

1 RYAN S. BEZERRA, State Bar No. 178048  
2 JOSHUA M. HOROWITZ, State Bar No. 186866  
3 KATRINA C. GONZALES, State Bar No. 258412  
4 BARTKIEWICZ, KRONICK & SHANAHAN  
5 A PROFESSIONAL CORPORATION  
6 1011 TWENTY-SECOND STREET  
7 SACRAMENTO, CALIFORNIA 95816-4907  
8 TELEPHONE: (916) 446-4254  
9 TELECOPIER: (916) 446-4018  
10 E-MAIL: rsb@bkslawfirm.com

11 Attorneys for Cross-Defendant  
12 Copa De Oro Land Company

13 SUPERIOR COURT OF THE STATE OF CALIFORNIA  
14 COUNTY OF LOS ANGELES

15 Coordination Proceeding Special Title  
16 (Rule 1550(b))

17 ANTELOPE VALLEY GROUNDWATER  
18 CASES

19 Included Actions:

20 Los Angeles County Waterworks District  
21 No. 40 v. Diamond Farming Co., Superior  
22 Court of California, County of Los Angeles,  
23 Case No. BC 325 201;

24 Los Angeles County Waterworks District  
25 No. 40 v. Diamond Farming Co., Superior  
26 Court of California, County of Kern, Case  
27 No. S-1500-CV-254-348;

28 Wm. Bolthouse Farms, Inc. v. City of  
Lancaster, Diamond Farming Co. v.  
Lancaster, Diamond Farming Co. v.  
Palmdale Water Dist., Superior Court of  
California, County of Riverside, Case No.  
RIC 353 840, RIC 344 436, RIC 344 668

JUDICIAL COUNCIL COORDINATION  
PROCEEDING NO. 4408

Case No. BC 391869  
Assigned to Hon. Jack Komar

(Santa Clara Case No. 01-05-CV-049053)

DECLARATION OF ELLIOT JOELSON  
FOR COPA DE ORO LAND COMPANY

8792/013113/P012913rsb (Declaration)

DECLARATION OF ELLIOT JOELSON



1           6.       To the best of my knowledge, the following are the individuals/entities  
2 appearing on the title for the above identified APNs from January 1, 2000 to the present:

- 3           a.       For APN 359-032-01, Kernross Estates and Copa de Oro, which are  
4               different names of the same partnership.  
5           b.       For APN 359-032-17, Yong See Cho and Copa de Oro. There may have  
6               been other owners that preceded Mr. Cho during the relevant period of  
7               which Copa de Oro is not aware.

8           7.       To the best of my knowledge, for each individual/entity identified in paragraph  
9 6, that individual/entity appeared on the title during the following time:

- 10           a.       For Kernross Estates/Copa de Oro for APN 359-032-01, from the date of the  
11               deed attached as Exhibit A to present.  
12           b.       For Copa de Oro for APN 359-032-17, from the date of the deed attached as  
13               Exhibit B to present.  
14           c.       For Yong See Cho for APN 359-032-17, from a date unknown to me to the  
15               date of the deed attached as Exhibit B

16           8.       Copa de Oro has obtained a title report for the Property, which shows that an  
17 easement for the construction, operation, maintenance and repair of a turnout structure and  
18 related facilities was granted in the northern half of the Property to the Antelope Valley-East  
19 Kern Water Agency ("AVEK") in 1977. A copy of the Turnout Easement granting this  
20 easement is attached hereto as Exhibit C.

21           9.       Copa de Oro's title report for the Property also shows that an easement for an  
22 underground water line across the northern half of the Property was granted to Melvin and  
23 Kathleen Stueve in 1982. A copy of the Grant Deed granting this easement is attached hereto  
24 as Exhibit D.

25           10.      The Property contains various structures that appear to relate to water use on the  
26 Property. There are structures at the northern edge of the Property that bear the same number –  
27 11.6 R – as the turnout for the Property identified in AVEK's 2011 letter concerning deliveries  
28 to the Property. A copy of that letter is attached as Exhibit E. Photographs that I took of those

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structures referenced above are included in Exhibit F attached hereto. There is a concrete structure located at the center of the Property that appears to have been related to a well. Exhibit G consists of photographs I took of this structure. There is a line of additional concrete structures that run through the southern half of the Property that appear to be related to water use on the Property. Exhibit H consists of photographs that I took of one of these structures.

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

*San Antonio, Texas*  
Executed at ~~Beverly Hills, California~~ on January 31, 2013.



Elliot Joelson

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**PROOF OF SERVICE**

I, Terry M. Olson, declare as follows:

I am a citizen of the United States and a resident of Sacramento County. I am over the age of 18, not a party to this action and am employed at Bartkiewicz, Kronick & Shanahan, 1011 Twenty-Second Street, Sacramento, California 95816. On January 4, 2012, I served, in the manner described below, the following document:

**DECLARATION OF ELLIOT JOELSON FOR COPA DE ORO LAND COMPANY**

I posted this document to the Court's World Wide Website located at [www.sccfiling.org](http://www.sccfiling.org).

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

Executed at Sacramento, California on January 31, 2013.

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Terry M. Olson