorized Officer. The proposal needs to identify any surfactants or dyes used in the spraying operation. Applicator(s) of chemicals used must have completed pesticide certification training and have a current up to date Certified Pesticide Applicator's License. Pesticide and herbicide application records for the areas and acres treated must be submitted to the Authorized Officer each year. This includes the following:

- Brand or Product name
- EPA registration number
- Total amount applied (use rate #A.I./acre)
- Date of application
- Location of application
- Size of area treated
- Method of treatment (air/ground)
- Name of applicator
- Certification number and dates
- Costs to treatment

Amount of surfactants or dyes used in spraying operation

The record information must be recorded no later than 14 calendar days following the pesticide or herbicide application and must be maintained for ten years.

10. Construction sites shall be maintained in a sanitary condition at all times; waste materials at those sites shall be disposed of promptly at an appropriate waste disposal site. 'Waste' means all discarded matter including, but not limited to, human waste, trash, garbage, refuse, oil drums, petroleum products, ashes, and equipment. A litter policing program shall be implemented by the holder which covers all roads and sites associated with the right-of-way.
11. The holder shall comply with all applicable Federal, State, and local laws and regulations, existing or hereafter enacted or promulgated, with regard to any hazardous material, as defined by 43 CFR 2801.5 that will be used, produced, or transported on or within the right-of-way, or used in the construction, operation, maintenance, or decommissioning of the project or any of its facilities. "The holder agrees in accordance with 43 CFR 2807.12(e) to fully indemnify the United States against any liability arising from the release of any hazardous material on *or near* the right-of-way ***in connection with the holder's use and occupancy of the right-of-way, whether or not the release is authorized under the grant.*** This agreement applies without regard to whether a release is caused by the holder or its agents.
12. Within 120 calendar days of completion of construction, the holder will submit to the Authorized Officer as-built drawings and a certification of construction verifying that the facility has been constructed in accordance with the design, plans, specifications, and applicable laws and regulations.
13. The holder will be liable for all fire suppression costs resulting from fires caused during construction, operations, or decommissioning. The holder shall comply with all guidelines and restrictions imposed by agency fire control officials.
14. The holder shall fund in accordance with 43 CFR 2805.16 a third party Compliance and Inspection Program as deemed necessary by the Authorized Officer to ensure compliance with the terms, conditions, and stipulations of this right-of-way lease/grant and applicable laws and regulations.
15. Bald and/or golden eagles may now or hereafter be found to utilize the project area. The BLM will not issue a notice to proceed for any project that is likely to result in take of bald and/or golden eagles until the applicant completes its obligation under applicable requirements of the Bald and Golden Eagle Protection Act (Eagle Act), including completion of any required procedure for coordination with the FWS or any required permit. The BLM hereby notifies the applicant that compliance with the Eagle Act is a dynamic and adaptable process which may require the applicant to conduct further analysis and mitigation following assessment of operational impacts. Any additional analysis or mitigation required to comply with the Eagle Act will be developed with the FWS and coordinated with the BLM.
16. The holder shall comply with the Environmental and Construction Compliance Monitoring Program.

17. Within 14 days of issuance of the right-of-way grant or prior to the issuance of a Notice To Proceed, which ever comes first, the holder is required to update the plan of development to incorporate: 1) all Adopted Mitigation from the Final Environmental Impact statement identified in the Record of Decision, 2) all of the conditions containing in the Record of Decision resulting from the protest resolution process, 3) the Memorandum of Agreement between the National Park Service and the Holder regarding mitigation measure funding 4) all applicable terms and conditions contained in the Biological Opinion.
18. The holder shall comply with the conditions outlined in the section 106 Memorandum of Agreement (MOA). Noncompliance with the requirements of the MOA will be grounds for immediate temporary suspension of activities and operations within the right-of-way by the Authorized Officer.
19. The project owner shall implement the Decommissioning Plan which should contain the following modifications:

