

SPRING 2005

PRESERVING CALIFORNIA'S LEGACY



TEJON RANCH

PROVIDING FOR CALIFORNIA'S FUTURE

GRAPEVINE



News Flash

Tejon Ranch has signed an agreement with The Rockefeller Group to develop 500 acres at Tejon Industrial Complex as a Foreign Trade Zone.

For details, go to:

www.tejonranch.com
and click on
"News Room."



Welcome to the first edition of the Tejon Grapevine, a newsletter designed to keep you informed and up-to-date on what's happening at Tejon Ranch and with the Tejon Ranch Vision.

Dear Friends,

Welcome to the first edition of the “Tejon Grapevine,” a newsletter designed to keep you informed and up-to-date on what’s happening at Tejon Ranch and with the Tejon Ranch Vision. We describe our Vision as Preserving California’s Legacy—Providing for California’s Future. This vision for the future contains three central elements: (1) a dedication to conservation, which includes, but is not limited to, our partnership with The Trust for Public Land (TPL), a leading non-profit conservation agency, to set aside up to 100,000 acres of Tejon Ranch as a permanent conservation area; (2) a commitment to continue our historic ranching, farming and hunting operations; and (3) the master-planned development of a small portion of the Ranch (about five percent) over the next 25 years. Three separate areas are part of our development plans – Tejon Industrial Complex, which is at the junction of Interstate 5 and Highway 99; the master-planned sustainable community of Centennial, which is located at the southern end of the Ranch near I-5 and Highway 138; and a low density mountain residential/resort community in the final stages of planning that we’re calling Tejon Mountain Village. It will be nestled around Tejon Lake near the top of the Grapevine across from Lebec.

I want to let you know what’s happening regarding our conservation partnership with The Trust for Public Land. Our charge to TPL was to first identify 100,000 acres of the best, most environmentally-sensitive land on Tejon Ranch that could become part of a conservation preserve, and then help determine which public or private agencies would be best suited to acquire and/or manage the land.

TEJON RANCH VISION

The Tejon Ranch vision focuses on three central themes:

- 1.** A dedication to conservation.
- 2.** Commitment to farming, ranching, and hunting.
- 3.** Limited development of about 5% of the Ranch over 25 years.

TPL is almost finished with the first part of the assignment – and it proved to be quite a challenge. We told TPL we wanted an independent, scientific assessment of the land, which would then be thoroughly reviewed by additional independent scientific and environmental advisory panels. That first part of the process is just about completed and we expect to be able to announce the exact borders of the conservation preserve very shortly. Meanwhile, TPL is now meeting with key State and Federal agencies as it works on the second phase of the assignment.

I also hope you’ve had a chance to visit our recently-updated website. It contains just about everything about Tejon Ranch, from investment information to our history to our plans for the future. The website will be updated on a regular basis, so you can always get the latest news about Tejon Ranch on the internet.

Thank you for your interest and support of Tejon Ranch. We take very seriously our duty to preserve the land we’ve been stewards of for more than 160 years now, and to responsibly providing for California’s future.

Sincerely,



Bob Stine
President & CEO

P.S. If, for any reason, you’d like to be taken off this mailing list, please email us at questions@tejonranch.com, or send a note to: Newsletter, Tejon Ranch, P.O. Box 1000, Lebec, CA 93243



Do You Have Enough Water for Your Development Plans?

Tejon Ranch has more than enough sources of water to meet the needs of its developments, both now and in the future. The Urban Water Management Plan for the Tejon-Castac Water District, which will supply water to both Tejon Mountain Village (TMV) and Tejon Industrial Complex (TIC), shows that in the year 2023, when both projects would be nearly complete, we would have 65% more water than is needed to meet the demands in a normal water year – and 57% more water than would be needed even in a multi-dry year environment.

An exhaustive water study for Centennial is in its final stages, but the initial results are just as promising as the water outlook for TIC and TMV. In addition, all of our projects give us the opportunity to do it right when it comes to water conservation. For example, unlike smaller, piecemeal subdi-



visions, the entire community of Centennial can and is being designed to save water.

- We're making extensive use of recycled water to irrigate the parks, golf courses and greenbelts that will be part of Centennial.
- All the irrigation will be satellite-directed and computer-controlled to maximize water use efficiency.
- We're utilizing native, drought-resistant plants in the landscaping.
- The houses themselves will be designed to reduce water consumption by 20 to 25 percent.

So, with Centennial, we have a chance to not only meet the housing needs of current and future generations of Californians, we can also do so in a way that helps conserve that most precious resource of water.

TEJON RANCH VISION

Tejon Ranch's Vision includes the permanent conservation of up to 100,000 acres of...

Pristine mountain tops ▶



Beautiful meadows ▲

Gorgeous valleys ▶



TEJON IN THE COMMUNITY

• A new, nearly \$900,000 fire truck will help protect south Kern County and the Tejon Industrial Complex (TIC). The new truck, which was jointly purchased by Tejon Ranch and IKEA, will eventually be housed at a fire station Tejon Ranch will build at TIC. Construction on the new fire station is slated to begin this year.

• Tejon is helping Frazier Mountain High School provide for the educational of California by helping to underwrite the school's robotics program. The robotics program places a special emphasis on math, science and engineering.

• Thanks to the generous donations by Tejon Ranch consultants and the active participation by Tejon employees, who've turned their annual Christmas party into an opportunity for giving, Tejon donated more than \$7,000 over Christmas to the Angel Tree program, which provides Christmas gifts to children whose parents are incarcerated.

• Tejon Ranch helped the Kern County Museum celebrate the holidays by sponsoring the Clock Tower Holidays. The occasion was especially appropriate as the community

celebrated the 100th anniversary of the Beale Memorial Clock Tower, which was a gift to the city of Bakersfield from Truxtun Beale, son of ranch founder Gen. Edward Beale.

• Tejon Ranch's \$100,000 matching grant to Shelter on the Hill: A Humane Society, has been instrumental in helping this

much needed service in the Mountain Communities move closer to becoming a reality. The local community matched the grant amount this past summer.

We get much from our community, and we want to give something back. We at Tejon Ranch Company support a variety of cultural, service and athletic organizations, both with service and with dollars.



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