

EXHIBIT 18

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7 AHomer@KelleyDrye.com

8 Attorneys for Defendant
Long Valley Road, L.P.

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

13 Coordination Proceeding Special Title (Rule
14 1550(b))

15 **ANTELOPE VALLEY GROUNDWATER**
16 **CASES**

Judicial Council Coordination Proceeding
No. 4408

Santa Clara County Superior Court Case No.
1-05-CV-049053

Los Angeles County Superior Court Case
No. BC 325201

Assigned to Honorable Jack Komar (Ret)
Department 17C

**DECLARATION OF BRUCE E.
PHERSON, JR. IN SUPPORT OF LONG
VALLEY ROAD, L.P.'S MOTION TO
INTERVENE IN JUDGMENT**

*[Notice of Motion and Motion for Leave to
Intervene in Judgment, Memorandum of
Points and Authorities, Declaration of
Andrew W. Homer and [Proposed] Order
filed concurrently]*

Hearing Date: November 1, 2018
Time: 9:00 AM

1 I, Bruce E. Pherson, Jr., declare as follows:

2 1. I am an advisor to Long Valley Road, L.P. ("LVRP") and am the President of
3 LVRP's affiliate and tenant/lessee Boething Treeland Farms, Inc. ("Boething Treeland"). I have
4 personal knowledge of the following facts by virtue of my role and personal involvement in these
5 businesses.

6 2. LVRP is the owner of five contiguous parcels of land, together consisting of
7 approximately 135 acres of agricultural real property, near the intersection of 160th Street East and
8 Palmdale Boulevard in Llano, California, approximately fifteen miles east of the city center in
9 Palmdale, California. LVRP agreed to purchase these properties, which at the time it understood to
10 consist of four parcels, on or about March 8, 2006 from its former owner, the Palmdale
11 Administrative Trust. The purchase was completed, and the transfer of title became effective, on
12 or about May 9, 2006. A true and correct copy of the associated grant deed is attached as Exhibit
13 A.

14 3. According to records maintained by the Assessor for the County of Los Angeles,
15 LVRP's property actually consists of five parcels, as one of the parcels described in Exhibit A was
16 divided into two parcels by a prior owner before LVRP purchased the property in 2006. True and
17 correct copies of related records that LVRP obtained from the Assessor are included as Exhibit B.

18 4. Shortly after purchasing the property, LVRP leased the property to its affiliate
19 Boething Treeland, a wholesale grower of trees and shrubs. Boething Treeland has leased the
20 property continuously since 2006, and continues to lease it today as the sole and exclusive tenant
21 to LVRP. LVRP and Boething Treeland refer to the property as "Treeland Antelope Valley,"
22 which name I will use to refer to it for the remainder of this declaration.

23 5. LVRP purchased Treeland Antelope Valley for the purpose of establishing
24 Treeland Antelope Valley as an agricultural operation, at which Boething Treeland cultivates
25 trees, shrubs and other plants as part of its wholesale commercial nursery business. LVRP's long-
26 term tenant/lessee Boething Treeland commenced wholesale nursery operations almost
27 immediately upon completing the purchase of Treeland Antelope Valley in May 2006 and have
28 used it for the same purpose at all times since May 2006.

1 6. Between approximately May and July of 2006, Boething Treeland and its
2 contractor Rottman Drilling Co. (“Rottman Drilling”) examined existing wells on the property,
3 completed three new water wells at Treeland Antelope Valley. LVRP and Boething Treeland refer
4 to these as “Well #1,” “Well #2” and “Well #3.” Boething Treeland also refers to Well # 1 and
5 Well # 3 together as the “Production Wells,” and they are the primary source of irrigation water
6 for the Treeland Antelope Valley operation. Well # 2 is an auxiliary agricultural well, used for
7 miscellaneous purposes and not as a primary irrigation well. Boething Treeland hired Rottman
8 Drilling to obtain the necessary permits from the Los Angeles County Department of
9 Environmental Health, and to file required Well Completion Reports with the State of California,
10 Department of Water Resources. To the best of LVRP’s and Boething Treeland’s knowledge, the
11 proper permits were obtained prior to drilling and the proper reports were filed upon completion.
12 True and correct copies of the associated permit applications, receipts for application fees, and
13 Well Completion Reports are included as Exhibit C.

14 7. Beginning in approximately June 2006 with respect to its “Well #1,” and
15 approximately July 2006 with respect to its and “Well #3” at Treeland Antelope Valley, and in
16 each consecutive 12-month period and each consecutive calendar year, LVRP and Boething
17 Treeland have pumped and used significant amounts of groundwater from beneath the Treeland
18 Antelope Valley property via the Production Wells. Such water was pumped and used within the
19 Treeland Antelope Valley property for irrigation of Boething Treeland’s wholesale nursery plants
20 and other agricultural purposes as LVRP and Boething Treeland established and improved the
21 Treeland Antelope Valley operation.

22 8. Beginning in August 2008, Boething Treeland began recording its water usage by
23 reading meters on the Treeland Antelope Valley Production Wells, and manually noting the
24 combined number of acre-feet pumped in each month. Neither LVRP nor Boething Treeland have
25 such records for water used between June 2006 (completion of Well #1) and August 2008, but
26 water use at the property during that period, and associated pumping from the Production Wells,
27 were consistent with current water use and pumping and in any event was not less than twenty-
28 five acre-feet in any year since LVRP purchased the Treeland Antelope Valley property. A true

1 and correct copy of a spreadsheet showing combined Well # 1 and Well #3 water production from
2 August 1, 2008 through August 3, 2018, based on combined meter reads for these Production
3 Wells, is included as Exhibit D. Well #2, which is not used for primary irrigation and only for
4 auxiliary purposes, is not equipped with a meter. Treeland Antelope Valley's staff estimates that
5 water usage from Well # 2 since it was completed in 2006 was less than three acre-feet per annum
6 ("AFA").

7 9. While LVRP and Boething Treeland do not have contemporaneous records of
8 groundwater pumping through the Production Wells between June 2006 and August 2008, because
9 each of LVRP's Production Wells is metered and the same meters have been used since inception
10 and for the duration of pumping, it is possible to calculate such production by subtracting total
11 recorded production from August 2008 to the present, as reflected in Exhibit D, from the
12 cumulative totals recorded on the two Production Wells' meters. The meters were installed when
13 the wells were completed, and have not been replaced or otherwise altered since initial installation.
14 As of October 4, 2018, the meters show cumulative production of 1,801 acre-feet (Well #1) and
15 1,886 acre-feet (Well #3), or a total of 3,687 acre-feet produced through the two Production Wells
16 since Well 1 was completed in June 2006 ("Metered Total Production"). The combined production
17 for the two Production Wells for the period August 1, 2008 through September 30, 2018, as
18 reflected in Exhibit D, is 3,296 acre-feet ("Partial Recorded Production"). Subtracting the Partial
19 Recorded Production from the Metered Total Production leaves a total of 391 acre-feet, which
20 LVRP believes reflects the combined volume of groundwater produced through the two
21 Production Wells between June 2006 and August 2008, or a twenty-six month period. Using this
22 total, average production can be reasonably estimated as fifteen acre-feet per month and 180 acre-
23 feet per year during the same period. Photographs of the two Production Wells' meters, taken on
24 October 4, 2018, are included as Exhibit E.

25 10. On approximately July 10, 2018, LVRP received a letter from the Antelope Valley
26 Watermaster General Counsel ("Watermaster Letter"). Among other things, the Watermaster
27 Letter instructs LVRP that:

28 a. "LVRP may be pumping groundwater in violation of the "Judgment and

1 Physical Solution dated December 23, 2015 [] relating to the Antelope Valley
2 Adjudicated Basin”;

3 b. That if LVRP “do[es] not have a right to do so under the terms of the Judgment
4 the Watermaster is required by the Court to stop all unauthorized pumping”;
5 and

6 c. LVRP should “immediately comply with Section 20.9 of the Judgment,” which
7 “provides a process for non-parties to intervene in the Judgment to become a
8 party then seek the right to produce groundwater from the Adjudicated Basin.”

9 A true and correct copy of the “Watermaster Letter” is included as Exhibit F.

10 11. LVRP is a small, family-owned and operated business. The husband and wife who
11 ran the business during much of the pendency of the Small Pumper Class Action are now
12 deceased.

13 12. I have conducted a reasonable search of LVRP’s files and have not located any
14 records indicating that it was in fact served with Small Pumper Class documents.

15 13. To the best of my knowledge, none of LVRP’s predecessors-in-interest to the
16 Treeland Antelope Valley property were named in the “Judgment and Physical Solution dated
17 December 23, 2015 [] relating to the Antelope Valley Adjudicated Basin” or any of the underlying
18 lawsuits it was intended to resolve.