Per BLM regulations all cactus on-site must be salvaged. Species to be salvaged include cottontop cactus, California barrel cactus, common fishhook cactus beavertail cactus, silver cholla, and pencil cholla. Salvaged material will be used in the restoration areas and around the on-site buildings. Should excess succulents be removed that cannot be transplanted, their disposition will be managed by BLM.
20. The holder shall comply with the terms and conditions in the Agreement to resolve protest claims. The agreed upon terms are not subject to amendment without the agreement of the Applicant and the organizations and only if approved by the BLM in accordance with 43 CFR 2807.20.
21. The grant holder shall construct and utilize common use ancillary facilities (i.e Generation Tie-in line) where the authorized officer deems it necessary. The grant holder shall not charge for the use of the lands made subject to such additional right-of-way grants; however, the holder may enter into cost sharing agreements with third parties through which it may charge or be reimbursed for costs associated with the construction, operation and maintenance of its linear facilities within the right-of-way grant area.
22. The grant holder shall provide appropriate documentation, as determined by the Authorized Officer, identifying ownership of the grant holder. The holder shall notify the BLM 30 days before any proposed change of grant holder ownership.
23. The Holder agrees that it will not assert any claim to or interest in any water right to surface or groundwater associated with the project site, project construction, or operations, provided, however, that the Holder may use groundwater at the authorized project site consistent with the terms and conditions of holder's grant(s).
24. Upon discovery of human remains in California, all work in the area must cease immediately. Nothing is to be disturbed and the area is to be secured. The County Coroner's Office of the county where the suspected remains were located must be called. The appropriate land manager/owner or the site shall also be called and informed of the discovery.

If the remains are located on federal lands, federal land managers/federal law enforcement/federal

archaeologist are to be informed as well because of complementary jurisdiction issues. It is very important that the suspected remains and the area around them remain undisturbed and the proper authorities called to the scene as soon as possible as it could be a crime scene.

The Coroner will determine if the bones are historic/archaeological or modern.

Modern Remains

If the Coroner's Office determines the remains are of modern origin, the appropriate law enforcement officials will be called by the Coroner and conduct the required procedures. Work will not resume until law enforcement has released the area.

Archaeological Remains

If the remains are determined to be archaeological in origin and there is no legal question, the protocol changes depending on whether the discovery site is located on federally or non-federally owned/managed lands.

After the Coroner has determined the remains are archaeological or historic and there is no legal question, the appropriate Field Office Archaeologist must be called. The archaeologist will initiate the proper procedures under ARPA and/or American Graves Protection and Repatriation Act of 1990 (NAGPRA). If the remains can be determined to be Native American, the steps as outlined in NAGPRA, 43 CFR 10.6 Inadvertent discoveries, must be followed.

24. The holder must comply with requests from the Authorized Officer to modify, adapt or initiate new project monitoring activities involving natural resources including but not limited to air, water and wildlife species that vary from or are in addition to those identified in the Plan of Development and/or right-of-way grant stipulations. The holder agrees to adhere to the monitoring data standards identified by the Authorized Officer. Compliance with such requests will ensure that project monitoring activities involving natural resources support and are consistent with evolving standards and protocols identified by the BLM for long term monitoring of the impacts of the Bureau's solar energy program on the natural resources of affected public lands. In accepting this Right of Way grant, the holder recognizes the BLM and its assigns may exercise the United States' retained right to access the lands covered by the grant in accordance with 43 C.F.R. § 2805.15(a) to, among other things, conduct long-term monitoring activities involving natural resources.

The holder must cooperate with the Bureau in making available to the public all project monitoring data involving natural resources that is submitted as a requirement of the POD, ROW grant, Biological Opinion, or in response to a request from the Authorized Officer. The monitoring data covered by this section do not qualify as trade secrets or as confidential data.

For desert tortoise in particular, the holder will post on its project website within 10 business days of reporting due dates, all natural resource and desert tortoise monitoring data, including data regarding tortoises found during clearance activities, data about tortoise mortality after translocation and any other monitoring data about tortoises that the holder is required to provide pursuant to the requirements of the right-of-way and Biological Opinion or other requests of the Authorized Officer.

25. The Holder may elect to satisfy the requirements of this mitigation measure by depositing funds into the Renewable Energy Action Team (REAT) Account established with the National Fish and Wildlife Foundation (NFWF) in accordance with the following table.

If the Holder elects not to utilize the REAT NFWF Account, they must assume the full financial responsibility for completing the required habitat enhancement projects within 2-years of the effective date of the ROW grant. The holder is also responsible for the long term maintenance and upkeep of installed projects and is required to obtain an appropriate authorization from the BLM, such as a right-of-way grant, prior to the installation and maintenance of installed projects. The maintenance shall occur for the duration of project impacts. The holder will be responsible for all costs associated with processing right-of-way applications for the enhancement projects. Failure of the holder to complete enhancement actions under this mitigation measure within the 2-year time frame will be grounds for suspension of the right-of-way.

If the REAT NFWF Account is used for the enhancement projects, the holder shall ensure funds are transferred into the account in accordance with the prescribed REAT NFWF table within 6 months to ensure enhancement projects can be implemented within the 2-year deadline.

