

Tejon Mountain Village

June 26, 2008

Dear Neighbor:

It has been nearly two years since I introduced myself as the General Manager and Vice President of Tejon Mountain Village LLC, a partnership of Tejon Ranch Company and Arizona-based community builder DMB Associates.

I promised you then that our team was going to make sure Tejon Mountain Village embodied the very best in environmentally sensitive community planning, something the Mountain Communities told us was extremely important.

Today, I am very pleased to introduce a revised plan for Tejon Mountain Village – a community that shares in a legacy of more than 150 years of conservation.

Just this week, we submitted this plan to the Kern County Planning Department for their review. The plan updates the original development application submitted in mid-2005, and I'll explain the differences below. I've also enclosed a pre-paid reply card that you can use to offer your thoughts or ask questions.

An Historic Agreement

We have arrived at this milestone through several notable achievements, none more important than last month's announcement of the Tejon Ranch Conservation & Land Use Agreement. This historic agreement between the nation's most influential environmental organizations and Tejon Ranch Company was negotiated over a two-year period and calls for the permanent protection of 90 percent of the Ranch – 240,000 acres – including the more than 21,000 acres of open space in Tejon Mountain Village. To put this in perspective, 240,000 acres laid over the Los Angeles area would stretch from Santa Monica to Seal Beach on the west and from Burbank to Brea on the east.

You can learn more about this historic agreement at www.TejonPreserve.com.

A Scientifically and Ecologically Sound Proposal

The Agreement has led to numerous, science-based changes to our Tejon Mountain Village proposal, which resulted from two years of additional input from both the local community and the environmental organizations who participated in the Agreement. These changes embody our promise to make Tejon Mountain Village as ecologically sound as possible.

Please read the reverse side of this letter to learn more about these commitments and Tejon Mountain Village.

Tejon Mountain Village Commitments

- A comprehensive water conservation program, and the use of State Water Project and recycled water to meet the water needs of the community, rather than the use of local groundwater supplies,
- A “dark skies” program to protect local nighttime skies,
- Solar power solutions for new homes, community buildings and facilities,
- Enhanced public access through expert-led tours of conservation areas, and
- Removal of all homes from Bear Trap Canyon and areas identified as important for condor foraging, including a 3.5 mile section of Gehgus Ridge and another 2.5 miles of the northern ridges which lie above the San Joaquin Valley floor.

Enhanced Condor Protection

We’ve also maintained our steadfast commitment to encourage the recovery of the California condor. As part of the scientific analyses, three of the nation’s foremost condor experts weighed in heavily on the Tejon Mountain Village plan and all of their recommended changes to our proposal were incorporated without condition.

The Beginning of the Public Process

Much has occurred in the past few weeks, but this is just the beginning of Kern County’s review of Tejon Mountain Village. The Kern County Planning Department is currently reviewing our proposal and will be compiling its draft Environmental Impact Report (DEIR) in the coming months. Subject to the planning department’s review, we anticipate that the DEIR will be available for your review and comments in late 2008 or early 2009.

We also want to hear your thoughts and answer your questions about Tejon Mountain Village. Please fill out the enclosed pre-paid reply card and drop it in the nearest mailbox. We’ll get back to you with answers to your questions in a timely fashion.

This is just the first in many updates that you will receive from me and the Tejon Mountain Village team. Please be sure to check the “Keep me informed” box on the reply card to ensure that you’ll receive future updates and let us know the best way to contact you. I hope that you will join us in making Tejon Mountain Village a reality for Kern County and the Mountain Communities.

In the meantime, feel free to reach me at Roberta@TejonMountainVillage.com or (661) 663-4285.

Sincerely,



Roberta Marshall
General Manager/Vice President
Tejon Mountain Village LLC