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

21 Executed on October 8, 2018 at Woodland Hills, California.

22
23 
24 Bruce E. Pherson, Jr.

25
26
27
28

Exhibit A

05/09/06

RECORDING REQUESTED BY:

Fidelity National Title
Escrow No. 887119-VV
Title Order No. 9850727-JE

06 1018407

**When Recorded Mail Document
and Tax Statement To:**

Bruce Pherson
23475 Long Valley Road
Woodland Hills, CA 91367

APN: 3075-7-1,2,3 and 6

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$ 1,320.00

- ☒ [X] computed on full value of property conveyed, or
☐ [] computed on full value less value of liens or encumbrances remaining at time of sale,
☒ [X] Unincorporated Area City of Llano

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Rona Becker, Trustee of the Palmdale Administrative Trust, dated April 2, 1993 as to Parcels 1 and 2 and Rona Helene Becker, Successor Trustee of the Ingber Living Trust, dated April 23, 1991 as to Parcels 3 and 4

hereby **GRANT(S)** to Long Valley Road, L.P., a California limited partnership

the following described real property in the

County of Los Angeles, State of California:

SEE EXHIBIT ONE ATTACHED HERETO AND MADE A PART HEREOF

DATED: May 3, 2006

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

ON MAY 3 2006 before me,

Stuart S. Barnett, Notary Public personally appeared

RONA BECKER, Trustee AKA

RONA HELENE BECKER, Trustee

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Signature

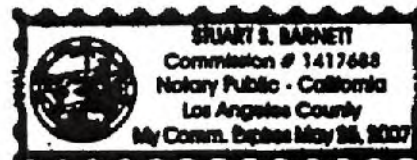
Stuart S. Barnett

Rona Becker, Trustee of the Palmdale Administrative Trust, dated April 2, 1993 as to Parcels 1 and 2

By: Rona Becker, Trustee
Rona Becker, Trustee

Rona Helene Becker, Successor Trustee of the Ingber Living Trust, dated April 23, 1991 as to Parcels 3 and 4

By: Rona Helene Becker, Trustee
Rona Helene Becker, Trustee



MAIL TAX STATEMENTS AS DIRECTED ABOVE

05/09/06

EXHIBIT "ONE"

PARCEL 1:

THE SOUTHEAST QUARTER OF SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 9 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

PARCEL 2:

THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 9 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

PARCEL 3:

THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 9 WEST, SAN BERNARDINO MERIDIAN, IN THE JUDICIAL TOWNSHIP OF ANTELOPE, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL ON JUNE 19, 1856

PARCEL 4:

THE EAST HALF OF THE WEST OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 6N, RANGE 9 WEST, SAN BERNARDINO MERIDIAN, IN THE JUDICIAL TOWNSHIP OF ANTELOPE, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL ON JUNE 19, 1856

06 1018407

05/09/06

Exhibit B

TYPE= LD ASSR ID NO= 3075 007 001 SBN NO =
FILE NO= 18 UPDATE= 09/16/18 DATE= 09/21/18
ASSR ID NO VC REC DT TRF PRICE # DOC NO OC1 OC2 DT INT DRC
3075 007 001 8 CURRENT: M 060509-50 1200000 4 1018407 3 5 Y 00%-0 A
SALE 1: M 870429-50 240000 0664614 3 5 Y 00%-0 A
SALE 2: A 840410-50 1 00%-0

REG CC USE
A1 01010 0100
PARCEL STATUS TS TY SCP TRA HOX KEY HOX AMT CLAIM TYPE REX AMOUNT
ACTIVE 0 04683 N INACTIVE
NAME PCL CRT DT
LONG VALLEY ROAD LP

SPECIAL NAME: NO SPECIAL NAME ON FILE PCL DEL DT

SITUS ADDRESS
16035 E AVENUE R PALMDALE CA
MAIL ADDRESS 93591 3701
23475 LONG VALLEY RD WOODLAND HILLS CA
.. L E G A L D E S C R I P T I O N ... 91367-6006
W 1/2 OF SW 1/4 (EX OF STS) OF NUMBER OF
SEC 28 T 6N R 9W LEGAL DESCRIPTION LINES 2

Pf1 = INQ SEL; 6 = NEWS; 9 = ACCUM TXN; 10 = MENU; 11 = EXIT

TYPE= LD ASSR ID NO= 3075 007 002 SBN NO =
FILE NO= 18 UPDATE= 09/16/18 DATE= 09/21/18

| ASSR ID NO | VC | REC DT | TRF PRICE # | DOC NO | OC1 | OC2 | DT | INT | DRC |
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| | SALE 1: 1 | 920911-50 | | 9 | 7777777 | 3 | A | D 50%-2 | M |
| | SALE 2: 2 | 881123-50 | 141001 | | 1883793 | 3 | 5 | Y 00%-0 | A |

REG CC USE
A1 01010 580V

| PARCEL STATUS | TS | TY | SCP | TRA | HOX | KEY | HOX | AMT | CLAIM TYPE | REX AMOUNT |
|---------------------|----|----|-----|-------|-----|-----|-----|-----|------------|------------|
| ACTIVE | 0 | | | 04683 | N | | | | INACTIVE | |
| NAME | | | | | | | | | | PCL CRT DT |
| LONG VALLEY ROAD LP | | | | | | | | | | |

SPECIAL NAME: NO SPECIAL NAME ON FILE PCL DEL DT
SITUS ADDRESS

| MAIL ADDRESS | |
|----------------------------------------|---------------------------|
| VAC/PALMDALE BLVD (PAV)/VIC 165 S | BLACK BUTTE CA |
| 23475 LONG VALLEY RD | 93591 0000 |
| .. L E G A L D E S C R I P T I O N ... | WOODLAND HILLS CA |
| W 1/2 OF W 1/2 OF NE 1/4 OF SW 1/4 EX | 91367-6006 |
| OF ST OF SEC 28 T 6N R 9W | NUMBER OF |
| | LEGAL DESCRIPTION LINES 2 |

PF1 = INQ SEL; 6 = NEWS; 9 = ACCUM TXN; 10 = MENU; 11 = EXIT

TYPE= LD ASSR ID NO= 3075 007 003 SBN NO =
FILE NO= 18 UPDATE= 09/16/18 DATE= 09/21/18

| ASSR ID NO | VC | REC DT | TRF PRICE | # | DOC NO | OC1 | OC2 | DT | INT | DRC |
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| | SALE 1: 1 | 920911-50 | | 9 | 7777777 | 3 | A | D | 50%-2 | M |
| | SALE 2: 2 | 881123-50 | 141001 | | 1883793 | 3 | 5 | Y | 00%-0 | A |

REG CC USE
A1 01010 580V

| PARCEL STATUS | TS | TY | SCP | TRA | HOX | KEY | HOX | AMT | CLAIM TYPE | REX AMOUNT |
|---------------------|----|----|-----|-------|-----|-----|-----|-----|------------|------------|
| ACTIVE | 0 | | | 04683 | N | | | | INACTIVE | |
| NAME | | | | | | | | | | PCL CRT DT |
| LONG VALLEY ROAD LP | | | | | | | | | | |

SPECIAL NAME: NO SPECIAL NAME ON FILE PCL DEL DT
SITUS ADDRESS

| | |
|----------------------------------------|---------------------------|
| VAC/PALMDALE BLVD (PAV) /VIC 165 S | BLACK BUTTE CA |
| MAIL ADDRESS | 93591 0000 |
| 23475 LONG VALLEY RD | WOODLAND HILLS CA |
| .. L E G A L D E S C R I P T I O N ... | 91367-6006 |
| E 1/2 OF W 1/2 OF NE 1/4 OF SW 1/4 EX | NUMBER OF |
| OF ST OF SEC 28 T 6N R 9W | LEGAL DESCRIPTION LINES 2 |

Pf1 = INQ SEL; 6 = NEWS; 9 = ACCUM TXN; 10 = MENU; 11 = EXIT

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SALE 1:
SALE 2:

REG CC USE
A1 01010 4010
PARCEL STATUS TS TY SCP TRA HOX KEY HOX AMT CLAIM TYPE REX AMOUNT
ACTIVE 0 04683 INACTIVE
NAME PCL CRT DT
LONG VALLEY ROAD LP 2070328