Desert Renewable Energy
 REAT1 Biological Resource Compensation/Mitigation Cost Estimate2 Breakdown
 September 14, 2010

The purpose of this table is to describe estimated costs that may be associated with implementing off-site biological mitigation/compensation required by one or more of the REAT agencies.

	Task	Cost
1.	Land Acquisition	\$1000 per acre ³
2.	Level 1 Environmental Site Assessment	\$3000 per parcel ⁴
3.	Appraisal	\$5000 per parcel ⁴
4.	Initial site work - clean-up, enhancement , restoration	\$250 per acre
5.	Closing and Escrow Costs – 2 transactions at \$2500 each; landowner to 3 rd party and 3 rd party to agency ⁵	\$5000 for 2 transactions
6.	Agency costs to review and determine accepting land donation - includes 2 physical inspections; review and approval of the Level 1 ESA assessment; review of all title documents; drafting deed and deed restrictions; issue escrow instructions; mapping the parcels....	15% of land acquisition costs (#1) × 1.17 (17% of the 15% for overhead) ⁶
	<i>SUBTOTAL for Acquisition & Initial Site Work for Permittee-Directed and REAT-NFWF MOA Options</i>	\$
7.	Long-term Management and Maintenance (LTMM) - includes land management; enforcement and defense of easement or title [short and long term]; region-wide raven management; monitoring....	\$1450 per acre ⁷
	<i>REAT-NFWF MOA Mitigation Account Additions [only applicable if the REAT Mitigation Account is used for all or a portion of the mitigation]</i>	
6. 8.	Biological survey for determining mitigation value of land (habitat based with species specific augmentation)	\$5000 per parcel ⁴
7. 9.	3 rd party administrative costs - includes staff time to work with agencies and landowners; develop management plan; oversee land transaction; organizational reporting and due diligence; review of acquisition documents; assembling acres to acquire....	10% of land acquisition cost (#1)
10.	Establish the project specific sub-account ⁸	\$12,000
11.	Pre-proposal Modified RFP or RFP processing ⁹	\$30,000
12.	NFWF management fee for acquisition & initial site work	3% of SUBTOTAL, & Tasks #8, #9
13.	NFWF management fee for LTMM	1% of LTMM
	<i>TOTAL for deposit into the REAT-NFWF MOA Project Specific Mitigation Sub-Account</i>	\$

1 Not all costs will apply to all REAT agency requirements. For example, some of the elements in this table are not intended to be used as a basis for prescribing security to meet obligations under the California Endangered Species Act.

2 All costs are best estimates as of summer 2010. This cost estimate table will be updated once per quarter, at a minimum. Actual costs will be determined at the time of the transactions and may change the funding needed to implement the required mitigation obligation. Note: regardless of the estimates, the developer is responsible for providing adequate funding to implement the required mitigation (MOA V.I.).

3 Generalized estimate taking into consideration a likely jump in land costs due to demand, and an 18-24 month window to acquire the land after agency decisions are made. If the agencies, developer, or 3rd party has better, credible information on land costs in the specific area where project-specific mitigation lands are likely to be purchased, that data overrides this general estimate. Note: regardless of the estimates, the developer is responsible for providing adequate funding to implement the required mitigation.

4 Parcel sizes may range from 1 acre to over 640 acres, plus. The 40 acre estimate is used for illustration purposes only. The general location of the land acquisition(s) will determine the generalized parcel size for determining project specific estimates.

5 Two transactions at \$2500 each: landowner to 3rd party; 3rd party to agency. The transactions will likely be separated in time. State agencies may or may not require this funding.

6 Always required for Federal agency donations. State agencies may or may not require cost to accept donations. SB 34 projects do not have to pay this fee

7 Estimate for purposes of calculating general costs. The general location and parcel size(s) of the land acquisition may also factor into the estimate. The actual long term management and maintenance costs will be determined using a Property Analysis Report (PAR) or a PAR-like assessment tailored to the specific acquisition.

