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6 Attorneys for Defendants and Cross-Defendants
LV Ritter Ranch LLC and Palmdale Hills Property, LLC
7

8 **SUPERIOR COURT OF THE STATE OF CALIFORNIA**
9 **FOR THE COUNTY OF LOS ANGELES**
10

11 ANTELOPE VALLEY
GROUNDWATER CASES
12

13 INCLUDED ACTIONS:

14 LOS ANGELES COUNTY
WATERWORKS DISTRICT NO. 40 v.
DIAMOND FARMING COMPANY, et
15 al., Los Angeles Superior Court Case No.
BC325201;
16

17 LOS ANGELES COUNTY
WATERWORKS DISTRICT NO. 40 v.
DIAMOND FARMING COMPANY, et
18 al., Kern County Superior Court Case
No. S-1500-CV-254-348;
19

20 DIAMOND FARMING COMPANY,
and W.M. BOLTHOUSE FARMS, INC.,
v. CITY OF LANCASTER, et al.,
21 Riverside Superior Court Case No. RIC
344436 [c/w case no. RIC 344668 and
22 355840]
23

Judicial Council Coordination No. 4408

**LV RITTER RANCH LLC'S STATEMENT OF
CLAIMS OF WATER RIGHTS AS SUCCESSOR
TO PALMDALE HILLS PROPERTY, LLC**

Case No. 1-05-CV-049053
Assigned to The Honorable Jack Komar

1 Defendant and Cross-Defendant LV Ritter Ranch LLC submits this Statement of Claim
2 of Water Rights as the successor in interest to Defendant and Cross-Defendant Palmdale Hills
3 Property, LLC:

- 4 1. Palmdale Hills Property, LLC filed its Statement of Claims of Water Rights on
5 February 10, 2012. The "Palmdale Claim" is attached hereto as Exhibit A.
- 6 2. LV Ritter Ranch LLC is the successor in interest to Palmdale Hills Property, LLC
7 since it is the new owner of the property described in Paragraph 2 of the Palmdale
8 Claim and the Exhibit 1 attached to the Palmdale Claim.
- 9 3. LV Ritter Ranch LLC hereby claims the same water rights set forth in the
10 Palmdale Claim.

11
12 Dated: July 5, 2012

ALSTON & BIRD LLP

13
14 By: 

EDWARD J. CASEY
Attorneys for Defendants and Cross-Defendants LV
Ritter Ranch LLC and Palmdale Hills Property, LLC

EXHIBIT A

1 Edward J. Casey (SBN 119571)
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PALMDALE HILLS PROPERTY, LLC
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17 LOS ANGELES COUNTY
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18 al., Kern County Superior Court Case
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19

20 DIAMOND FARMING COMPANY,
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21 Riverside Superior Court Case No. RIC
344436 [c/w case no. RIC 344668 and
22 355840]
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Judicial Council Coordination No. 4408

**STATEMENT OF CLAIMS OF WATER
RIGHTS**

Case No. 1-05-CV-049053
Assigned to The Honorable Jack Komar

CONFIRMED COPY
CORRECTLY FILED
IN THE SUPERIOR COURT OF CALIFORNIA
COUNTY OF LOS ANGELES

FEB 10 2012

John A. Clarke, Executive Officer/Clerk
BY: *[Signature]* Deputy
Christina Robinson

1 Cross-Defendant Palmdale Hills Property, LLC ("Palmdale Hills"), respectfully submits
2 the following statement for water rights claims ("Statement"):

3 1. The amount of the water right claimed is the amount required for prospective
4 overlying uses that are reasonable and beneficial. (See, e.g., *City of Barstow v. Mojave Water*
5 *Agency* (2000) 23 Cal.4th 1224, 1247 [citing *City of Los Angeles v. City of San Fernando* (1975)
6 14 Cal.3d 199, 293, fn. 100].)

7 2. The property owned by Palmdale Hills is commonly referred to as "Ritter Ranch,"
8 is generally located at Ranch Center Drive and Elizabeth Lake Road in the City of Palmdale,
9 totals approximately 10,800 acres and is designated by the Assessor Parcel Numbers provided in
10 Exhibit 1 hereto.

11 3. Palmdale Hills filed an Answer to the Cross-Complaint on August 30, 2007, but
12 thereafter filed for bankruptcy. However, that bankruptcy is close to being resolved.

13 Dated: February 9, 2012

ALSTON & BIRD LLP

14
15 By:

EDWARD J. CASEY
Attorneys for Defendant and Cross-Defendant
PALMDALE HILLS PROPERTY, LLC

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EXHIBIT 1

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LEGAL DESCRIPTION

THE LAND IS SITUATED IN THE CITY OF PALMDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: ("CFD") (APN 3205-002-028, 051 AND 053; 3206-007-001 AND 002; 3206-018-014 AND 033; 3206-021-002 AND 005, 3206-005-008 AND 3206-025-001 AND 002)

THOSE PORTIONS OF TOWNSHIP 6 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF PALMDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF DESCRIBED AS FOLLOWS:

(A) THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 15;

(B) THE EAST TWO-THIRDS OF THE NORTH THREE-FOURTHS OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; ALSO THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER; ALSO THE SOUTHEAST QUARTER, EXCEPT THAT PORTION OF SAID SOUTHEAST QUARTER LYING NORTHERLY AND NORTHWESTERLY OF THE CENTERLINE OF GODDE HILL ROAD AS SHOWN UPON THE COUNTY SURVEYOR'S MAP NO. 8696 ON FILE IN THE OFFICE OF THE COUNTY ENGINEER OF SAID COUNTY AND EXCEPT THAT PORTION OF SAID SOUTHEAST QUARTER LYING NORTHERLY AND NORTHEASTERLY OF THE CENTER LINE OF ELIZABETH LAKE-PINE CANYON ROAD (FORMERLY PALMDALE AND ELIZABETH LAKE ROAD), AS SHOWN UPON COUNTY SURVEYOR'S MAP NO. B-1352, SHEET 1, ON FILE IN THE OFFICE OF THE COUNTY ENGINEER OF SAID COUNTY, ALL IN SECTION 16;

SAID PARCELS (A) AND (B) ABOVE ARE ALSO SHOWN AND DESCRIBED IN THAT CERTAIN CERTIFICATE OF COMPLIANCE NO. 462 RECORDED JANUARY 9, 1995 AS INSTRUMENT NO. 95-23331 OF OFFICIAL RECORDS, COUNTY OF LOS ANGELES, CALIFORNIA.

(C) THE NORTH HALF OF THE SOUTHWEST QUARTER, THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL OF THE NORTHEAST QUARTER, ALL OF THE NORTHWEST QUARTER, AND ALL OF THE SOUTHEAST QUARTER, ALL IN SECTION 21;

(D) THE SOUTHWEST QUARTER AND THE EAST HALF OF SECTION 23;

(E) THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 24;

(F) ALL OF SECTION 25;

EXCEPT FROM THAT PORTION OF PARCEL 1(A) ABOVE THAT PORTION THEREOF LYING NORTHERLY AND EASTERLY OF THE NORTHERLY LINE OF ELIZABETH LAKE ROAD, AS CONVEYED TO RICHARD C. BOYLE AND GAIL P. BOYLE, HUSBAND AND WIFE BY DEED RECORDED ON JUNE 17, 1981 AS INSTRUMENT NO. 81-602418, OFFICIAL RECORDS.