SPECIAL NAME: NO SPECIAL NAME ON FILE PCL DEL DT
SITUS ADDRESS

VAC/COR AVE R/165TH STE LAKE LOS ANGELES CA
MAIL ADDRESS 93591 0000
23475 LONG VALLEY RD WOODLAND HILLS CA
.. L E G A L D E S C R I P T I O N ... 91367-6006
LAND DESC IN DOC 722656,032807 POR OF NUMBER OF
SE 1/4 OF SW 1/4 OF SEC 28 T6N R9W LEGAL DESCRIPTION LINES 2

PF1 = INQ SEL; 6 = NEWS; 9 = ACCUM TXN; 10 = MENU; 11 = EXIT

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SALE 1:
SALE 2:

REG CC USE
A1 01010 4010
PARCEL STATUS TS TY SCP TRA HOX KEY HOX AMT CLAIM TYPE REX AMOUNT
ACTIVE 0 04683 INACTIVE
NAME PCL CRT DT
LONG VALLEY ROAD LP 2070328

SPECIAL NAME: NO SPECIAL NAME ON FILE PCL DEL DT
SITUS ADDRESS

VAC/165TH STE/VIC AVE R LAKE LOS ANGELES CA
MAIL ADDRESS 93591 0000
23475 LONG VALLEY RD WOODLAND HILLS CA
.. L E G A L D E S C R I P T I O N . . . 91367-6006
LAND DESC IN DOC 722657,032807 POR OF NUMBER OF
SE 1/4 OF SW 1/4 OF SEC 28 T6N R9W LEGAL DESCRIPTION LINES 2

PF1 = INQ SEL; 6 = NEWS; 9 = ACCUM TXN; 10 = MENU; 11 = EXIT

Ownership Snapshot

Parcel ID: 5-007-001 8

Parcel Name:

Parcel Status:

Parcel Status
ACTIVE

FOL Create Date

FOL Delete Date

Cluster
01010

Use Code
0100

Tax Status
CURRENT

Default Tax Year

HOX Key

Hox Amount
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Rex Amount
0

| | Rec. Date | Doc # | # | Transfer Price | VC | OC1 | OC2 | DT | DRC | INT |
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| it 4 | 10/10/1979 | | | 0 | | | | | | 00%-0 |

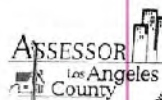
Parcel Name: LONG VALLEY ROAD LP (1)

Legal Name:

Physical Address: 16035 E AVENUE R, PALMDALE, CA 93591-3701

Mailing Address: 23475 LONG VALLEY RD, WOODLAND HILLS, CA 91367-6006

Legal Description: 1/2 OF SW 1/4 (EX OF STS) OF SEC 28 T 6N R 9W



"Valuing People and Property"



KAREN GRAY
OWNERSHIP SERVICES SPECIALIST
INVESTIGATOR
OWNERSHIP DIVISION

JEFFREY PRANG
ASSESSOR
COUNTY OF LOS ANGELES
assessor.lacounty.gov

251 East Avenue K6
Lancaster, California 93535
(661) 940-6741 / (661) 940-6713 Fax
kgray@assessor.lacounty.gov

5-007-002 7

Parcel Status
ACTIVE

FOL Create Date

FOL Delete Date

ion

Cluster
01010

Use Code
550V

Tax Status
CURRENT

Default Tax Year

HOX Key

Hox Amount
0

Rex Amount
0

33

| | Rec. Date | Doc # | # | Transfer Price | VC | OC1 | OC2 | DT | DRC | INT |
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| it 3 | 11/23/1988 | 1883793 | 2 | 141001 | 2 | 3 | 5 | Y | A | 00%-0 |
| it 4 | 04/25/1958 | | | 0 | | | | | | 00%-0 |

ier Name :
cial Name :

LONG VALLEY ROAD LP (1)

s Address :
ing Address :

VAC/PALMDALE BLVD(PAV)/VIC 165 S, BLACK BUTTE, CA 93591-0000
23475 LONG VALLEY RD, WOODLAND HILLS, CA 91367-6006

l Description :
2 OF W 1/2 OF NE 1/4 OF SW 1/4 EX OF ST OF SEC 28 T 6N R 9W

ent Ownership Information

-007-003 6



3



PCL Create Date

PCL Delete Date

Use Code

Tax Status

Default Tax Year

580V

CURRENT

HOX Amount

Rex Amount

0

0

| | Rec. Date | Doc # | # | Transfer Price | VC | OC1 | OC2 | DT | DRC | INT |
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| : 3 | 11/23/1988 | 1883793 | 2 | 141001 | 2 | 3 | 5 | Y | A | 00%-0 |
| : 4 | 04/25/1958 | | | 0 | | | | | | 00%-0 |

er Name : LONG VALLEY ROAD LP (1)

ial Name :

i Address : VAC/PALMDALE BLVD(PAV)/VIC 165 S. BLACK BUTTE, CA 93561-

ng Address : 99009 99009 LONG VALLEY RD, WOODLAND HILLS, CA 91387-8008

Description :
OF W 1/2 OF NE 1/4 OF SW 1/4 EX OF ST OF SEC 28 T 6N R 9W

ent Ownership Information

-007-009 0



3



PCL Create Date
03-28-2007
Use Code
4010
Hox Amount
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PCL Delete Date
Tax Status
CURRENT
Rex Amount
0

Default Tax Year

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|------------|---------|---|----------------|----|-----|-----|----|-----|-------|
| 05/09/2006 | 1018407 | 4 | 1200012 | 4 | 3 | 5 | Y | A | 00%-0 |

or Name : LONG VALLEY ROAD LP (1)
lial Name :
Address : VAC/COR AVE R/165TH STE LAKE LOS ANGELES, CA 93691-0000
ng Address : 23475 LONG VALLEY RD, WOODLAND HILLS, CA 91367-6005
Description :
DESC IN DOC 722656,032907 POR OF SE 1/4 OF SW 1/4 OF SEC 28 T6N R5W

ent Ownership Information

007-010 7



3



PCL Create Date
03-28-2007
Use Code
4010
Hox Amount
0

PCL Delete Date
Tax Status
CURRENT
Rex Amount
0

Default Tax Year

| | Rec. Date | Doc # | # | Transfer Price | VC | OC1 | OC2 | DT | DRC | INT |
|----|------------|---------|---|----------------|----|-----|-----|----|-----|-------|
| nt | 05/09/2008 | 1018407 | 4 | 1200012 | 4 | 3 | 5 | Y | A | 00%-0 |

er Name : LONG VALLEY ROAD LP (1)
ial Name :
Address : VAC/165TH STEVIC AVE R, LAKE LOS ANGELES, CA 93591-0000
ng Address : 23475 LONG VALLEY RD, WOODLAND HILLS, CA 91367-6006
Description :
DESC IN DOC 722657,032807 POR OF SE 1/4 OF SW 1/4 OF SEC 28 T6N R9W

Fri Sep 21 13:02:10 PDT 2018

IN: 3075-007-001 8

Owner: LONG VALLEY ROAD LP (1)

| Region | Cluster | Use | Zoning | Parcel Status | Create Date | Delete Date | Total Base | Land Base | Imp Base | HOX | TRA | Tax Status | Tax Year |
|--------|---------|-----|--------|---------------|-------------|-------------|------------|-----------|----------|-----|-----|------------|----------|
|--------|---------|-----|--------|---------------|-------------|-------------|------------|-----------|----------|-----|-----|------------|----------|

Physical Address: 16035 E AVENUE R, PALMDALE, CA 93591-3701

Mailing Address: 23475 LONG VALLEY RD, WOODLAND HILLS, CA 91357-6006

Ownership History

| Recording Date | Seq # | Doc # | OC1 | OC2 | # of Pcls | % | VC | Reported S.P. | DTT S.P. | Assessed Value | Transferee Name |
|----------------|-------|---------|-----|-----|-----------|-------|----|---------------|-----------|----------------|-------------------------------|
| 05/09/2006 | 50 | 1018407 | 3 | 5 | 4 | 00%-0 | M | 1,200,000 | 1,200,012 | 692,800 | LONG VALLEY ROAD LP |
| 07/13/1993 | 50 | 1344419 | 3 | 7 | | 00%-0 | | 0 | 0 | 170,001 | BECKER, RONA TR |
| 04/29/1987 | 50 | 0664614 | 3 | 5 | 2+ | 00%-0 | M | 240,000 | 0 | 148,000 | INGBER, BEN AND PHYLLIS ET AL |
| 04/10/1984 | 50 | 0431740 | | | 1 | 00%-0 | A | 1 | 0 | 100,200 | SHETLER, CLARENCE E JR AND |
| 10/10/1979 | 50 | | | | | 00%-0 | | 0 | 0 | 0 | SHELTER, MARY F CO-TR |