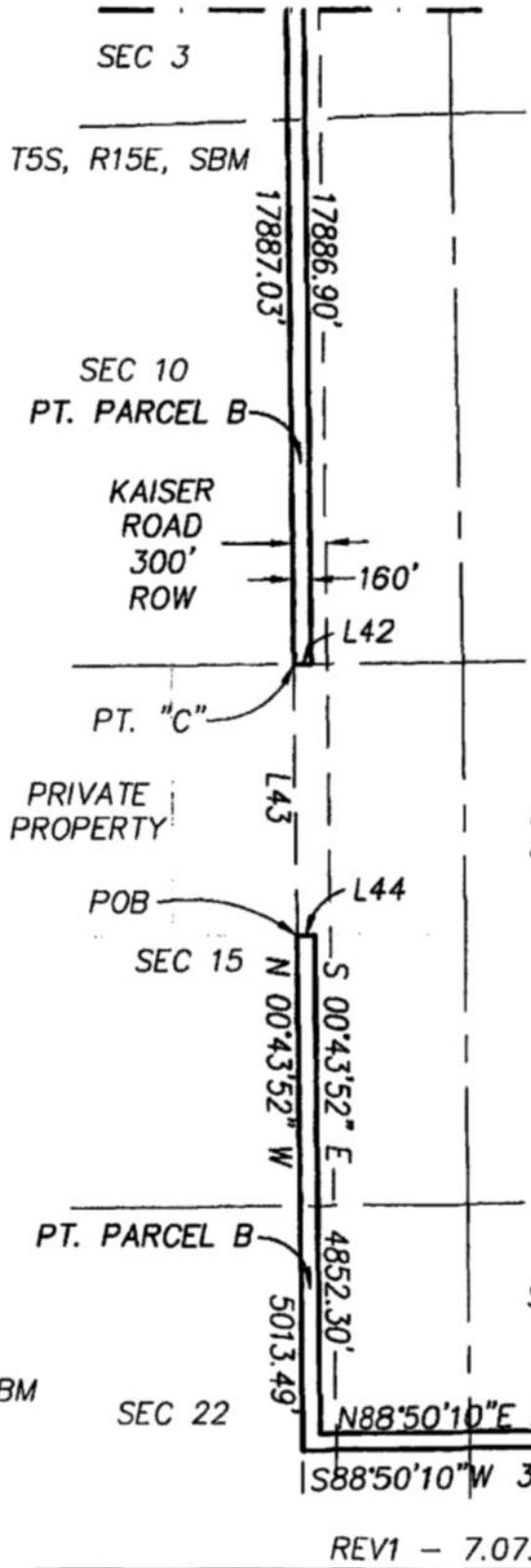
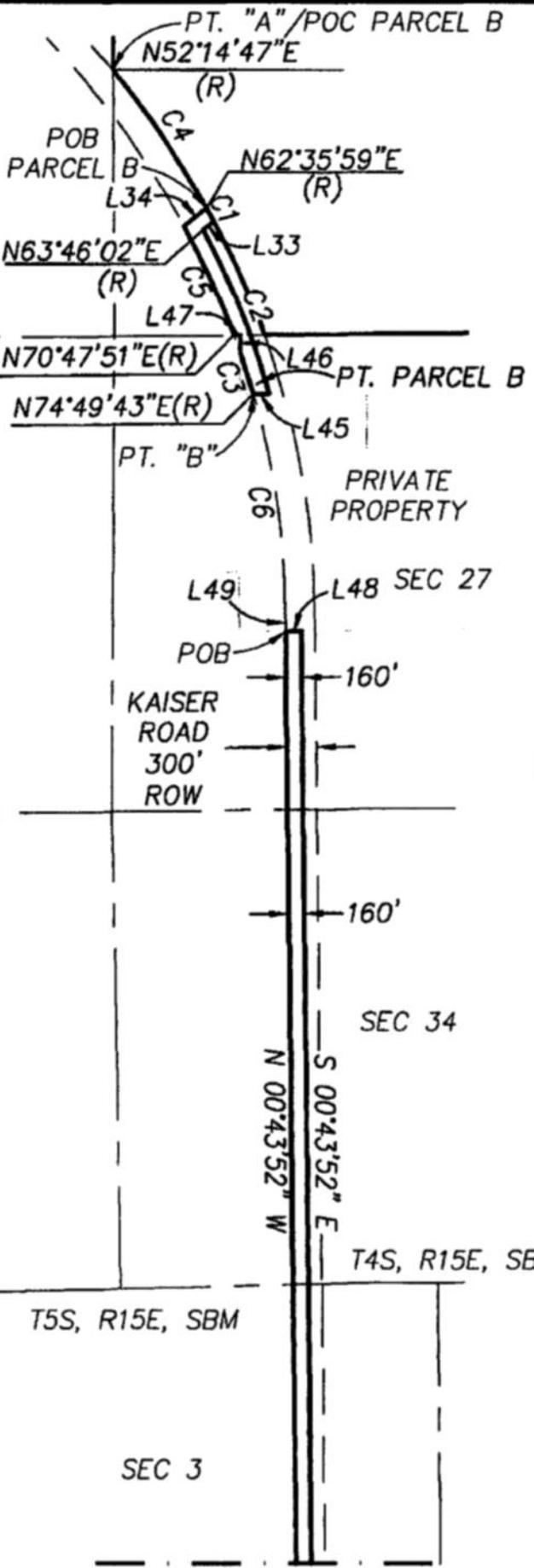
8 Each renewable energy project will be a separate sub-account within the REAT-NFWF account, regardless of the number of required mitigation actions per project. If a project and its mitigation are phased, this fee is only applied when the project specific account is established and not charged again when additional funds are deposited with subsequent phases.