ALSO EXCEPT THAT PORTION OF SAID PARCEL 1(A) INCLUDED WITHIN TRACT NO. 51508-01, AS PER MAP RECORDED IN BOOK 1214 PAGES 28 TO 36 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

1 ALSO EXCEPT THEREFROM THAT PORTION OF SAID PARCEL 1 INCLUDED WITHIN
2 TRACT NO. 51508-02 AS PER MAP RECORDED IN BOOK 1214 PAGES 37 TO 40, IN THE
3 OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

4 EXCEPT FROM THE SOUTHWEST QUARTER, THE NORTH HALF OF THE
5 SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST
6 QUARTER OF SAID SECTION 23, ALL THE COAL AND OTHER MINERALS IN SAID
7 LAND, TOGETHER WITH THE RIGHT TO PROSPECT FOR, MINE AND REMOVE THE
8 SAME PURSUANT TO THE PROVISIONS AND LIMITATIONS OF THE ACT OF
9 DECEMBER 29, 1916 (39 STAT. 862) AS EXCEPTED AND RESERVED IN THE PATENT
10 FROM THE UNITED STATES OF AMERICA, RECORDED JUNE 26, 1925 IN BOOK 5253
11 PAGE 40, OFFICIAL RECORDS.

12 ALSO EXCEPT FROM THE SOUTH HALF OF THE SOUTHWEST QUARTER, AND THE
13 NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 25, ALL
14 THE COAL AND OTHER MINERALS IN SAID LAND, TOGETHER WITH THE RIGHT TO
15 PROSPECT FOR, MINE, AND REMOVE THE SAME PURSUANT TO THE PROVISIONS
16 AND LIMITATIONS OF THE ACT OF DECEMBER 29, 1916 (39 STAT. 862) AS
17 EXCEPTED AND RESERVED IN THE PATENT FROM THE UNITED STATES OF
18 AMERICA, RECORDED NOVEMBER 19, 1925 IN BOOK 5528 PAGE 79, OFFICIAL
19 RECORDS.

20 ALSO EXCEPT FROM THE NORTH HALF OF THE NORTHEAST QUARTER, THE
21 SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, AND THE NORTH HALF OF
22 THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25,
23 ALL OILS, MINERALS, GAS, PETROLEUM, NAPHTHA, OTHER HYDROCARBON
24 SUBSTANCES, AND MINERALS OF WHATSOEVER KIND AND NATURE IN, UPON, OR
25 UNDER SAID LAND, TOGETHER WITH THE RIGHT OF ENTRY, AS MAY BE
26 NECESSARY FOR THE DEVELOPMENT, PRODUCTION, AND REMOVAL OF ALL
27 SUCH SUBSTANCES, AS RESERVED IN THE DEED FROM THE FARMERS AND
28 MERCHANTS NATIONAL BANK OF LOS ANGELES, RECORDED JUNE 6, 1944 IN
BOOK 21009 PAGE 66, OFFICIAL RECORDS.

ALSO EXCEPT FROM THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID
SECTION 25, ONE-HALF OF ALL MINERALS, OIL, COAL, PETROLEUM, AND
KINDRED SUBSTANCES, UNDER OR IN SAID LAND, AS RESERVED IN DEED FROM
LOUISE A. WEIDMAN, RECORDED MARCH 10, 1953 AS INSTRUMENT NO. 1193 IN
BOOK 41170 PAGE 10, OFFICIAL RECORDS.

ALSO EXCEPT FROM THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER,
THE NORTH HALF OF THE SOUTHEAST QUARTER, AND THE SOUTH HALF OF THE
SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25, ONE-
HALF OF THE MINERAL RIGHTS TO GRANTORS, SHARE AND SHARE ALIKE, AND
TO THEIR RESPECTIVE HEIRS AND ASSIGNS, IN ALL OIL, GAS, AND MINERALS IN,
ON, OR UNDER THE SURFACE OF SAID LANDS, AND ALL THE RIGHTS OF
OWNERSHIP THEREIN, AND ALSO RESERVING TO THEMSELVES, THEIR HEIRS
AND ASSIGNS, THE RIGHT AND LICENSE OF EXPLORING, MINING, DEVELOPING
OR OPERATING, FOR ANY OR ALL OF THE SAID PRODUCTS UNDER SAID LANDS
BY SO-CALLED SLANT OR WHIPSTOCK DRILLING THEREUNDER, ACCORDING TO
ALL THE PRIVILEGES AND CONDITIONS OF THE FIELD THAT MAY BE DEVELOPED
ABOUT SAID TRACT OF LAND WITH THE FURTHER RESERVATION THAT SHOULD
THE OWNER IN FEE OF THE SURFACE OF SAID LANDS ERECT THEREON
NECESSARY BUILDINGS, PIPE LINES, MACHINERY AND EQUIPMENT NECESSARY

1 IN AND ABOUT SUCH MATTERS, GRANTORS, THEIR HEIRS AND ASSIGNS, SHALL
2 BE GIVEN EQUAL RIGHTS TO USE AND LICENSE OR LEASE THE USE OF SUCH
3 SURFACE IN CONNECTION WITH PRODUCTION OF OIL, GAS, AND MINERALS TO
4 THE EXTENT THEREIN RESERVED, AS RESERVED BY JOHN THOMAS TUTTLE,
5 ALSO KNOWN AS JOHN JOUGHIN TITTLE, A MARRIED MAN, AND ANDREW R.
6 JOUGHIN, ALSO KNOWN AS ANDREW ROEDER JOUGHLIN, A MARRIED MAN, IN
7 DEED RECORDED JUNE 10, 1952 AS INSTRUMENT NO. 1498 IN BOOK 39123 PAGE
8 267, OFFICIAL RECORDS.

9
10 **PARCEL 2: ("CFD") (APN 3206-008-012; 3206-009-014; 3206-010-11; 3206-016-008;
11 3206-017-009 AND 3206-022-001)**

12 THOSE PORTIONS OF TOWNSHIP 6 NORTH, RANGE 13 WEST, SAN BERNARDINO
13 MERIDIAN, IN THE CITY OF PALMDALE, COUNTY OF LOS ANGELES, STATE OF
14 CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF DESCRIBED AS
15 FOLLOWS:

16 (A) ALL OF SECTIONS 26 AND 27;

17 (B) ALL OF SECTIONS 28, EXCEPT GOVERNMENT LOTS 3 AND 4;

18 (C) ALL OF SECTIONS 34, 35 AND 36;

19 EXCEPT FROM THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION
20 26, ALL THE COAL AND OTHER MINERALS IN SAID LAND, TOGETHER WITH THE
21 RIGHT TO PROSPECT FOR, MINE, AND REMOVE THE SAME PURSUANT TO THE
22 PROVISIONS AND LIMITATIONS OF THE ACT OF DECEMBER 29, 1916 (39 STAT. 862)
23 AS EXCEPTED AND RESERVED IN THE PATENT FROM THE UNITED STATES OF
24 AMERICA, RECORDED NOVEMBER 19, 1925 IN BOOK 5528 PAGE 79, OFFICIAL
25 RECORDS.