Building Data

| Subpart Key | Design | QC | Yr Bld | Eff Yr | # Units | BD | BA | SQFT Main | Year Change | RCN Other | RCN O Trend |
|------------------------------------------------------------------|--------|-----|--------|--------|---------|----|----|-----------|-------------|-----------|-------------|
| 0101 | 0100 | D2A | 1934 | 1934 | 1 | 3 | 1 | 744 | 2008 | 165,100 | 216,115 |
| Composite: Total Units: 1 Total SqFt: 744 Avg SqFt per Unit: 744 | | | | | | | | | | | |

and Data

| Mdth | Depth | Usable | Acres | Total SQFT PDB | Total SQFT GIS | Sewers | Flight Path | X Traf | Freeway | Corner | Golf | Horse | View | Code Split | Impairment | Zoning PDB | Zoning City |
|------|-------|--------|-------|----------------|----------------|-----------|-------------|--------|---------|--------|------|-------|------|------------|------------|------------|-------------|
| 1320 | 2580 | 4 | 111 | 0 | 3,405,600 | 3,315,737 | No | No | No | No | No | No | No | No | | LCA2 5* | |

Legal Description: W 1/2 OF SW 1/4 (EX OF STS) OF SEC 28 T 6N R 9W

Open New Construction and Exclusion Information (Current Owner)

| CONEX Date | Begin Roll Year | NCC | PC # | Land Added Value | Land PC Key | Land Appr Date | Imp Added Value | Imp PC Key | Imp RC | Imp BY | Imp Appr Date |
|------------|-----------------|-----|------|------------------|-------------|----------------|-----------------|------------|--------|--------|---------------|
| No data | | | | | | | | | | | |

Permit Information

| Permit # | Street | City | Name | Date | Value | Permit Description | Status |
|-----------|------------------|-----------|-----------------------------------|------------|---------|------------------------------|-----------------------|
| .CBL00075 | 16029 AVENUE R E | LA COUNTY | BECKER RONA TRUSTEE; PALMDALE ADM | 05/24/2007 | 102,000 | 10000 060928 GREENHOUSE - | N - Closed (NAV) |
| .CBL00074 | 16029 AVENUE R E | LA COUNTY | BECKER RONA TRUSTEE; PALMDALE ADM | 05/24/2007 | 165,000 | 10000 060928 GREENHOUSE - | C - Closed (Complete) |
| .CBL00073 | 16029 AVENUE R E | LA COUNTY | BECKER RONA TRUSTEE; PALMDALE ADM | 05/24/2007 | 150,000 | 10000 060928 GREENHOUSE - SH | N - Closed (NAV) |
| .CEL00052 | 16121 AVENUE R E | | BECKER RONA TRUSTEE; PALMDALE ADM | 03/12/2007 | 0 | 10000 070309 INSTALL 800 A | |

Assessment History

| Bill Number | Bill T/S | Date Created | Recording Date | Seq # | Doc # | % | Total | Land Value | RC/BY | Imp Value | RC/BY | Owner Name |
|-------------|----------|--------------|----------------|-------|---------|-------|---------|------------|--------|-----------|--------|---------------------|
| 219-PSEG | / | | 05/09/2006 | 50 | 1018407 | 00%-0 | 145,500 | 138,600 | 8/2006 | 6,900 | 8/2006 | LONG VALLEY ROAD LP |
| 2180000 | R/A | 07/19/2013 | 05/09/2006 | 50 | 1018407 | 00%-0 | 145,500 | 138,600 | 8/2006 | 6,900 | 8/2006 | LONG VALLEY ROAD LP |
| 2170000 | R/A | 06/26/2017 | 05/09/2006 | 50 | 1018407 | 00%-0 | 145,500 | 138,600 | 8/2006 | 6,900 | 8/2006 | LONG VALLEY ROAD LP |
| 2160000 | R/A | 07/05/2016 | 05/09/2006 | 50 | 1018407 | 00%-0 | 145,500 | 138,600 | 8/2006 | 6,900 | 8/2006 | LONG VALLEY ROAD LP |
| 2150000 | R/A | 06/23/2015 | 05/09/2006 | 50 | 1018407 | 00%-0 | 145,500 | 138,600 | 8/2006 | 6,900 | 8/2006 | LONG VALLEY ROAD LP |
| 2140000 | R/A | 06/24/2014 | 05/09/2006 | 50 | 1018407 | 00%-0 | 145,500 | 138,600 | 8/2006 | 6,900 | 8/2006 | LONG VALLEY ROAD LP |

Fri Sep 21 13:35:45 PDT 2018

IN: 3075-007-002 7

Owner: LONG VALLEY ROAD LP (1)

| Region | Cluster | Use | Zoning | Parcel Status | Create Date | Delete Date | Total Base | Land Base | Imp Base | HOX | TRA | Tax Status | Tax Year |
|--------|---------|-----|--------|---------------|-------------|-------------|------------|-----------|----------|-----|-----|------------|----------|
|--------|---------|-----|--------|---------------|-------------|-------------|------------|-----------|----------|-----|-----|------------|----------|

itus Address: VAC/PALMDALE BLVD(PAV)/VIC 165 S. BLACK BUTTE, CA 93591-0000 Mailing Address: 23475 LONG VALLEY RD, WOODLAND HILLS, CA 91367-6006

Ownership History

| Recording Date | Seq # | Doc # | OC1 | OC2 | # of Pcls | % | VC | Reported S.P. | DTT S.P. | Assessed Value | Transferee Name |
|----------------|-------|---------|-----|-----|-----------|-------|----|---------------|-----------|----------------|-----------------------------------|
| 05/09/2006 | 50 | 1018407 | 3 | 5 | 4 | 00%-0 | M | 1,200,000 | 1,200,012 | 86,600 | LONG VALLEY ROAD LP |
| 09/11/1992 | 50 | 7777777 | 3 | A | 1 | 50%-2 | 1 | 0 | 9 | 61,807 | BECKER, RONA TR ET AL |
| 06/07/1991 | 50 | 0857707 | 3 | 7 | | 00%-0 | | 0 | 0 | 74,814 | INGBER, BEN AND PHYLLIS TRS ET AL |
| 11/23/1988 | 50 | 1883793 | 3 | 5 | 2 | 00%-0 | 2 | 0 | 141,001 | 70,500 | INGBER, BEN AND PHYLLIS ET AL |
| 04/25/1958 | 50 | | | | | 00%-0 | | 0 | 0 | 0 | KING, ELSIE |

Building Data

| Subpart Key | Design | QC | Yr Blt | Eff Yr | # Units | BD | BA | SQFT Main | Year Change | RCN Other | RCN O Trend |
|----------------------------------------------------------|--------|----|--------|--------|---------|----|----|-----------|-------------|-----------|-------------|
| Composite: Total Units: Total SqFt: Avg SqFt per Unit: 0 | | | | | | | | | | | |

and Data

| Mdth | Depth | Usable | Acres | Total SQFT PDB | Total SQFT GIS | Sewers | Flight Path | X Traf | Freeway | Corner | Golf | Horse | View | Code Split | Impairment | Zoning PDB | Zoning City |
|------|-------|--------|-------|----------------|----------------|--------|-------------|--------|---------|--------|------|-------|------|------------|------------|------------|-------------|
| 330 | 1290 | 4,111 | 0 | 425,700 | 433,948 | No | No | No | No | No | No | No | No | No | | LCA2 5* | |

Legal Description: W 1/2 OF W 1/2 OF NE 1/4 OF SW 1/4 EX OF ST OF SEC 28 T 6N R 9W

Open New Construction and Exclusion Information (Current Owner)

| CONEX Date | Begin Roll Year | NCC | PC # | Land Added Value | Land PC Key | Land Appr Date | Imp Added Value | Imp PC Key | Imp RC | Imp BY | Imp Appr Date |
|------------|-----------------|-----|------|------------------|-------------|----------------|-----------------|------------|--------|--------|---------------|
| No data | | | | | | | | | | | |

Permit Information

| Permit # | Street | City | Name | Date | Value | Permit Description | Status |
|----------|--------|------|------|------|-------|--------------------|--------|
| No data | | | | | | | |

