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Attorneys for Cross-Defendant Copa De Oro Land Company	
ετίρεριος ζόιστος τη	STATE OF CALEBORY
SUPERIOR COURT OF THE	
COUNTY OF L	OS ANGELES
Coordination Proceeding Special Title (Rule 1550(b))	JUDICIAL COUNCIL COORDINATI PROCEEDING NO. 4408
ANTELOPE VALLEY GROUNDWATER	Case No. BC 391869 Assigned to Hon. Jack Komar
CASES	(Santa Clara Case No. 01-05-CV-04905
Included Actions:	
Los Angeles County Waterworks District No. 40 v. Diamond Farming Co., Superior	DECLARATION OF ELLIOT JOELS FOR COPA DE ORO LAND COMPA
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, 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	
ALC 344 000	
	8792/013113/P012913rsb (Declarat
DECLARATION OF E	LLIOT JOELSON

1		DECLARATION OF ELLIOT JOELSON
2	T_	Elliot Joelson, declare:
3	1.	I am the Vice President of Eldan Holdings, Inc., a California corporation that is
4		rate parent of Copa de Oro Land Company ("Copa de Oro"), a California general
5		p, a party to this action. I have personal knowledge of each fact herein and, if called
6		ss, would testify thereto under oath.
7		operty Ownership and Parcel Size
8	2.	Copa de Oro owns property that overlies a portion of the Antelope Valley. The
9	,	Kern County and is identified by the following Assessor's Parcel Numbers ("APNs"):
10		nty APNs 359-032-01 and 359-032-17 (collectively, the "Property"). All of the
11		references to APNs in this Declaration are to Kern County APNs.
12	3.	Copa de Oro claims groundwater rights only as to the Property.
13	4.	APN 359-032-01 constitutes the northern half of the Property while APN 359-
14	032-17 co	nstitutes the southern half of the Property. The Property is bounded by Gaskell Road
15	1 1	th, 110 th Street to the east, Avenue A to the south and 120 th Street to the west. A Los
16		epartment of Water and Power right-of-way for power lines runs diagonally through
17		ty. That right-of-way is APN 359-032-29. For each APN identified above, the total
18	acreage by	y parcel is as follows:
19		a. APN 359-032-01: approximately 300 acres;
20		b. APN 359-032-17: approximately 300 acres.
21	5.	Copa de Oro, which was formerly known as Kernross Estates, a California
22	general p	artnership, owned the northern half of the Property, APN 359-032-01, during the
23	following	time period: 1996-present. A copy of the grant deed evidencing the transfer of the
24	northern h	alf of the Property to Kernross Estates is attached hereto as Exhibit A. Copa de Oro
25	owned the	southern half of the Property, APN 359-032-17, during the following time period:
26	2006-pres	ent. A copy of the grant deed evidencing the transfer of the southern half of the
27	Property t	o Copa de Oro is attached hereto as Exhibit B.
28		
		-1- 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.	
9	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	
	-2- 8792/013113/P012913rsb (Declaration) DECLARATION OF ELLIOT JOELSON	

structures referenced above are included in Exhibit F attached hereto. There is a concrete Z structure located at the center of the Property that appears to have been related to a well. Э 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, Texcis Executed at Beverly Hills, California on January 31, 2013. -3-8792/013113/P012913rsb (Declaration) DECLARATION OF ELLIOT JOELSON

1		PROOF OF SERVICE
2	I,	Terry M. Olson, declare as follows:
3	I	am a citizen of the United States and a resident of Sacramento County. I am over the
4	age of 1	8, not a party to this action and am employed at Bartkiewicz, Kronick & Shanahan,
5	1011 Tv	enty-Second Street, Sacramento, California 95816. Ori January 4, 2012, I served, in
6	the man	er described below, the following document:
7	DECL	ARATION OF ELLIOT JOELSON FOR COPA DE ORO LAND COMPANY
8	l r	posted this document to the Court's World Wide Website located at
9	www.sc	sfiling.org.
10	I	declare under penalty of perjury under the laws of the State of California that the
11	foregoin	g is true and correct.
12	E:	ecuted at Sacramento, California on January 31, 2013.
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15		Terry M. Olson
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		8792/013113/P012913rsb (Declaration)
		PROOF OF SERVICE