26 ALSO EXCEPT FROM THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER
27 OF SAID SECTION 26, ALL THE COAL AND OTHER MINERALS IN SAID LAND,
28 TOGETHER WITH THE RIGHT TO PROSPECT, FOR, MINE, AND REMOVE THE SAME
PURSUANT TO THE PROVISIONS AND LIMITATIONS OF THE ACT OF DECEMBER
29, 1916 (39 STAT. 862) AS EXCEPTED AND RESERVED IN THE PATENT FROM THE
UNITED STATES OF AMERICA, RECORDED JUNE 26, 1925 IN BOOK 5253 PAGE 40,
OFFICIAL RECORDS.

ALSO EXCEPT FROM LOTS 2 AND 3 OF SAID SECTION 27; THE SOUTHWEST
QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27; THE EAST HALF
OF THE SOUTHWEST QUARTER OF SAID SECTION 27, THE SOUTHWEST QUARTER
OF THE NORTHWEST QUARTER OF SAID SECTION 27, THE SOUTHWEST QUARTER
OF THE SOUTHWEST QUARTER OF SAID SECTION 27, AND THE NORTH HALF OF
THE NORTHWEST QUARTER OF SAID SECTION 34, ALL THE COAL AND OTHER
MINERALS IN SAID LAND, TOGETHER WITH THE RIGHT TO PROSPECT FOR, MINE,
AND REMOVE THE SAME, PURSUANT TO THE PROVISIONS AND LIMITATIONS OF
THE ACT OF DECEMBER 29, 1916 (39 STAT. 862) AS EXCEPTED AND RESERVED IN
THE PATENT FROM THE UNITED STATES OF AMERICA, RECORDED JULY 26, 1923
IN BOOK 2525 PAGE 254, OFFICIAL RECORDS.

ALSO EXCEPT FROM THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID
SECTION 28, SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 28,
AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 28, ALL

1 THE COAL AND OTHER MINERALS IN SAID LAND, TOGETHER WITH THE RIGHT TO
2 PROSPECT FOR, MINE, AND REMOVE THE SAME, PURSUANT TO THE PROVISIONS
3 AND LIMITATIONS OF THE ACT OF DECEMBER 29, 1916 (39 STAT. 862) AS
EXCEPTED AND RESERVED IN THE PATENT FROM THE UNITED STATES OF
AMERICA, RECORDED JULY 26, 1923 IN BOOK 2525 PAGE 255, OFFICIAL RECORDS.

4 ALSO EXCEPT FROM THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER
5 OF SAID SECTION 34, SOUTHWEST QUARTER OF SAID SECTION 34, SOUTH HALF
6 OF THE SOUTHEAST QUARTER OF SAID SECTION 34, SOUTH HALF OF THE
7 SOUTHWEST QUARTER OF SAID SECTION 35, NORTHEAST QUARTER OF THE
8 SOUTHWEST QUARTER OF SAID SECTION 35, ALL THE COAL AND OTHER
9 MINERALS IN SAID LAND, TOGETHER WITH THE RIGHT TO PROSPECT FOR, MINE,
AND REMOVE THE SAME, PURSUANT TO THE PROVISIONS AND LIMITATIONS OF
THE ACT OF DECEMBER 29, 1916 (39 STAT. 862) AS EXCEPTED AND RESERVED IN
THE PATENT FROM THE UNITED STATES OF AMERICA, RECORDED JULY 26, 1923
IN BOOK 2518 PAGE 144, OFFICIAL RECORDS.

10 ALSO EXCEPT FROM THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID
11 SECTION 35, SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID
12 SECTION 36, ALL THE COAL AND OTHER MINERALS IN SAID LAND, TOGETHER
13 WITH THE RIGHT TO PROSPECT FOR AND REMOVE THE SAME, PURSUANT TO THE
14 PROVISIONS AND LIMITATIONS OF THE ACT OF DECEMBER 29, 1916 (39 STAT. 862)
AS EXCEPTED AND RESERVED IN THE PATENT FROM THE UNITED STATES OF
AMERICA, RECORDED FEBRUARY 1, 1929 IN BOOK 9024 PAGE 136, OFFICIAL
RECORDS.

15 ALSO EXCEPT FROM THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER
16 OF SAID SECTION 36, ALL THE COAL AND OTHER MINERALS IN SAID LAND,
17 TOGETHER WITH THE RIGHT TO PROSPECT FOR, MINE, AND REMOVE THE SAME,
18 PURSUANT TO THE PROVISIONS AND LIMITATIONS OF THE ACT OF DECEMBER
29, 1916 (39 STAT. 862) AS EXCEPTED AND RESERVED IN THE PATENT FROM THE
UNITED STATES OF AMERICA, RECORDED DECEMBER 28, 1938 IN BOOK 16528
PAGE 282 OFFICIAL RECORDS, AND IN PATENT RECORDED MAY 28, 1943 IN BOOK
20028 PAGE 140, OFFICIAL RECORDS.

19 ALSO EXCEPT FROM THE EAST HALF OF THE NORTHWEST QUARTER OF SAID
20 SECTION 35, SOUTHEAST QUARTER OF SAID SECTION 36, ALL THE COAL AND
21 OTHER MINERALS IN SAID LAND, TOGETHER WITH THE RIGHT TO PROSPECT FOR,
22 MINE, AND REMOVE THE SAME, PURSUANT TO THE PROVISIONS AND
LIMITATIONS OF THE ACT OF DECEMBER 29, 1916 (39 STAT. 862) AS EXCEPTED
AND RESERVED IN THE PATENT FROM THE UNITED STATES OF AMERICA,
RECORDED JULY 6, 1925 IN BOOK 4435 PAGE 118, OFFICIAL RECORDS.

23 **PARCEL 3: ("CFD") (APN 3206-020-010 AND 012)**

24 THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 12 WEST,
25 SAN BERNARDINO MERIDIAN, IN THE CITY OF PALMDALE, COUNTY OF LOS
ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

26 EXCEPT THEREFROM THAT PORTION OF SAID LAND INCLUDED WITHIN TRACT
27 NO. 51508-02, AS PER MAP RECORDED IN BOOK 1214 PAGES 37 TO 40, IN THE
OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

1 **PARCEL 4: ("CFD") (APN 3206-006-016, 020, 022, 025 AND 028)**

2 THAT PORTION OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 13 WEST, SAN
3 BERNARDINO MERIDIAN, IN THE CITY OF PALMDALE, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA AND BEING DESCRIBED AS FOLLOWS:

4 ALL OF SECTION 22, AS MONUMENTED BY THE COUNTY SURVEYOR, LYING
5 SOUTH OF THE CENTERLINE OF ELIZABETH LAKE ROAD AS DEFINED IN BOOK
9362 PAGE 119, OFFICIAL RECORDS.