Assessment History

| Bill Number | Bill T/S | Date Created | Recording Date | Seq # | Doc # | % | Total | Land Value | RC/BY | Imp Value | RC/BY | Owner Name |
|-------------|----------|--------------|----------------|-------|---------|-------|---------|------------|--------|-----------|--------|---------------------|
| 219-PSEG | / | | 05/09/2006 | 50 | 1018407 | 00%-0 | 106,085 | 106,085 | T/2006 | 0 | T/2006 | LONG VALLEY ROAD LP |
| 2180000 | R/A | 07/19/2018 | 05/09/2006 | 50 | 1018407 | 00%-0 | 104,005 | 104,005 | T/2006 | 0 | T/2006 | LONG VALLEY ROAD LP |
| 2170000 | R/A | 06/26/2017 | 05/09/2006 | 50 | 1018407 | 00%-0 | 101,966 | 101,966 | T/2006 | 0 | T/2006 | LONG VALLEY ROAD LP |
| 2160000 | R/A | 07/05/2016 | 05/09/2006 | 50 | 1018407 | 00%-0 | 99,967 | 99,967 | T/2006 | 0 | T/2006 | LONG VALLEY ROAD LP |
| 2150000 | R/A | 06/23/2015 | 05/09/2006 | 50 | 1018407 | 00%-0 | 98,466 | 98,466 | T/2006 | 0 | T/2006 | LONG VALLEY ROAD LP |
| 2140000 | R/A | 06/24/2014 | 05/09/2006 | 50 | 1018407 | 00%-0 | 96,538 | 96,538 | T/2006 | 0 | T/2006 | LONG VALLEY ROAD LP |

Fri Sep 21 13:36:27 PDT 2018

IN: 3075-007-003 6

Owner: LONG VALLEY ROAD LP (1)

| Region | Cluster | Use | Zoning | Parcel Status | Create Date | Delete Date | Total Base | Land Base | Imp Base | HOX | TRA | Tax Status | Tax Year |
|--------|---------|-----|--------|---------------|-------------|-------------|------------|-----------|----------|-----|-----|------------|----------|
|--------|---------|-----|--------|---------------|-------------|-------------|------------|-----------|----------|-----|-----|------------|----------|

Address: VAC/PALMDALE BLVD(PAV)/VIC 165 S. BLACK BUTTE, CA 93591-0000 Mailing Address: 23475 LONG VALLEY RD, WOODLAND HILLS, CA 91367-6006

Ownership History

| Recording Date | Seq # | Doc # | OC1 | OC2 | # of Pcls | % | VC | Reported S.P. | DTT S.P. | Assessed Value | Transferee Name |
|----------------|-------|---------|-----|-----|-----------|-------|----|---------------|-----------|----------------|-----------------------------------|
| 05/09/2006 | 50 | 1018407 | 3 | 5 | 4 | 00%-0 | M | 1,200,000 | 1,200,012 | 86,600 | LONG VALLEY ROAD LP |
| 09/11/1992 | 50 | 7777777 | 3 | A | 1 | 50%-2 | 1 | 0 | 9 | 61,857 | BECKER, RONA TR ET AL |
| 06/07/1991 | 50 | 0857707 | 3 | 7 | | 00%-0 | | 0 | 0 | 74,814 | INGBER, BEN AND PHYLLIS TRS ET AL |
| 11/23/1988 | 50 | 1883793 | 3 | 5 | 2 | 00%-0 | 2 | 0 | 141,001 | 70,500 | INGBER, BEN AND PHYLLIS ET AL |
| 04/25/1958 | 50 | | | | | 00%-0 | | 0 | 0 | 0 | KING, FRED |

Building Data

| Subpart Key | Design | QC | Yr Blt | Eff Yr | # Units | BD | BA | SQFT Main | Year Change | RCN Other | RCN O Trend |
|---------------------------------------------------------|--------|----|--------|--------|---------|----|----|-----------|-------------|-----------|-------------|
| Composite: Total Units: Total SqFt: Avg SqFt per Unit:0 | | | | | | | | | | | |

and Data

| Width | Depth | Usable Acres | Total SQFT PDB | Total SQFT GIS | Sewers | Flight Path | X Traf | Freeway | Corner | Golf | Horse View | Code Split | Impairment | Zoning PDB | Zoning City |
|-------|-------|--------------|----------------|----------------|---------|-------------|--------|---------|--------|------|------------|------------|------------|------------|-------------|
| 330 | 1290 | 4.111 | 0 | 425,700 | 434,526 | No | No | No | No | No | No | No | | LCA2 5* | |

Legal Description: E 1/2 OF W 1/2 OF NE 1/4 OF SW 1/4 EX OF ST OF SEC 28 T 6N R 9W

Open New Construction and Exclusion Information (Current Owner)

| CONEX Date | Begin Roll Year | NCC | PC # | Land Added Value | Land PC Key | Land Appr Date | Imp Added Value | Imp PC Key | Imp RC | Imp BY | Imp Appr Date |
|------------|-----------------|-----|------|------------------|-------------|----------------|-----------------|------------|--------|--------|---------------|
| No data | | | | | | | | | | | |

Permit Information

| Permit # | Street | City | Name | Date | Value | Permit Description | Status |
|----------|--------|------|------|------|-------|--------------------|--------|
| No data | | | | | | | |

Assessment History

| Bill Number | Bill T/S | Date Created | Recording Date | Seq # | Doc # | % | Total | Land Value | RC/BY | Imp Value | RC/BY | Owner Name |
|-------------|----------|--------------|----------------|-------|---------|-------|---------|------------|--------|-----------|--------|---------------------|
| 219-PSEG | / | | 05/09/2006 | 50 | 1018407 | 00%-0 | 106,085 | 106,085 | T/2006 | 0 | T/2006 | LONG VALLEY ROAD LP |
| 2180000 | R/A | 07/19/2018 | 05/09/2006 | 50 | 1018407 | 00%-0 | 104,005 | 104,005 | T/2006 | 0 | T/2006 | LONG VALLEY ROAD LP |
| 2170000 | R/A | 06/26/2017 | 05/09/2006 | 50 | 1018407 | 00%-0 | 101,966 | 101,966 | T/2006 | 0 | T/2006 | LONG VALLEY ROAD LP |
| 2160000 | R/A | 07/05/2016 | 05/09/2006 | 50 | 1018407 | 00%-0 | 99,967 | 99,967 | T/2006 | 0 | T/2006 | LONG VALLEY ROAD LP |
| 2150000 | R/A | 06/23/2015 | 05/09/2006 | 50 | 1018407 | 00%-0 | 98,466 | 98,466 | T/2006 | 0 | T/2006 | LONG VALLEY ROAD LP |
| 2140000 | R/A | 06/24/2014 | 05/09/2006 | 50 | 1018407 | 00%-0 | 96,538 | 96,538 | T/2006 | 0 | T/2006 | LONG VALLEY ROAD LP |

Fri Sep 21 13:37:11 PDT 2018

IN: 3075-007-009 0

Owner: LONG VALLEY ROAD LP (1)

| Region | Cluster | Use | Zoning | Parcel Status | Create Date | Delete Date | Total Base | Land Base | Imp Base | HOX | TRA | Tax Status | Tax Year |
|--------|---------|-----|--------|---------------|-------------|-------------|------------|-----------|----------|-----|-----|------------|----------|
|--------|---------|-----|--------|---------------|-------------|-------------|------------|-----------|----------|-----|-----|------------|----------|

Address: VAC/COR AVE R/165TH STE, LAKE LOS ANGELES, CA 93591-0000 Mailing Address: 23475 LONG VALLEY RD, WOODLAND HILLS, CA 91367-6006

Ownership History

| Recording Date | Seq # | Doc # | OC1 | OC2 | # of Pcls | % | VC | Reported S.P. | DTT S.P. | Assessed Value | Transferee Name |
|----------------|-------|---------|-----|-----|-----------|-------|----|---------------|-----------|----------------|---------------------|
| 05/09/2006 | 50 | 1018407 | 3 | 5 | 4 | 00%-0 | 4 | 0 | 1,200,012 | 210,600 | LONG VALLEY ROAD LP |

Building Data

| Subpart Key | Design | QC | Yr Blt | Eff Yr | # Units | BD | BA | SQFT Main | Year Change | RCN Other | RCN O Trend |
|---------------------------------------------------------|--------|----|--------|--------|---------|----|----|-----------|-------------|-----------|-------------|
| Composite: Total Units: Total SqFt: Avg SqFt per Unit:0 | | | | | | | | | | | |

Land Data

| Width | Depth | Usable Acres | Total SQFT PDB | Total SQFT GIS | Sewers | Flight Path | X Traf | Freeway | Corner | Golf | Horse | View | Code Split | Impairment | Zoning PDB | Zoning City |
|-------|-------|--------------|----------------|----------------|-----------|-------------|--------|---------|--------|------|-------|------|------------|------------|------------|-------------|
| 916 | 1320 | 4,111 | 0 | 1,209,120 | 1,213,406 | No | No | No | No | Yes | No | No | No | | LCA2 5* | |

Legal Description: LAND DESC IN DOC 722656,032807 POR OF SE 1/4 OF SW 1/4 OF SEC 26 T6N R9W