9 If determined necessary by the REAT agencies if multiple 3rd parties have expressed interest; for transparency and objective selection of 3rd party to carryout acquisition.

Desert Sunlight Project Site
A-1 Transmission Corridor Map



SEE MATCH LINE BELOW LEFT



SEE SHEET 4 FOR LINE TABLE & CURVE TABLE

SEE MATCH LINE SHEET 3

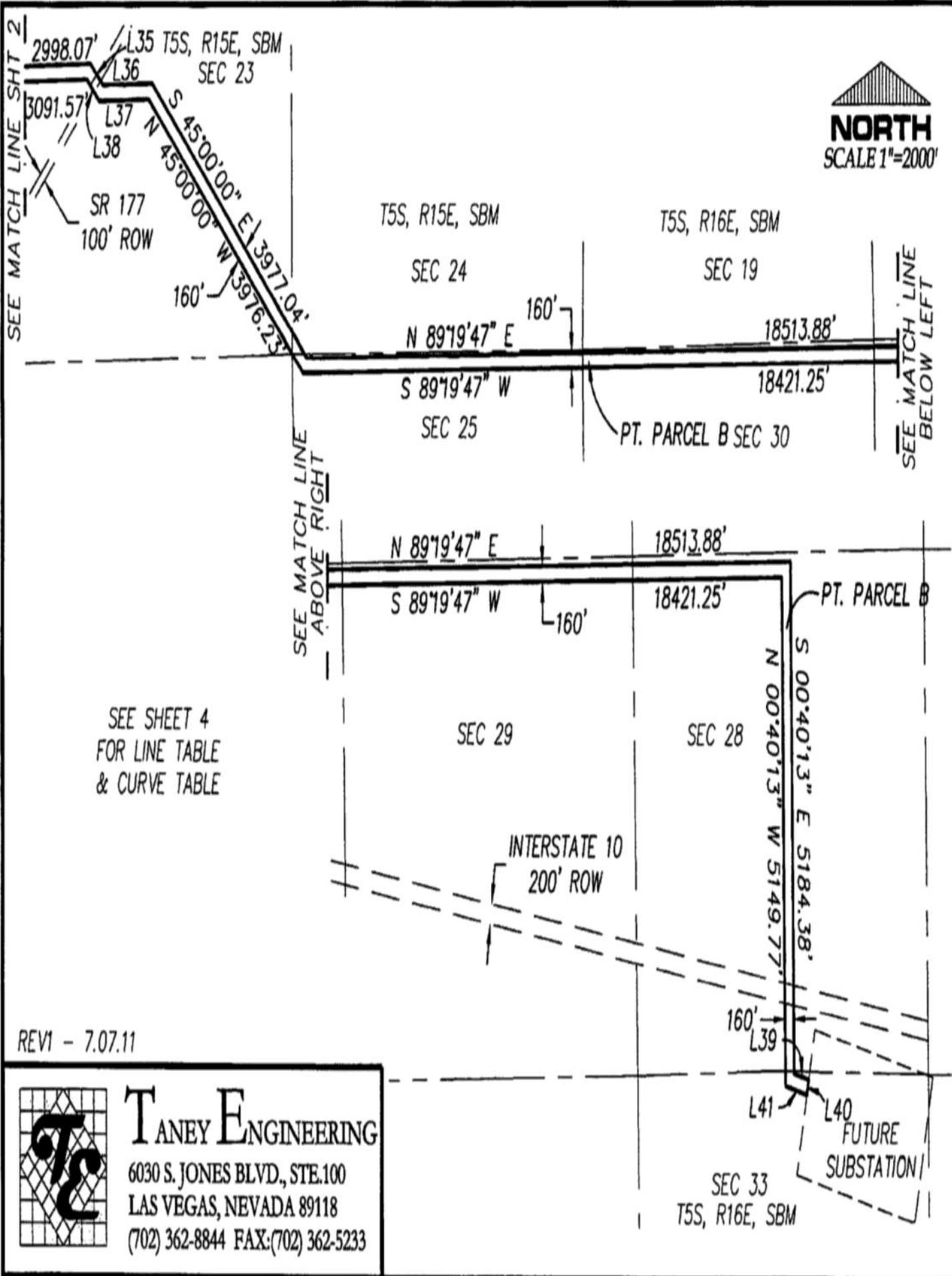
REV1 - 7.07.11'