6 EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

7 COMMENCING AT A COUNTY SURVEYORS MONUMENT FOUND WITH BRASS CAP
8 MARKED SOUTHEAST CORNER SECTION 22; THENCE NORTH 88 DEGREES 38
9 MINUTES 13 SECONDS WEST, CONTINUING ALONG THE SOUTH LINE OF SECTION
22, 1306.59 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 88 DEGREES
10 SECTION 22, 1430.41 FEET TO A COUNTY SURVEYORS MONUMENT FOUND WITH
BRASS CAP MARKED SOUTH 1/4 CORNER SECTION 22; THENCE NORTH 01
11 DEGREES 56 MINUTES 32 SECONDS WEST, 1226.46 FEET; THENCE SOUTH 89
DEGREES 31 MINUTES 36 SECONDS WEST, 1367.66 FEET; THENCE SOUTH 01
12 DEGREES 16 MINUTES 41 SECONDS EAST, 526.37 FEET; THENCE NORTH 88
DEGREES 45 MINUTES 51 SECONDS WEST, 343.86 FEET; THENCE NORTH 01
13 DEGREES 06 MINUTES 43 SECONDS WEST, 658.07 FEET; THENCE SOUTH 88
DEGREES 46 MINUTES 53 SECONDS EAST, 341.94 FEET; THENCE NORTH 01
14 DEGREES 16 MINUTES 41 SECONDS WEST, 1124.30 FEET, THENCE NORTH 88
DEGREES 44 MINUTES 36 SECONDS EAST, 2869.95 FEET TO A 2" IRON PIPE FOUND
15 TAGGED L.S. 1872; THENCE NORTH 00 DEGREES 07 MINUTES 49 SECONDS EAST,
1388.64 FEET; THENCE SOUTH 88 DEGREES 52 MINUTES 29 SECONDS EAST, 1096.84
16 FEET TO A 2" IRON PIPE FOUND TAGGED L.S. 3020 ON THE EAST LINE OF SECTION
22; THENCE SOUTH 02 DEGREES 57 MINUTES 08 SECONDS EAST, ALONG THE SAID
17 EAST LINE, 1323.57 FEET TO A COUNTY SURVEYORS MONUMENT FOUND WITH
BRASS CAP MARKED EAST 1/4 CORNER SECTION 22; THENCE SOUTH 02 DEGREES
18 56 MINUTES 58 SECONDS EAST, CONTINUING ALONG THE EAST LINE OF SECTION
22, 1332.24 FEET TO A POINT; THENCE SOUTH 89 DEGREES 31 MINUTES 12
19 SECONDS WEST, 1236.89 FEET TO A 2" IRON PIPE FOUND TAGGED L.S. 1872;
THENCE SOUTH 00 DEGREES 04 MINUTES 39 SECONDS WEST, 1271.73 FEET TO THE
20 TRUE POINT OF BEGINNING. SAID LAND BEING SHOWN ON THE MAP ATTACHED
TO A CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. 445,
21 RECORDED JANUARY 11, 1994 AS INSTRUMENT NO. 94-61429, OFFICIAL RECORDS.

22 EXCEPT THEREFROM THAT PORTION OF THE NORTH HALF OF THE NORTHEAST
23 QUARTER OF SAID SECTION 22 LYING WITHIN THE NORTHERLY HALF OF
PALMDALE AND ELIZABETH LAKE ROAD.

24 ALSO EXCEPT THEREFROM THAT PORTION OF THE NORTH HALF OF SAID
25 SECTION 22 LYING NORTHERLY OF ELIZABETH LAKE ROAD.

26 ALSO EXCEPT THEREFROM THAT PORTION OF THE NORTH HALF OF SAID
27 SECTION 22 LYING NORTHERLY OF ELIZABETH LAKE ROAD, FORMERLY
PALMDALE AND ELIZABETH LAKE ROAD, 60 FEET WIDE, AS CONVEYED TO
28 RICHARD C. BOYLE AND GAIL P. BOYLE BY DEED RECORDED JUNE 17, 1981 AS
INSTRUMENT NO. 81-602418, OFFICIAL RECORDS.

1 ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED IN A DEED
2 TO THE CITY OF PALMDALE RECORDED DECEMBER 15, 1997 AS INSTRUMENT NO.
97-1962148, OFFICIAL RECORDS.

3 **PARCEL 5: ("CFD") (APN 3206-026-003 THROUGH 10; 3206-027-002, 004, 005, 010**
4 **AND 012)**

5 LOTS 1 THROUGH 13, INCLUSIVE, OF TRACT NO. 51508-01, IN THE CITY OF
6 PALMDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP
RECORDED IN BOOK 1214 PAGES 28 THROUGH 36, INCLUSIVE OF MAPS, IN THE
OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

7 EXCEPT FROM THAT PORTION OF SAID LAND LYING WITHIN THE NORTH HALF
8 OF THE NORTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHEAST
9 QUARTER, AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE
10 NORTHEAST QUARTER OF SAID SECTION 25, ALL OILS, MINERALS, GAS,
11 PETROLEUM, NAPHTHA, OTHER HYDROCARBON SUBSTANCES, AND MINERALS
12 OF WHATSOEVER KIND AND NATURE IN, UPON, OR UNDER SAID LAND,
TOGETHER WITH THE RIGHT OF ENTRY, AS MAY BE NECESSARY FOR THE
DEVELOPMENT, PRODUCTION, AND REMOVAL OF ALL SUCH SUBSTANCES, AS
RESERVED IN THE DEED FROM THE FARMERS AND MERCHANTS NATIONAL
BANK OF LOS ANGELES, RECORDED JUNE 6, 1944 IN BOOK 21009 PAGE 66,
OFFICIAL RECORDS.