Open New Construction and Exclusion Information (Current Owner)

| CONEX Date | Begin Roll Year | NCC | PC # | Land Added Value | Land PC Key | Land Appr Date | Imp Added Value | Imp PC Key | Imp RC | Imp BY | Imp Appr Date |
|------------|-----------------|-----|------|------------------|-------------|----------------|-----------------|------------|--------|--------|---------------|
| No data | | | | | | | | | | | |

Permit Information

| Permit # | Street | City | Name | Date | Value | Permit Description | Status |
|----------|--------|------|------|------|-------|--------------------|--------|
| No data | | | | | | | |

Assessment History

| Bill Number | Bill T/S | Date Created | Recording Date | Seq # | Doc # | % | Total | Land Value | RC/BY | Imp Value | RC/BY | Owner Name |
|-------------|----------|--------------|----------------|-------|---------|-------|---------|------------|--------|-----------|--------|---------------------|
| 219-PSEG | / | | 05/09/2006 | 50 | 1018407 | 00%-0 | 257,993 | 257,993 | 9/2006 | 0 | 9/2006 | LONG VALLEY ROAD LP |
| 2180000 | R/A | 07/19/2018 | 05/09/2006 | 50 | 1018407 | 00%-0 | 252,935 | 252,935 | 9/2006 | 0 | 9/2006 | LONG VALLEY ROAD LP |
| 2170000 | R/A | 06/26/2017 | 05/09/2006 | 50 | 1018407 | 00%-0 | 247,976 | 247,976 | 9/2006 | 0 | 9/2006 | LONG VALLEY ROAD LP |
| 2160000 | R/A | 07/05/2016 | 05/09/2006 | 50 | 1018407 | 00%-0 | 243,114 | 243,114 | 9/2006 | 0 | 9/2006 | LONG VALLEY ROAD LP |
| 2150000 | R/A | 06/23/2015 | 05/09/2006 | 50 | 1018407 | 00%-0 | 239,463 | 239,463 | 9/2006 | 0 | 9/2006 | LONG VALLEY ROAD LP |
| 2140000 | R/A | 06/24/2014 | 05/09/2006 | 50 | 1018407 | 00%-0 | 234,773 | 234,773 | 9/2006 | 0 | 9/2006 | LONG VALLEY ROAD LP |

Fri Sep 21 13:37:41 PDT 2018

IN: 3075-007-010 7

Owner: LONG VALLEY ROAD LP (1)

| Region | Cluster | Use | Zoning | Parcel Status | Create Date | Delete Date | Total Base | Land Base | Imp Base | HOX | TRA | Tax Status | Tax Year |
|--------|---------|-----|--------|---------------|-------------|-------------|------------|-----------|----------|-----|-----|------------|----------|
|--------|---------|-----|--------|---------------|-------------|-------------|------------|-----------|----------|-----|-----|------------|----------|

Address: VAC/165TH STE/VIC AVE R, LAKE LOS ANGELES, CA 93591-0000 Mailing Address: 23475 LONG VALLEY RD, WOODLAND HILLS, CA 91367-0006

Ownership History

| Recording Date | Seq # | Doc # | OC1 | OC2 | # of Pcls | % | VC | Reported S.P. | DTT S.P. | Assessed Value | Transferee Name |
|----------------|-------|---------|-----|-----|-----------|-------|----|---------------|-----------|----------------|---------------------|
| 05/09/2006 | 50 | 1018407 | 3 | 5 | 4 | 00%-0 | 4 | 0 | 1,200,012 | 122,400 | LONG VALLEY ROAD LP |

Building Data

| Subpart Key | Design | QC | Yr Bilt | Eff Yr | # Units | BD | BA | SQFT Main | Year Change | RCN Other | RCN O Trend |
|-----------------------------------------------------------|--------|----|---------|--------|---------|----|----|-----------|-------------|-----------|-------------|
| 0101 | 4010 | SX | 1989 | 1989 | 0 | 0 | 0 | 0 | 1975 | 0 | 0 |
| Composite: Total Units:0 Total SqFt:0 Avg SqFt per Unit:0 | | | | | | | | | | | |

and Data

| Width | Depth | Usable Acres | Total SQFT PDB | Total SQFT GIS | Sewers | Flight Path | X Traf | Freeway | Corner | Golf | Horse | View | Code Split | Impairment | Zoning PDB | Zoning City |
|-------|-------|--------------|----------------|----------------|---------|-------------|--------|---------|--------|------|-------|------|------------|------------|------------|-------------|
| 315 | 1320 | 4.111 | 0 | 415,600 | 420,641 | No | No | No | No | No | No | No | No | | LCA2 5* | |

Legal Description: LAND DESC IN DOC 722657,032807 POR OF SE 1/4 OF SW 1/4 OF SEC 28 T6N R9W

Open New Construction and Exclusion Information (Current Owner)

| CONEX Date | Begin Roll Year | NCC | PC # | Land Added Value | Land PC Key | Land Appr Date | Imp Added Value | Imp PC Key | Imp RC | Imp BY | Imp Appr Date |
|------------|-----------------|-----|------|------------------|-------------|----------------|-----------------|------------|--------|--------|---------------|
| No data | | | | | | | | | | | |

Permit Information

| Permit # | Street | City | Name | Date | Value | Permit Description | Status |
|----------|--------|------|------|------|-------|--------------------|--------|
| No data | | | | | | | |

Assessment History

| Bill Number | Bill T/S | Date Created | Recording Date | Seq # | Doc # | % | Total | Land Value | RC/BY | Imp Value | RC/BY | Owner Name |
|-------------|----------|--------------|----------------|-------|---------|-------|---------|------------|--------|-----------|--------|---------------------|
| 216-PSEG | / | | 05/09/2006 | 50 | 1018407 | 00%-0 | 149,933 | 89,423 | 9/2006 | 60,510 | 9/2006 | LONG VALLEY ROAD LP |
| 2160000 | R/A | 07/19/2018 | 05/09/2006 | 50 | 1018407 | 00%-0 | 146,994 | 87,670 | 9/2006 | 59,324 | 9/2006 | LONG VALLEY ROAD LP |
| 2170000 | R/A | 08/26/2017 | 05/09/2006 | 50 | 1018407 | 00%-0 | 144,112 | 85,951 | 9/2006 | 58,161 | 9/2006 | LONG VALLEY ROAD LP |
| 2160000 | R/A | 07/05/2016 | 05/09/2006 | 50 | 1018407 | 00%-0 | 141,287 | 84,266 | 9/2006 | 57,021 | 9/2006 | LONG VALLEY ROAD LP |
| 2150000 | R/A | 08/23/2015 | 05/09/2006 | 50 | 1018407 | 00%-0 | 139,166 | 83,001 | 9/2006 | 56,165 | 9/2006 | LONG VALLEY ROAD LP |
| 2140000 | R/A | 08/24/2014 | 05/09/2006 | 50 | 1018407 | 00%-0 | 136,441 | 81,376 | 9/2006 | 55,065 | 9/2006 | LONG VALLEY ROAD LP |

Exhibit C

Well #1

File Original with DWR

State of California

Well Completion Report

Refer to Instruction Pamphlet
No. 8040487

Page 1 of 1

Owner's Well Number

Date Work Began May 15, 2006 Date Work Ended June 05, 2006

Local Permit Agency Los Angeles County Environmental Health

Permit Number Permit Date May 10, 2006

| | | | |
|-------------------------------|--|-----------|--|
| DWR Use Only - Do Not Fill In | | | |
| State Well Number/Site Number | | | |
| Latitude | | Longitude | |
| APN/TRS/Other | | | |

| Geologic Log | | |
|-----------------------------------------------|--------------------------------------------|-----------------------------------------|
| Orientation | <input checked="" type="radio"/> Vertical | <input type="radio"/> Horizontal |
| Drilling Method | Direct Rotary | Angle Specify |
| Drilling Fluid | Bentonite mud | |
| Depth from Surface | Description | |
| Feet to Feet | Describe material, grain size, color, etc. | |
| 0 | 52 | Fine to coarse sand and gravel |
| 52 | 62 | 95% fine to coarse sand, 5% brown clay |
| 62 | 75 | 80% fine to coarse sand, 20% brown clay |
| 75 | 95 | Fine to coarse sand |
| 95 | 105 | 90% fine to coarse sand, 10% brown clay |
| 105 | 125 | Fine to coarse sand |
| 125 | 138 | Fine to coarse sand w/pieces of rock |
| 138 | 168 | Fine to coarse sand w/traces of clay |
| 168 | 188 | Fine to coarse sand |
| 188 | 198 | 80% fine to coarse sand, 20% brown clay |
| 198 | 218 | Brown clay |
| 218 | 238 | 75% fine to medium sand, 25% brown clay |
| 238 | 280 | 50% fine to medium sand, 50% brown clay |
| 280 | 290 | 95% brown clay, 5% medium sand |
| 290 | 306 | Hard gray clay |
| 306 | 350 | Fine to medium sand |
| 350 | 380 | Fine to coarse sand |
| 380 | 410 | 85% fine to coarse sand, 15% brown clay |
| 410 | 440 | Fine to coarse sand |
| 440 | 450 | 50% fine to coarse sand, 50% brown clay |
| 450 | 741 | Fine to coarse sand |
| Total Depth of Boring <u>741</u> Feet | | |
| Total Depth of Completed Well <u>740</u> Feet | | |

