RYAN S. BEZERRA, State Bar No. 178048 JOSHUA M. HOROWITZ, State Bar No. 186866
KATRINA C. GONZALES, State Bar No. 258412 BARTKIEWICZ, KRONICK \& SHANAHAN A PROFESSIONAL CORPORATION 1011 TWENTY-SECOND STREET
SACRAMENTO, CALIFORNLA 95816-4907
TELEPHONE: (916)446-4254
TELECQPIER: (916) 446-4018
E-MAIL: rsb@bkslawflrm.com
Attorney for Cross-Defendant
Copa De Oro Land Company

## SUPERIOR COURT OF THE STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

Coordination Proceeding Special Title (Rule 1550(b))

ANTELOPE VALLEY GROUNDWATER CASES

Included Actions:
Los Angeles County Waterworks District No. 40 v , Diamond Farming Co., Superior Court of California, County of Los Angeles, Case No. BC 325 201;

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

Wm. Bolthouse Farms, Lnc. v. City of Lancaster, Diamond Farming Co. v. Lancaster, Diamond Farming Co. v. Palndale Water Dist., Superior Court of California, County of Riverside, Case No. RIC 353 840, RIC 344 436, RIC 344668

JUDICIAL COLNCIL 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

## DECLARATION OF ELLIOT JOEISONN

I, Elliot Joelson, declare:

1. I am the Vice President of Eldan Holdings, Inc., a Chlifornia corporation that is the corporate parent of Copa de Oro Land Company ("Copa de ©ro"), a California general partnership, a party to this action. I have personal knowiedge of eafh faut herein and, if called as a witness, would testify thereto under oath.

Propertv Ownership and Parcel Size
2. Copa de Oro owns property that overlies a portion of the Antelope Valley. The land is in Kern County and is identified by the following Assessor's Parcel Numbers ("APNs"): Kern County APNs 359-032-01 and 359-032-17 (collectively, the "Property"). All of the following references to APNs in this Declaration are to Kern County/APNs.
3. Copa de Oro claims groundwater rights only as to the Property.
4. APN 359-032-01 constitutes the northern half of the Property while APN 359-032-17 constitutes the southern half of the Property. The Property is bounded by Gaskell Road to the north, $110^{\text {th }}$ Street to the east, Avenue A to the south and 120 Street to the west. A Los Angeles Department of Water and Power right-of-way for power lines runs diagonally through the Propetty. That right-of-way is APN 359-032-29. For each APN identified above, the total acreage by parcel is as follows:
a. APN 359-032-01: approximately 300 acres;
b. APN 359-032-17: approximately 300 acres.
5.

Copa de Oro, which was formerly known as Kernoross Estates, a Califomia general partnership, owned the northern half of the Property, APN 359-032-01, during the following time period: 1996-present. A copy of the grant deed evidencing the transfer of the northern half of the Property to Kernross Estates is attached hereto as Exhibit A. Copa de Oro owned the southern half of the Property, APN 359-032-17, during the following time period: 2006-present. A copy of the grant deed evidencing the transfer of the southern half of the Property to Copa de Oro is attached hereto as Exhibit B.
6.

To the best of my knowledge, the following gre the individuals/entitites appeating on the title for the above identified APNs from January 1,2000 to the present:
a. For APN 359-032-01, Kernross Estates and Copa de Oro, which are different names of the same parinership.
b. For APN 359-032-17, Yong See Cho and Copaide Oro. There may have been other owners that preceded Mr. Cho during the relevant period of which Copa de Oro is not aware.
7. To the best of my knowledge, for each individual/ertity identified in paragraph 6, that incividual/entity appeared on the title during the following tirne:
a. For Kernross Estates/Copa de Oro for APN 399-032-01, from the date of the deed attached as Exhibit A to present.
b. For Copa de Oro for APN 359-032-17, from the date of the deed attached as Exhibit B to present.
c. For Yong See Cho for APN 359-032-17, from a date unknown to tme to the date of the deed attached as Exhibit B
8. Copa de Oro has obtained a title report for the Property, which shows that an easement for the construction, operation, maintenance and repair of a tumout structure and related facilities was granted in the northern half of the Property to the Antelope Valley-East Kern Water Agency ("AVEK") in 1977. A copy of the Turnout Easement granting this easement is attached hereto as Exhibit C.
9. Copa de Oro's title report for the Property also shows that an easement for an underground water line across the northern half of the Property was granted to Melvin and Kathleen Stueve in 1982. A copy of the Grant Deed granting this easement is attached hereto as Exhibit D.
10. The Property contains various structures that appear to relate to water use on the Property. There are structures at the northem edge of the Property that bear the same number 11.6 R - as the turnout for the Property identified in AVEK's 2011 letter concerning deliveries to the Property. A copy of that letter is attached as Exhibit E. Photpgraphs that I took of those
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 is 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 on s of these structures.

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

Executed at Eatery Hitts-Catifemia on January 31, 2013.


Elliot Joelson


## PROOF OF SERVICE

I, Tenty 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 Bartkiewlez, Kronick \& Shanghan, 1011 Twenty-Second Street, Sacramento, California 95816. Oni Jahuary 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 whw, scefiling org.

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

Executed at Sacramento, California on January 31, 2013.

Terry M. Olson

8792/013113/P012913rsb (Declaration)