13 ALSO EXCEPT FROM THAT PORTION OF SAID LAND LYING WITHIN THE
14 NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THE NORTH HALF OF THE
15 SOUTHEAST QUARTER, AND THE SOUTH HALF OF THE SOUTHEAST QUARTER OF
16 THE NORTHEAST QUARTER OF SAID SECTION 25, ONE-HALF OF THE MINERAL
17 RIGHTS TO GRANTORS, SHARE AND SHARE ALIKE, AND TO THEIR RESPECTIVE
18 HEIRS AND ASSIGNS, IN ALL OIL, GAS, MINERALS IN, ON, OR UNDER THE
19 SURFACE OF SAID LANDS, AND ALL THE RIGHTS OF OWNERSHIP THEREIN, AND
20 ALSO RESERVING TO THEMSELVES, THEIR HEIRS AND ASSIGNS, THE RIGHT AND
21 LICENSE OF EXPLORING, MINING, DEVELOPING OR OPERATING, FOR ANY OR ALL
22 OF THE SAID PRODUCTS UNDER SAID LANDS BY SO-CALLED SLANT WHIPSTOCK
23 DRILLING THEREUNDER, ACCORDING TO ALL THE PRIVILEGES AND CONDITIONS
24 OF THE FIELD THAT MAY BE DEVELOPED ABOUT SAID TRACT OF LAND WITH
THE FURTHER RESERVATION THAT SHOULD THE OWNER IN FEE OF THE
SURFACE OF SAID LANDS ERECT THEREON NECESSARY BUILDINGS, PIPE LINES,
MACHINERY AND EQUIPMENT NECESSARY IN AND ABOUT SUCH MATTERS,
GRANTORS, THEIR HEIRS AND ASSIGNS, SHALL BE GIVEN EQUAL RIGHTS TO USE
AND LICENSE OR LEASE THE USE OF SUCH SURFACE IN CONNECTION WITH
PRODUCTION OF OIL, GAS, AND MINERALS TO THE EXTENT THEREIN RESERVED,
AS RESERVED BY JOHN THOMAS TUTTLE, ALSO KNOWN AS JOHN JOUGHIN
TITTLE, A MARRIED MAN, AND ANDREW R. JOUGHIN, ALSO KNOWN AS ANDREW
ROEDER JOUGHLN, A MARRIED MAN, IN DEED RECORDED JUNE 10, 1952 AS
INSTRUMENT NO. 1498 IN BOOK 39123 PAGE 267, OFFICIAL RECORDS.

25 **PARCEL 6: ("CFD") (APN 3206-027-006 THROUGH 009)**

26 LOTS 1, 2 AND 3 OF TRACT NO. 51508-02, IN THE CITY OF PALMDALE, COUNTY OF
27 LOS ANGELES, STATES OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1214
28 PAGES 37 THROUGH 40, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY
RECORDER OF SAID COUNTY.

1 **PARCEL 7:**

2 A PERMANENT, NON-EXCLUSIVE EASEMENT UPON, OVER AND THROUGH THE
3 LAND HEREINAFTER DESCRIBED, FOR THE PURPOSE OF INGRESS AND EGRESS TO
4 AND FROM PARCELS "A" AND "F" AS SHOWN ON LOT LINE ADJUSTMENT NO. 445,
RECORDED ON JANUARY 11, 1994 AS INSTRUMENT NO. 94-61429, OF OFFICIAL
RECORDS.

5 SAID LAND IS DESCRIBED IN EXHIBIT "C" OF RECIPROCAL EASEMENT
6 AGREEMENT RECORDED AUGUST 20, 1996, AS INSTRUMENT NO. 96-1349670,
OFFICIAL RECORDS.

7 SAID EASEMENT IS APPURTENANT TO PARCEL 4.

8 **PARCEL 8:**

9 THE EASEMENTS DESCRIBED IN AND CONVEYED BY THAT CERTAIN RECIPROCAL
10 EASEMENT AGREEMENT, DATED JULY 25, 1995, EXECUTED BY AND BETWEEN
11 RITTER RANCH COMPANY, A CALIFORNIA CORPORATION, AND KAUFMAN AND
12 BROAD OF SOUTHERN CALIFORNIA, INC., ANTELOPE VALLEY DIVISION, A
13 CALIFORNIA CORPORATION, RECORDED AUGUST 1, 1995 AS INSTRUMENT NO. 95-
14 1256427, OFFICIAL RECORDS, INCLUDING (I) A NON-EXCLUSIVE RIGHT OF
15 INGRESS AND EGRESS TO THE AVEK TURNOUT EASEMENTS, AS SUCH TERM IS
16 DESCRIBED IN THE RECIPROCAL EASEMENT AGREEMENT ("REA"), ALONG WITH
17 THE RIGHT TO INSTALL A TEMPORARY ABOVE-GROUND WATER LINE, (II) A
TEMPORARY EXCLUSIVE EASEMENT TO THE RPA DRAINAGE EASEMENT AREA,
AS SUCH TERM IS DESCRIBED IN THE REA (III) AN EXCLUSIVE EASEMENT IN THE
RPA GRADING EASEMENT AREA, AS SUCH TERM IS DESCRIBED IN THE REA, (IV) A
TEMPORARY NON-EXCLUSIVE EASEMENT TO THE ACCESS ROAD EASEMENT, AS
SUCH TERM IS DESCRIBED IN THE REA, AND (V) A NON-EXCLUSIVE RIGHT OF
WAY DESCRIBED IN THE AVENUE RIGHT OF WAY, AS SUCH TERM IS DESCRIBED
IN THE REA.

18 SAID EASEMENT IS APPURTENANT TO PARCELS 3 AND 6.

19 **PARCEL 9:**

20 THE EASEMENTS AND/OR EASEMENT RIGHTS RESERVED IN THAT CERTAIN
21 CORPORATION GRANT DEED EXECUTED BY RITTER RANCH COMPANY, A
22 CALIFORNIA CORPORATION, AS GRANTOR, TO THE MOUNTAINS RECREATION
AND CONSERVATION AUTHORITY, A JOINT POWERS AUTHORITY, AS GRANTEE,
RECORDED JULY 19, 1996, AS INSTRUMENT NO. 96-1168839, IN THE OFFICIAL
RECORDS OF SAID LOS ANGELES COUNTY.

23 **PARCEL 10:**

24 THE EASEMENTS AND/OR EASEMENT RIGHTS RESERVED IN THAT CERTAIN DEED
25 RECORDED SEPTEMBER 18, 1978 AS INSTRUMENT NO. 78-1029655, IN THE OFFICIAL
26 RECORDS OF SAID LOS ANGELES COUNTY..

27 **PARCEL 11: (APN 3206-006-027)**

28 THAT PORTION OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 13 WEST, SAN
BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF

1 CALIFORNIA, BEING DESCRIBED AS FOLLOWS:

2 COMMENCING AT A COUNTY SURVEYORS MONUMENT FOUND WITH BRASS CAP
3 MARKED SOUTHEAST CORNER SECTION 22, THENCE NORTH 88 DEGREES 38
4 MINUTES 13 SECONDS WEST, ALONG THE SOUTH LINE OF SECTION 22, 1306.59
5 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 38
6 MINUTES 13 SECONDS WEST, CONTINUING ALONG THE SOUTH LINE OF SECTION
7 22, 1430.41 TO A COUNTY SURVEYORS MONUMENT FOUND WITH BRASS CAP
8 MARKED SOUTH QUARTER CORNER SECTION 22; THENCE NORTH 1 DEGREES 56
9 MINUTES 32 SECONDS WEST, 1226.46 FEET; THENCE SOUTH 89 DEGREES 31
10 MINUTES 36 SECONDS WEST, 1367.66 FEET; THENCE SOUTH 1 DEGREES 16
11 MINUTES 41 SECONDS EAST, 526.37 FEET; THENCE NORTH 88 DEGREES 45
12 MINUTES 51 SECONDS WEST, 343.86 FEET; THENCE NORTH 1 DEGREES 6 MINUTES,
13 43 SECONDS WEST, 658.07 FEET; THENCE SOUTH 88 DEGREES 46 MINUTES 53
14 SECONDS EAST, 341.94 FEET; THENCE NORTH 1 DEGREES 16 MINUTES 41 SECONDS
15 WEST, 1124.30 FEET; THENCE NORTH 88 DEGREES 44 MINUTES 36 SECONDS EAST,
16 2869.95 FEET TO A 2' IRON PIPE FOUND TAGGED L.S. 1872; THENCE NORTH 0
17 DEGREES 7 MINUTES 49 SECONDS EAST, 1388.64 FEET; THENCE SOUTH 88
18 DEGREES 52 MINUTES 29 SECONDS EAST, 1096.84 FEET TO A 2" IRON PIPE FOUND
19 TAGGED L.S. 3020 ON THE EAST LINE OF SECTION 22 FOR THE NORTHEAST
20 CORNER OF THE HEREIN DESCRIBED PARCEL 1; THENCE SOUTH 2 DEGREES 57
21 MINUTES 8 SECONDS EAST, ALONG THE SAID EAST LINE, 1323.57 FEET TO A
22 COUNTY SURVEYORS MONUMENT FOUND WITH BRASS CAP MARKED EAST 1/4
23 CORNER SECTION 22; THENCE SOUTH 2 DEGREES 56 MINUTES 58 SECONDS EAST,
24 CONTINUING ALONG THE EAST LINE OF SECTION 22, 1332.24 FEET TO A POINT;
25 THENCE SOUTH 89 DEGREES 31 MINUTES 12 SECONDS WEST, 1236.89 FEET TO A 2"
26 IRON PIPE FOUND TAGGED L.S. 1872; THENCE SOUTH 0 DEGREES 4 MINUTES 39
27 SECONDS WEST, 1271.73 FEET TO THE TRUE POINT OF BEGINNING. SAID LAND
28 BEING SHOWN ON THE MAP ATTACHED TO A CERTIFICATE OF COMPLIANCE FOR
A LOT LINE ADJUSTMENT NO. 445, RECORDED JANUARY 11, 1994 AS INSTRUMENT
NO. 94-61429, OFFICIAL RECORDS.

EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING SOUTHERLY AND
SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LAND:

A STRIP OF LAND NINETY SEVEN (97) FEET IN WIDTH, LYING SIXTY (60) FEET
NORTHERLY AND THIRTY SEVEN (37) FEET SOUTHERLY OF A LINE WHICH
COMMENCES AT A POINT IN THE WEST LINE OF SAID SECTION 22, LYING NORTH
00 DEGREES 36 MINUTES 10 SECONDS WEST, 807.69 FEET FROM A BRASS CAP
MONUMENT SET BY THE LOS ANGELES COUNTY SURVEYOR IN 1936 TO MARK
THE ONE-QUARTER CORNER (1/4 COR.) BETWEEN SECTIONS 21 AND 22, AND
SHOWN ON SHEET 4 OF SAID RECORD OF SURVEY, SAID POINT OF
COMMENCEMENT ALSO BEING ON A CURVE CONCAVE SOUTHWESTERLY,
HAVING A RADIUS OF 1200.00 FEET, A RADIAL LINE TO SAID CURVE PASSING
THROUGH SAID POINT BEARS NORTH 11 DEGREES 39 MINUTES 17 SECONDS EAST,
THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF
572.92 FEET THROUGH A CENTRAL ANGLE OF 27 DEGREES 21 MINUTES 18
SECONDS TO THE END OF SAID CURVE; THENCE SOUTH 50 DEGREES 59 MINUTES
25 SECONDS EAST 969.45 FEET TO THE BEGINNING OF A CURVE CONCAVE
NORTHEASTERLY, HAVING A RADIUS OF 1000.00 FEET; THENCE SOUTHEASTERLY
ALONG THE ARC OF SAID CURVE 354.62 FEET THROUGH A CENTRAL ANGLE OF 20
DEGREES 19 MINUTES 05 SECONDS TO A POINT IN THE NORTH LINE OF PARCEL
"D" AS SHOWN ON LOT LINE ADJUSTMENT 445, RECORDED JANUARY 11, 1994, AS
INSTRUMENT NO. 94-61429, OFFICIAL RECORDS OF SAID COUNTY, A BEARING

1 RADIAL TO SAID CURVE PASSING THROUGH SAID POINT BEARS SOUTH 18
2 DEGREES 41 MINUTES 30 SECONDS WEST; THENCE CONTINUING EASTERLY
3 ALONG THE ARC OF SAID CURVE 346.16 FEET THROUGH A CENTRAL ANGLE OF 19
4 DEGREES 56 MINUTES 54 SECONDS TO THE END OF SAID CURVE; THENCE NORTH
5 88 DEGREES 44 MINUTES 36 SECONDS EAST 1112.96 FEET TO THE BEGINNING OF A
6 CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1200.00 FEET; THENCE
7 EASTERLY ALONG THE ARC OF SAID CURVE 895.02 FEET THROUGH A CENTRAL
8 ANGLE OF 42 DEGREES 44 MINUTES 03 SECONDS TO THE END OF SAID CURVE
9 THENCE SOUTH 48 DEGREES 31 MINUTES 21 SECONDS EAST 433.68 FEET TO THE
10 BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1300.00
11 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE 900.84 FEET THROUGH
12 A CENTRAL ANGLE OF 39 DEGREES 42 MINUTES 12 SECONDS TO THE END OF SAID
13 CURVE, THENCE SOUTH 88 DEGREES 13 MINUTES 33 SECONDS EAST 459.84 FEET
14 TO A POINT IN THE EAST LINE OF SECTION 22 OF SAID TOWNSHIP AND RANGE
15 WHICH LIES, SOUTH 02 DEGREES 56 MINUTES 58 SECONDS EAST, 1060.63 FEET
16 FROM A BRASS CAP MONUMENT SET BY THE LOS ANGELES COUNTY SURVEYOR
17 IN 1936, TO MARK THE ONE-QUARTER CORNER (1/4 COR.) BETWEEN SECTIONS 22
18 AND 23, AND SHOWN ON SAID RECORDS OF SURVEY.

11 **PARCEL 12: (APN 3206-007-059)**

12 THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 6
13 NORTH, RANGE 13 WEST; SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS
14 ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID
15 LAND, DESCRIBED AS FOLLOWS:

16 BEGINNING AT A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER
17 THAT IS DISTANT NORTH 1080 FEET FROM THE WEST QUARTER CORNER OF SAID
18 SECTION 23; THENCE EASTERLY ALONG A LINE NORMAL TO SAID WEST LINE TO
19 THE SOUTHWESTERLY LINE OF ELIZABETH LAKE PINE CANYON ROAD, 60 FEET
20 WIDE; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE TO THE
21 WEST LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH ALONG SAID WEST
22 LINE TO THE POINT OF BEGINNING.