| Well Owner | |
|-----------------|---------------------------------------------------------------------------|
| Name | <u>Boething Treeand Farms</u> |
| Mailing Address | <u>36151 N. 82nd Street East</u> |
| City | <u>Littlerock</u> State <u>CA</u> Zip <u>93543</u> |
| Well Location | |
| Address | <u>East 165th Street & Avenue R</u> |
| City | <u>Lake Los Angeles</u> County <u>Los Angeles</u> |
| Latitude | Dep. Min. Sec. N Longitude Dep. Min. Sec. W |
| Datum | <u>WGS84</u> Decimal Lat. <u>34.57279N</u> Decimal Long <u>117.84004W</u> |
| APN Book | <u>3075</u> Page <u>007</u> Parcel <u>001</u> |
| Township | <u>6N</u> Range <u>9W</u> Section <u>28</u> |

| Location Sketch | Activity |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| (Sketch must be drawn by hand after form is printed.) | <input checked="" type="radio"/> New Well |
| North | <input type="radio"/> Modification/Repair |
| | <input type="radio"/> Deepen |
| | <input type="radio"/> Other |
| West | <input type="radio"/> Destroy |
| East | Describe procedures and materials under "GEOLOGIC LOG" |
| South | Planned Uses |
| Illustrate or describe distance of well from roads, buildings, fences, rivers, etc. and attach a map. Use additional paper if necessary. Please be accurate and complete. | <input checked="" type="radio"/> Water Supply |
| | <input type="checkbox"/> Domestic <input type="checkbox"/> Public |
| | <input checked="" type="checkbox"/> Irrigation <input type="checkbox"/> Industrial |
| | <input type="radio"/> Cathodic Protection |
| | <input type="radio"/> Dewatering |
| | <input type="radio"/> Heat Exchange |
| | <input type="radio"/> Injection |
| | <input type="radio"/> Monitoring |
| | <input type="radio"/> Remediation |
| | <input type="radio"/> Sparging |
| | <input type="radio"/> Test Well |
| | <input type="radio"/> Vapor Extraction |
| | <input type="radio"/> Other |

| Water Level and Yield of Completed Well | |
|----------------------------------------------------------------------------|----------------------------------------------------|
| Depth to first water | <u>139</u> (Feet below surface) |
| Depth to Static | |
| Water Level | <u>139</u> (Feet) Date Measured <u>06/05/2006</u> |
| Estimated Yield | <u>2,000</u> (GPM) Test Type <u>Constant Rate</u> |
| Test Length | <u>9.0</u> (Hours) Total Drawdown <u>44</u> (Feet) |
| *May not be representative of a well's long term yield. PL <u>183</u> feet | |

| Casings | | | | | | | | Annular Material | | | |
|--------------------|-------------------|------|----------|----------------|------------------|-------------|------------------|--------------------|------|-----------------|--|
| Depth from Surface | Borehole Diameter | Type | Material | Wall Thickness | Outside Diameter | Screen Type | Slot Size if Any | Depth from Surface | Fill | Description | |
| Feet to Feet | Inches | | | Inches | Inches | | Inches | Feet to Feet | | | |
| 0 | 320 | 26 | Solid | A53B | .312 | 16 | | 0 | 50 | Cement | |
| 320 | 720 | 26 | Screen | A53B | .312 | 16 | Milled Slots | 0.080 | 50 | 720 | |
| | | | | | | | | | | Filter Pack | |
| | | | | | | | | | | 10-sack | |
| | | | | | | | | | | 1/4 x 10 Gravel | |

| Attachments | Certification Statement |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Geologic Log <input type="checkbox"/> Well Construction Diagram <input type="checkbox"/> Geophysical Log(s) <input type="checkbox"/> Soil/Water Chemical Analyses <input type="checkbox"/> Other | I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief Name <u>Rottman Drilling Co.</u> Person, Firm or Corporation <u>46471 N. Division Street</u> <u>Lancaster</u> <u>CA</u> <u>93535</u> Address City State Zip Signed <u>Matthew W. Rottman</u> Date Signed <u>6/27/06</u> C-57 Licensed Water Well Contractor C-57 License Number <u>316599</u> |

WELL PERMIT APPLICATION - PRODUCTION WELLS

WATER & SEWAGE / MOUNTAIN & RURAL PROGRAMS - ENVIRONMENTAL HEALTH DIVISION
5050 COMMERCE DRIVE, BALDWIN PARK, CA 91706 (626) 430 - 5380 FAX (626) 813 - 3016

DATE: 05-04-06

| | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> NEW WELL CONSTRUCTION <input type="checkbox"/> RECONSTRUCTION OR RENOVATION <input type="checkbox"/> DECOMMISSIONING <input type="checkbox"/> OTHER: | <input type="checkbox"/> PRIVATE DOMESTIC <input checked="" type="checkbox"/> IRRIGATION <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> GRAVEL PACK | <input type="checkbox"/> PUBLIC DOMESTIC <input type="checkbox"/> Small System <input type="checkbox"/> Large System <input type="checkbox"/> Other: |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|

| | | | | |
|---------------|--------------------------------------------------------------------|----------|------------|----------------------------------|
| WELL LOCATION | SITE ADDRESS 165th Street East and Avenue R, Palmdale, CA 93550 | | CITY | ZIP CODE |
| | Township 6N | Range 9W | Section 28 | Map Book Page/ Grid 3075-007-001 |
| | GPS LOCATION: (To be completed after the final seal) | | | |
| | | | | |

| | | |
|----------------|-------------------------------------|-----------|
| WELL STRUCTURE | Type and Size of Production Casing | 12" Steel |
| | Sanitary / Annular Sealing Material | 10 Sack |
| | Depth of Sanitary / Annular Seal | 50' |
| | Conductor Casing Seal | N/A |

| | | |
|-----------------|--|------------|
| Company | | CONSULTANT |
| Contact Person | | |
| Address | | |
| City, State Zip | | |
| Telephone | | |

IF WELL AND GEOLOGIC CONDITIONS ENCOUNTERED IN THE FIELD ARE FOUND TO DIFFER FROM THE SCOPE OF WORK PRESENTED TO THIS OFFICE, WORK PLAN MODIFICATIONS MAY BE REQUIRED

| | | |
|-----------------------------|------------------|--------------------------|
| OWNER / DRILLER INFORMATION | Well Owner | Boething Treeland Farms |
| | Address | 36151 N 82nd Street East |
| | City / Zip Code | Littlerock, CA 93543 |
| | Telephone | 661-944-9565 |
| | Well Driller | Rottman Drilling Co |
| | Address | 46471 N Division |
| | City / Zip Code | Lancaster, CA 93535 |
| | C-57 License No. | 316599 |
| Telephone | 6610942-6125 | |

DISPOSITION OF PERMIT (Department Use Only)
THIS PERMIT IS CONSIDERED COMPLETE WHEN THE WORK PLAN IS APPROVED, A FINAL INSPECTION CONDUCTED BY THIS DEPARTMENT, AND THE RECEIPT OF A WELL COMPLETION LOG. NO WELL CONSTRUCTION OR DECOMMISSIONING CAN BE INITIATED WITHOUT THE WORK PLAN APPROVAL FROM THIS DEPARTMENT.

WORK PLAN APPROVAL
The Applicant has met the requirements of the Work Plan.

Date 5-10-06 REHS [Signature]
Conditions 48HR Notice Prior to

SEALING THE WELL.

FAKED 5/15/06 TO: 949-1560

THE PLACEMENT OF THE ANNULAR SEAL MUST BE WITNESSED BY THIS DEPARTMENT. CONTACT THIS OFFICE AND ARRANGE FOR AN APPOINTMENT.