SEE MATCH LINE ABOVE RIGHT



TANEY ENGINEERING
 6030 S. JONES BLVD., STE.100
 LAS VEGAS, NEVADA 89118
 (702) 362-8844 FAX:(702) 362-5233


NORTH
SCALE 1"=2000'



SEE SHEET 4
FOR LINE TABLE
& CURVE TABLE

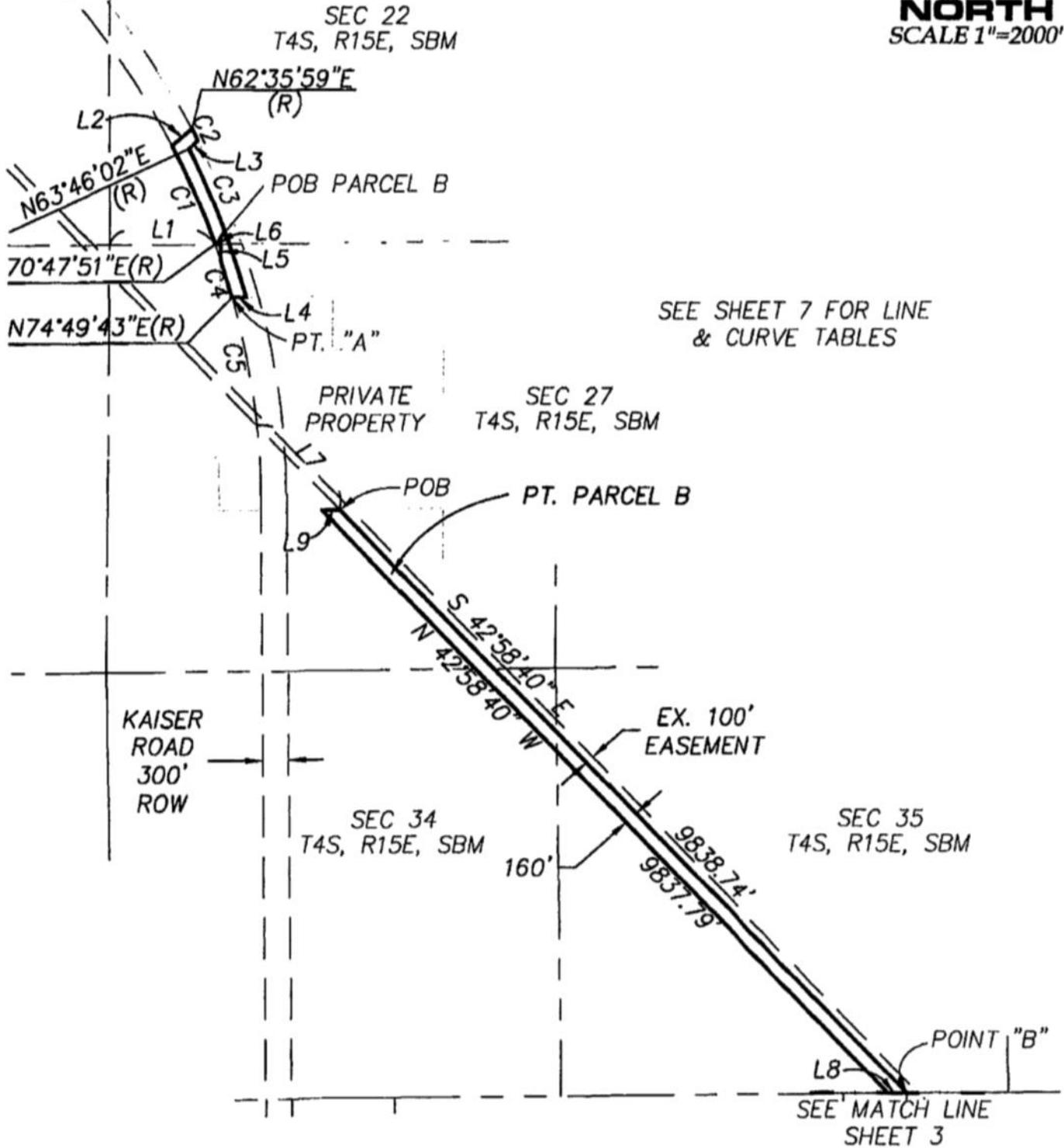
REV1 - 7.07.11



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A-2 Transmission Corridor Map