23 EXCEPT THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE CITY OF
24 PALMDALE BY GRANT DEED RECORDED APRIL 6, 1999 AS INSTRUMENT NO. 99-
25 0584526 OF OFFICIAL RECORDS.

21 **PARCEL 13:**

22 A NON EXCLUSIVE EASEMENT, APPURTENANT TO PARCEL 1 ABOVE, FOR
23 PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS, UTILITIES AND PURPOSES
24 INCIDENTAL THERETO, OVER, UNDER, ACROSS AND THROUGH THE FOLLOWING
25 DESCRIBED PROPERTY;

26 BEING A PORTION OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 13 WEST, SAN
27 BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF
28 CALIFORNIA AND

29 BEING A 40 FOOT WIDE STRIP OF LAND, LYING 20 FEET ON EITHER SIDE OF THE
30 FOLLOWING DESCRIBED CENTERLINE:

31 COMMENCING AT A 2 INCHES IRON PIPE FOUND TAGGED L.S. 3020 ON THE EAST
32 LINE OF SECTION 22 FOR THE NORTHEAST CORNER OR THE ABOVE DESCRIBED

1 PARCEL 1; THENCE NORTH 88 DEGREES 52 MINUTES 29 SECONDS WEST, ALONG A
2 NORTHERLY LINE OF SAID PARCEL 1, A DISTANCE OF 671.79 FEET TO THE TRUE
3 POINT OF BEGINNING; THENCE NORTH 22 DEGREES 44 MINUTES 46 SECONDS
4 EAST TO A POINT OF INTERSECTION WITH THE CENTERLINE OF ELIZABETH LAKE
ROAD FOR THE TERMINUS OF THE HEREIN DESCRIBED CENTERLINE, PER DEED
RECORDED JANUARY 11, 1994 AS INSTRUMENT NO. 94-61430, OFFICIAL RECORDS.

5 **PARCEL 14: (APN 3268-016-105)**

6 THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST
7 QUARTER OF SECTION 3, TOWNSHIP 7 NORTH, RANGE 13 WEST, SAN
8 BERNARDINO MERIDIAN, IN THE CITY OF LANCASTER, COUNTY OF LOS
ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID
LAND.

9 **PARCEL 14A:**

10 AN EASEMENT FOR INGRESS AND EGRESS TO BE USED IN COMMON WITH
11 OTHERS, OVER THE NORTHERLY 30 FEET OF THE SOUTHEAST QUARTER OF THE
12 NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 7
13 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF
LANCASTER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO
THE OFFICIAL PLAT OF SAID LAND.

14 **PARCEL 14B:**

15 AN EASEMENT FOR INGRESS AND EGRESS TO BE USED IN COMMON WITH
16 OTHERS, OVER THE SOUTHERLY 30 FEET OF THE NORTH HALF OF THE NORTH
17 HALF OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 7 NORTH, RANGE
18 13 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE
OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

19 **PARCEL 15: (APN 3268-016-100)**

20 THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3,
21 TOWNSHIP 7 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY
OF LANCASTER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING
TO THE OFFICIAL PLAT THEREOF.

22 EXCEPT THE WEST ONE-HALF OF THE WEST ONE-HALF OF THE WEST ONE-HALF
OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION
3.

23 ALSO EXCEPT THE EAST 30 FEET THEREOF LYING WITHIN 60TH STREET WEST.

24 **PARCEL 16: (APN 3268-016-104)**

25 THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE
26 SOUTHEAST ONE-QUARTER OF SECTION 3, TOWNSHIP 7 NORTH, RANGE 13 WEST,
27 SAN BERNARDINO MERIDIAN, IN THE CITY OF LANCASTER, COUNTY OF LOS
ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID
LAND.

1 **PARCEL 16A:**

2 AN EASEMENT FOR INGRESS AND EGRESS, TO BE USED IN COMMON WITH
3 OTHERS, OVER THE SOUTHERLY 30.00 FEET OF THE NORTH HALF OF THE
4 SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 7 NORTH, RANGE 13 WEST, SAN
5 BERNARDINO MERIDIAN, IN THE CITY OF LANCASTER, COUNTY OF LOS
6 ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID
7 LAND.

8 **PARCEL 17: (APN 3268-016-003)**

9 THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF
10 SECTION 3, TOWNSHIP 7 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND
11 MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA,
12 ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE BUREAU OF
13 LAND MANAGEMENT.

14 EXCEPT THEREFROM THAT PORTION THEREOF INCLUDED WITHIN THE WEST
15 HALF OF THE WEST HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER.

16 **PARCEL 17A:**

17 AN UNDIVIDED ONE-HALF INTEREST IN AND TO THAT CERTAIN WELL SITE AND
18 PUMPING PLANT BEING THE SOUTHERLY 20 FEET OF THE NORTHERLY 210 FEET
19 OF THE WESTERLY 65 FEET OF THE SOUTH HALF OF THE EAST HALF OF THE
20 NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 7 NORTH,
21 RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF
22 LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF
23 SAID LAND ON FILE IN THE OFFICE OF THE BUREAU OF THE LAND
24 MANAGEMENT.

25 **PARCEL 17B:**

26 AN EASEMENT FOR PIPE LINES, OVER THE WESTERLY 15 FEET OF THE
27 NORTHERLY 190 FEET OF THE SOUTH HALF OF THE NORTH HALF OF THE EAST
28 HALF OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 7 NORTH, RANGE
13 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF LOS
ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID
LAND ON FILE IN THE OFFICE OF THE BUREAU OF THE LAND MANAGEMENT.

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PROOF OF SERVICE

I, Yolanda S. Ramos, declare:

I am employed in the County of Los Angeles, State of California. I am over the age of 18 and not a party to the within action. My business address is Alston & Bird LLP, 333 South Hope Street, Sixteenth Floor, Los Angeles, CA 90071. I am over the age of eighteen years and not a party to the action in which this service is made.

On February 9, 2012, I served the document(s) described as STATEMENT OF CLAIMS OF WATER RIGHTS on the interested parties in this action by enclosing the document(s) in a sealed envelope addressed as follows:

BY MAIL: I am "readily familiar" with this firm's practice for the collection and the processing of correspondence for mailing with the United States Postal Service. In the ordinary course of business, the correspondence would be deposited with the United States Postal Service at 333 South Hope Street, Los Angeles, California 90071 with postage thereon fully prepaid the same day on which the correspondence was placed for collection and mailing at the firm. Following ordinary business practices, I placed for collection and mailing with the United States Postal Service such envelope at Alston & Bird LLP, 333 South Hope Street, Los Angeles, California 90071.

BY ELECTRONIC MAIL: By posting the document listed above to the Santa Clara Superior Court website: www.scefiling.org regarding the ANTELOPE VALLEY GROUNDWATER matter.