7.07.11



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SEE MATCH LINE
SHEET 2

POINT "B"


NORTH
SCALE 1"=2000'

PRIVATE
PROPERTY

SEC 6
T5S, R16E, SBM

PRIVATE
PROPERTY

SEC 1
T5S, R15E, SBM

PRIVATE
PROPERTY

SEC 12
T5S, R15E, SBM

SEC 7
T5S, R16E, SBM

SR 177
100' ROW

SEC 8
T5S, R16E, SBM

SEE SHEET 7 FOR LINE
& CURVE TABLES

PRIVATE
PROPERTY

14716.35'

7.07.11

POB

L15

SEC 18
T5S, R16E, SBM

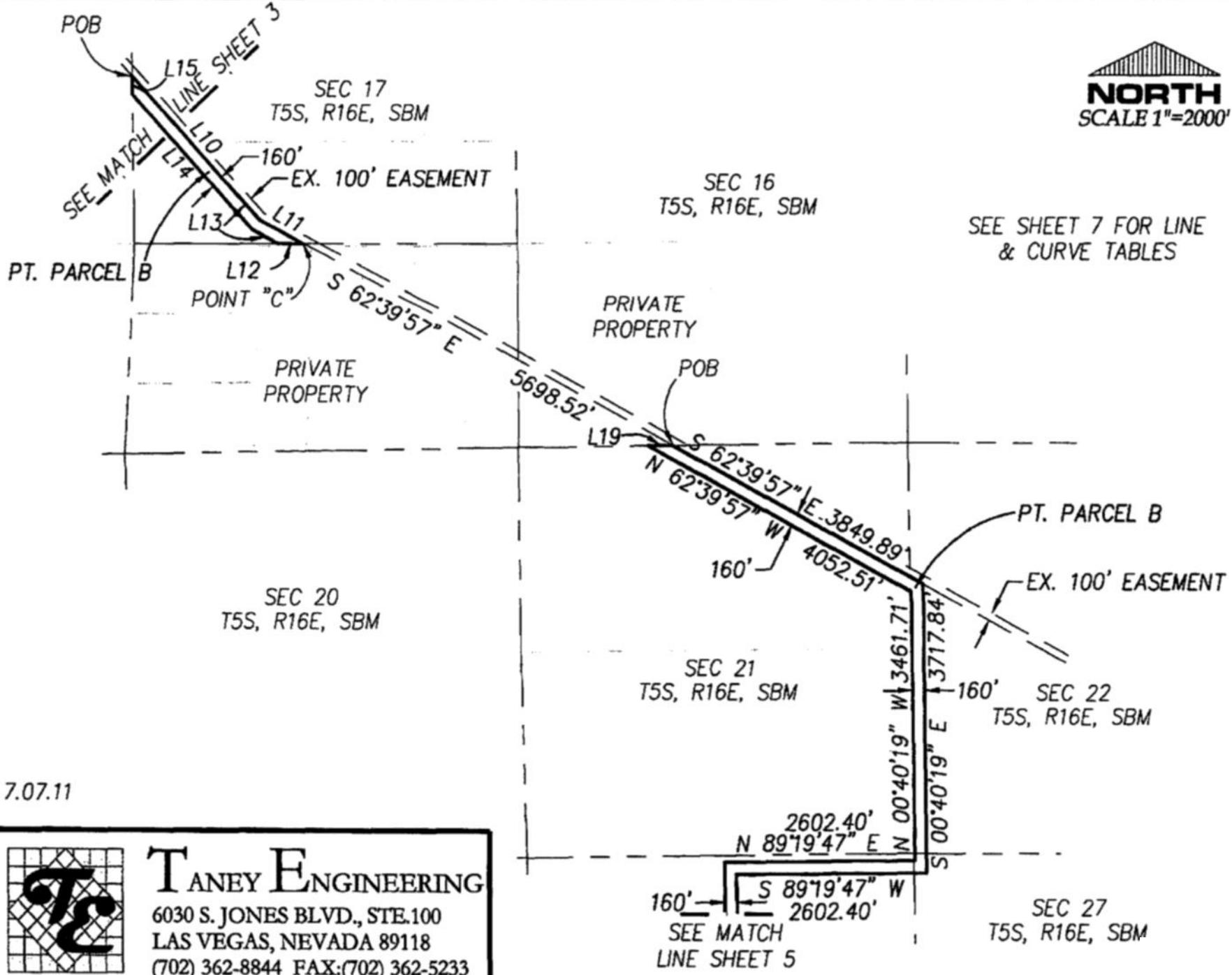
PRIVATE
PROPERTY

SEE MATCH LINE
SHEET 4



TANEY ENGINEERING

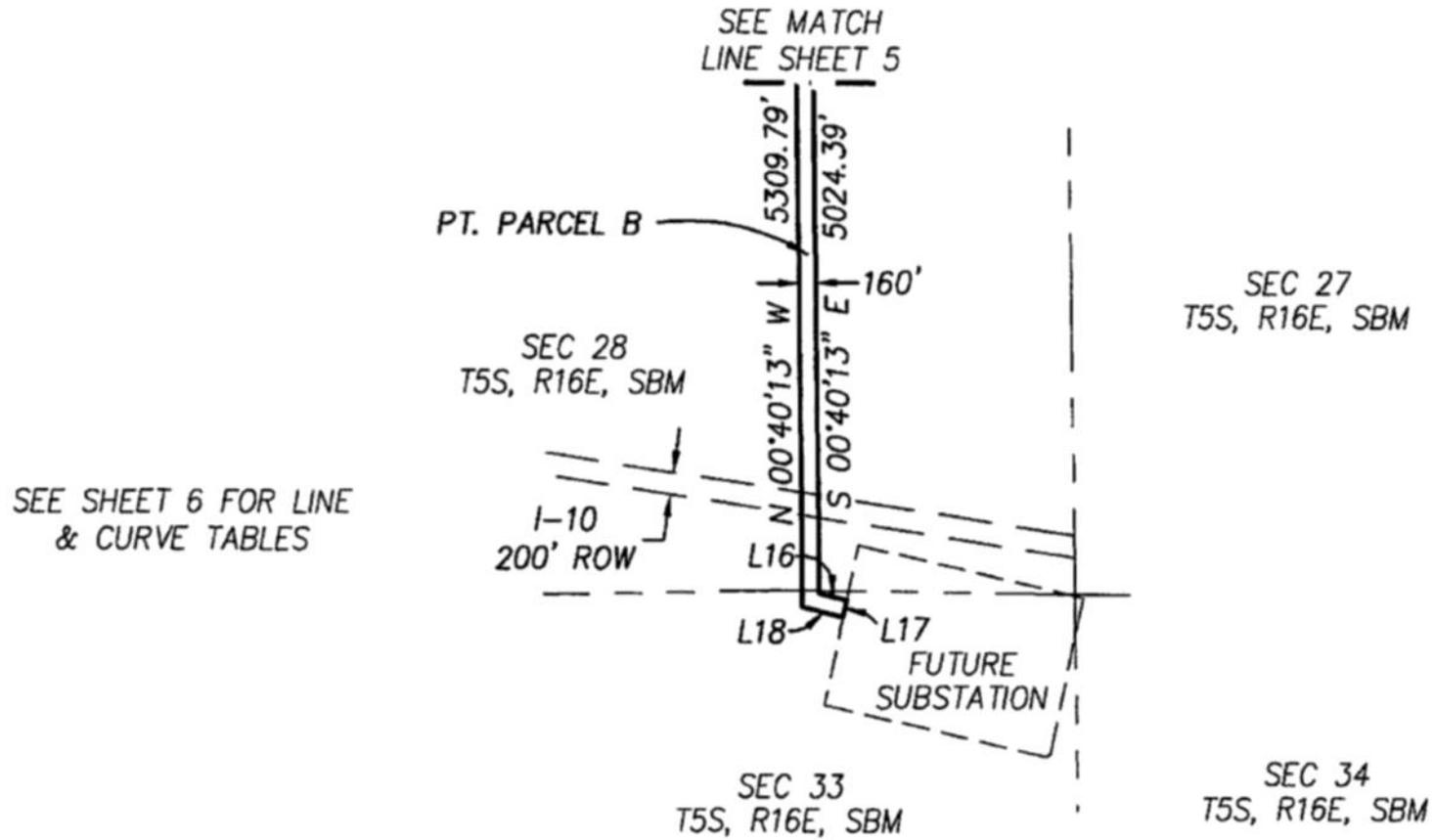
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7.07.11



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