BY FEDERAL EXPRESS UPS NEXT DAY AIR OVERNIGHT DELIVERY: I deposited such envelope in a facility regularly maintained by FEDERAL EXPRESS UPS Overnight Delivery [specify name of service:] with delivery fees fully provided for or delivered the envelope to a courier or driver of FEDERAL EXPRESS UPS OVERNIGHT DELIVERY [specify name of service:] authorized to receive documents at Alston & Bird LLP, 333 South Hope Street, Los Angeles, California 90071 with delivery fees fully provided for.

BY FACSIMILE: I telecopied a copy of said document(s) to the following addressee(s) at the following number(s) in accordance with the written confirmation of counsel in this action.

[State] I declare under penalty of perjury under the laws of the State of California that the above is true and correct.

[Federal] I declare under penalty of perjury that the foregoing is true and correct.

Executed on February 9, 2012, at Los Angeles, California.


YOLANDA S. RAMOS

1 THE SUPERIOR COURT OF CALIFORNIA, COUNTY OF SANTA CLARA
ELECTRONIC FILING - WWW.SCEFILING.ORG

2 c/o Glotrans
2915 McClure Street
Oakland, CA94609
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3
4
5 THE SUPERIOR COURT OF THE STATE OF CALIFORNIA
IN AND FOR THE COUNTY OF SANTA CLARA

6 Coordination Proceeding Special Title (Rule
1550(b)) ANTELOPE VALLEY GROUNDWATER CASES)
7 (JCCP
4408) Included Actions: Los Angeles County)
Waterworks District No. 40)

Antelope Valley Groundwater Cases (JCCP 4408)

Lead Case No.1-05-CV-049053

Hon. Jack Komar

8 vs. Plaintiff,

9 Diamond Farming Co. Superior Court of California)
County of Los Angeles, Case No. BC 325 201 Los)
10 Angeles County Waterworks District No. 40 v.)
Diamond Farming Co. Superior Court of)
California, County of Kern, Case No.)
11 S-1500-CV-254-348 Wm. Bolthouse Farms, Inc. v.)
City of Lancaster Diamond Farming Co. v. City of)
Lancaster Diamond Farming Co. v. Palmdale Water)
12 Dist. Superior Court of California, County of)
Riverside, consolidated actions, Case Nos. RIC)
353 840, RIC 344 436, RIC 344 668)

13 Defendant.

PROOF OF SERVICE
Electronic Proof of Service

14 AND RELATED ACTIONS

15 I am employed in the County of Alameda, State of California.
16 I am over the age of 18 and not a party to the within action; my business address is 2915 McClure
Street, Oakland, CA 94609.

17 The documents described on page 2 of this Electronic Proof of Service were submitted via the
worldwide web on Thu. February 9, 2012 at 9:48 AM PST and served by electronic mail notification.

18 I have reviewed the Court's Order Concerning Electronic Filing and Service of Pleading Documents and
19 am readily familiar with the contents of said Order. Under the terms of said Order, I certify the above-described
document's electronic service in the following manner:

20 The document was electronically filed on the Court's website, <http://www.scefiling.org>, on Thu. February
9, 2012 at 9:48 AM PST

21 Upon approval of the document by the Court, an electronic mail message was transmitted to all parties
22 on the electronic service list maintained for this case. The message identified the document and provided
instructions for accessing the document on the worldwide web.

23 I declare under penalty of perjury under the laws of the State of California that the foregoing is true and

correct. Executed on February 9, 2012 at Oakland, California.

Dated: February 9, 2012

For WWW.SCEFILING.ORG

Andy Jamieson

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2 Electronic Proof of Service
Page 2

3 Document(s) submitted by Edward J. Casey of Alston & Bird LLP on Thu. February 9, 2012 at 9:48 AM PST

4 1. Statement: Statement of Claims of Water Rights
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Ramos, Yolie

From: SCCSupCt E-Filing <info@glotrans.com>
Sent: Thursday, February 09, 2012 10:15 AM
To: Ramos, Yolie
Subject: SCC Superior Court E-Service

The Superior Court of California, County of Santa Clara
 Hon. Jack Komar, Department 17c
 191 N. First Street, San Jose, CA 95113

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ELECTRONIC SERVICE NOTICE #15-2765

Service date: 02/09/2012 10:13 AM

Case No: 1-05-CV-049053
 Antelope Valley Groundwater Cases (JCCP 4408)

Document #59573:

Title: Statement of Claims of Water Rights ([Click here to view document information](#))

Type: Statement

Author: Edward J. Casey of Alston & Bird LLP

Parties: Palmdale Hills Property LLC

Service list:

Party name	Attorney/Representative Contact	Email address
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1 **PROOF OF SERVICE**

2 I, Yolanda S. Ramos, declare:

3 I am employed in the County of Los Angeles, State of California. My business
4 address is Alston & Bird LLP, 333 South Hope Street, Sixteenth Floor, Los Angeles, CA
5 90071. I am over the age of eighteen years and not a party to the action in which this
6 service is made.

7 On July 5, 2012, I served the document(s) described as **LV RITTER RANCH
8 LLC'S STATEMENT OF CLAIMS OF WATER RIGHTS AS SUCCESSOR TO
9 PALMDALE HILLS PROPERTY, LLC** on the interested parties in this action by
10 enclosing the document(s) in a sealed envelope addressed as follows:

11 BY MAIL: I am "readily familiar" with this firm's practice for the collection and
12 the processing of correspondence for mailing with the United States Postal
13 Service. In the ordinary course of business, the correspondence would be
14 deposited with the United States Postal Service at 333 South Hope Street, Los
15 Angeles, California 90071 with postage thereon fully prepaid the same day on
16 which the correspondence was placed for collection and mailing at the firm.
17 Following ordinary business practices, I placed for collection and mailing with
18 the United States Postal Service such envelope at Alston & Bird LLP, 333 South
19 Hope Street, Los Angeles, California 90071.

20 BY ELECTRONIC MAIL: By posting the document listed above to the Santa
21 Clara Superior Court website: www.scefilng.org regarding the ANTELOPE
22 VALLEY GROUNDWATER matter.


23 BY FEDERAL EXPRESS UPS NEXT DAY AIR OVERNIGHT
24 DELIVERY: I deposited such envelope in a facility regularly maintained by
25 FEDERAL EXPRESS UPS Overnight Delivery [specify name of
26 service:] with delivery fees fully provided for or delivered the envelope to a
27 courier or driver of FEDERAL EXPRESS UPS OVERNIGHT
28 DELIVERY [specify name of service:] authorized to receive documents at Alston
& Bird LLP, 333 South Hope Street, Los Angeles, California 90071 with delivery
fees fully provided for.

BY FACSIMILE: I telecopied a copy of said document(s) to the following
addressee(s) at the following number(s) in accordance with the written
confirmation of counsel in this action.

[State] I declare under penalty of perjury under the laws of the State of California
that the above is true and correct.

[Federal] I declare under penalty of perjury under the laws of the United
States of America that the foregoing is true and correct.

Executed on July 5, 2012, at Los Angeles, California.


YOLANDA S. RAMOS