FINAL INSPECTION
Approval of Well Completion Log and Seal

| | |
|------------------------------------------------------------------------------------------------------------|------|
| Date | REHS |
| PERMIT ISSUED The well log must be submitted to the Department prior to issuance of the final approval. | |
| Date | REHS |

THE COMPLETED WELL MUST BE PROPERLY DISINFECTED AND MEET BACTERIOLOGICAL STANDARDS PRIOR TO USE

| | |
|-----------------------------------------------------------------------------------------------------|------|
| WATER QUALITY The water from the well must meet bacteriological standards prior to domestic use. | |
| Date | REHS |

I hereby agree to comply in every respect with all the regulations of the County Environmental Health Division and with all ordinances and laws of the County of Los Angeles and the State of California pertaining to well construction, reconstruction and decommissioning. Upon completion of the well and within thirty days thereafter, I will furnish the Environmental Health office with a completion log of the well giving date drilled, depth of the well, perforations in the casing, and any other data deemed necessary by County Environmental Health Division.

[Signature]
Applicant's Signature

Applicant Name: (PRINT) Larry W. Rottman
Telephone: 661-942-6125

COUNTY OF LOS ANGELES

DEPARTMENT OF HEALTH SERVICES

RECEIPT/RECIBO

- | | |
|-----------------------------------------------------|-----------------------------------------------------------|
| <input type="checkbox"/> HARBOR-UCLA MEDICAL CENTER | <input type="checkbox"/> RANCHO LOS AMIGOS MEDICAL CENTER |
| <input type="checkbox"/> HIGH DESERT HOSPITAL | <input type="checkbox"/> LAC-USC MEDICAL CENTER |
| <input type="checkbox"/> KING/DREW MEDICAL CENTER | <input checked="" type="checkbox"/> PUBLIC HEALTH |
| <input type="checkbox"/> OLIVE VIEW MEDICAL CENTER | SPECIFY: <u>WES</u> |

ANY ALTERATION OR ERASURE RENDERS RECEIPT VOID

DATE

5/10/6

CUALQUIER ALTERACION O BORRÓN HACE ESTE RECIBO NULO

| | | | |
|----------------------------------------------------------|----------------------------------------------|-----------------------------------------------------------------------------------------------------|--|
| RECEIVED FROM: <u>Rottman</u> | | \$ <u>302⁰⁰</u> | |
| THE AMOUNT OF: <u>Three Hundred & Two</u> | | <u>and 00/100</u> | |
| <input type="checkbox"/> CASH | <input type="checkbox"/> MONEY ORDER # _____ | | |
| <input checked="" type="checkbox"/> CHECK # <u>62857</u> | <input type="checkbox"/> VISA | <input type="checkbox"/> MASTER CARD # _____ | |
| PATIENT NAME _____ | | | |
| PF # _____ | | ACCOUNT NO. _____ | |
| DATE(S) OF SERVICE _____ | | PAYMENT RECEIVED FOR <input type="checkbox"/> MEDICAL SERVICES <input type="checkbox"/> PHARMACY | |
| MISCELLANEOUS <u>Avenue R & 165th St.</u> | | | |
| <u>APN 3075-007-001</u> | | <u>#1</u> | |
| <u>661 942 6125</u> | | | |

RECEIVED BY

Chris Ylin

No. 0679258

HS 65 76C50R (3/90) 3/99

PATIENT'S COPY

**SERVICE APPLICATION REQUEST AND FEE COLLECTION
COUNTY OF LOS ANGELES – DEPARTMENT OF HEALTH SERVICES'
PUBLIC HEALTH PROGRAMS – ENVIRONMENTAL HEALTH**

SERVICE REQUEST APPLICATION

INSTRUCTIONS

1. Check the TYPE OF SERVICE requested and attach the required non-refundable fee to the application. Make the money order or check payable to LOS ANGELES COUNTY TREASURER, DO NOT SEND CASH. This application is nontransferable.

FEE REQUIRED*

TYPE OF SERVICE

302.00

☐

MONITORING WELL CONSTRUCTION/DECOMMISSIONING
Complete and attach a Non-Production Well-Well Permit Application.

☒

WELL CONSTRUCTION, RENOVATION OR DECOMMISSIONING PERMIT
Complete and attach a Well-Well Permit Application

☐

PRIVATE SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMIT

☐

PRIVATE SEWAGE DISPOSAL RENOVATION / EXPANSION

☐

INSPECTION OF MOUNTAIN CABIN SITE as required by the United States Forest Service

☐

SEPTIC TANK REPLACEMENT

☐

INSPECTION OF EXISTING PRIVATE SEWAGE SYSTEM

☐

WATER SUPPLY TEST AND CERTIFICATION as required by U.S. Department of Agriculture

☐

WELL YIELD TEST PERMIT

☐

COASTAL COMMISSION APPROVAL IN CONCEPT

* Refer to Schedule of Fees for the current fiscal year. Field personnel cannot accept fees.

2. Check with the Contact Office stamped below for requirements or information
3. Deliver the completed application, money order or check with the forms indicated to:

**County of Los Angeles
Mountain and Rural Program / Water, Sewage, & Subdivision Program
5050 Commerce Drive, Baldwin Park, CA 91706
(626) 430-5380 FAX (626) 813-3016**

4. Please contact office noted below, after you have received your receipt, to request an inspection.

Avenue R and 165th Street East, Palmdale, CA 3075-007-001 05/04/06
Service/ Job Location Address Zip Assessor Map Book Page Parcel # Date

Boething Treeland Farms, 36151 N 82nd Street East, Littlerock CA 93543
Owner / Applicant Name Address/Zip Phone No. 661-944-9565

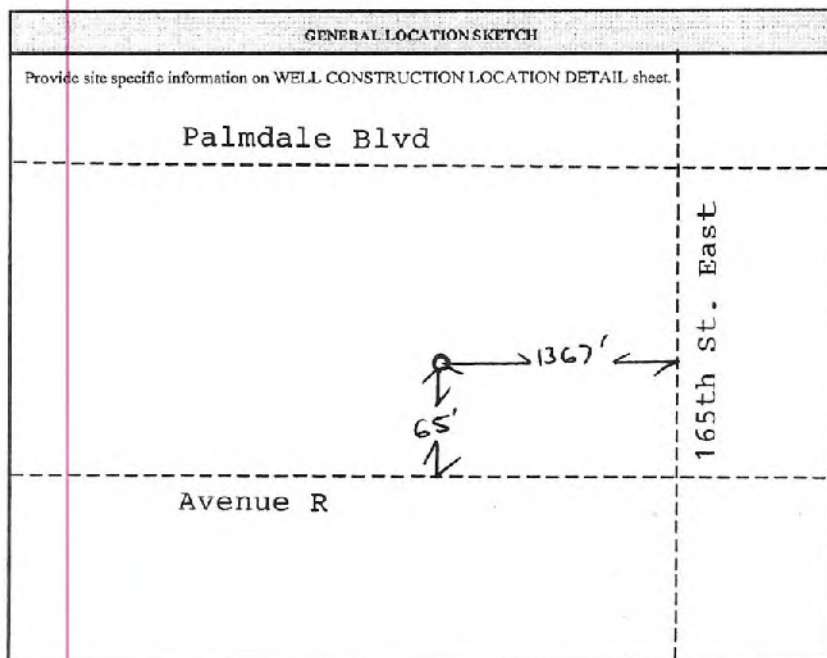
Rottman Drilling Co., 46471 N Division, Lancaster, CA 93535
Contractor's Name Address/Zip Phone No. 661-942-6125

Co. Engineer Plan Check No. _____ Tract no. _____ Lot No. _____ No. Bedrooms _____ Fixture Unit Count _____
(Complete the line above for Private Sewage Disposal System Construction or Renovation Application)

CONTACT OFFICE

DEPARTMENT STAMP

| | | |
|-----------------------------------------------------------------|--------------------------------|------------------------|
| WELL LOCATION (ADDRESS) | CITY | ZIP CODE |
| 165th Street East and Avenue R, Palmdale, 93550 | | |
| Anticipated Start Date: 05/04/06 | Anticipated End Date: 07/04/06 | |
| Additional Contact Persons In Case of Emergency Larry W Rottman | | Telephone 661-942-6125 |
| | | |
| | | |



WELL DECOMMISSIONING DIAGRAM

WORK PLAN DETAILS

| |
|------------------------------------------------|
| 12"x 720' Test hole |
| 26"x 720' Final Bore hole |
| 320'x 16" Solid Casing |
| 400'x 16" Millslot Perforated casing |
| 720'x 50' Gavel pack |
| 50' Sanitary Seal |
| 8'x 8'x 12" Foundation at well head with |
| 3" gravel feed pipe & 2" sounding-chlorination |
| tube. |
| |
| |
| |

NOTES / COMMENTS (Department Use Only)

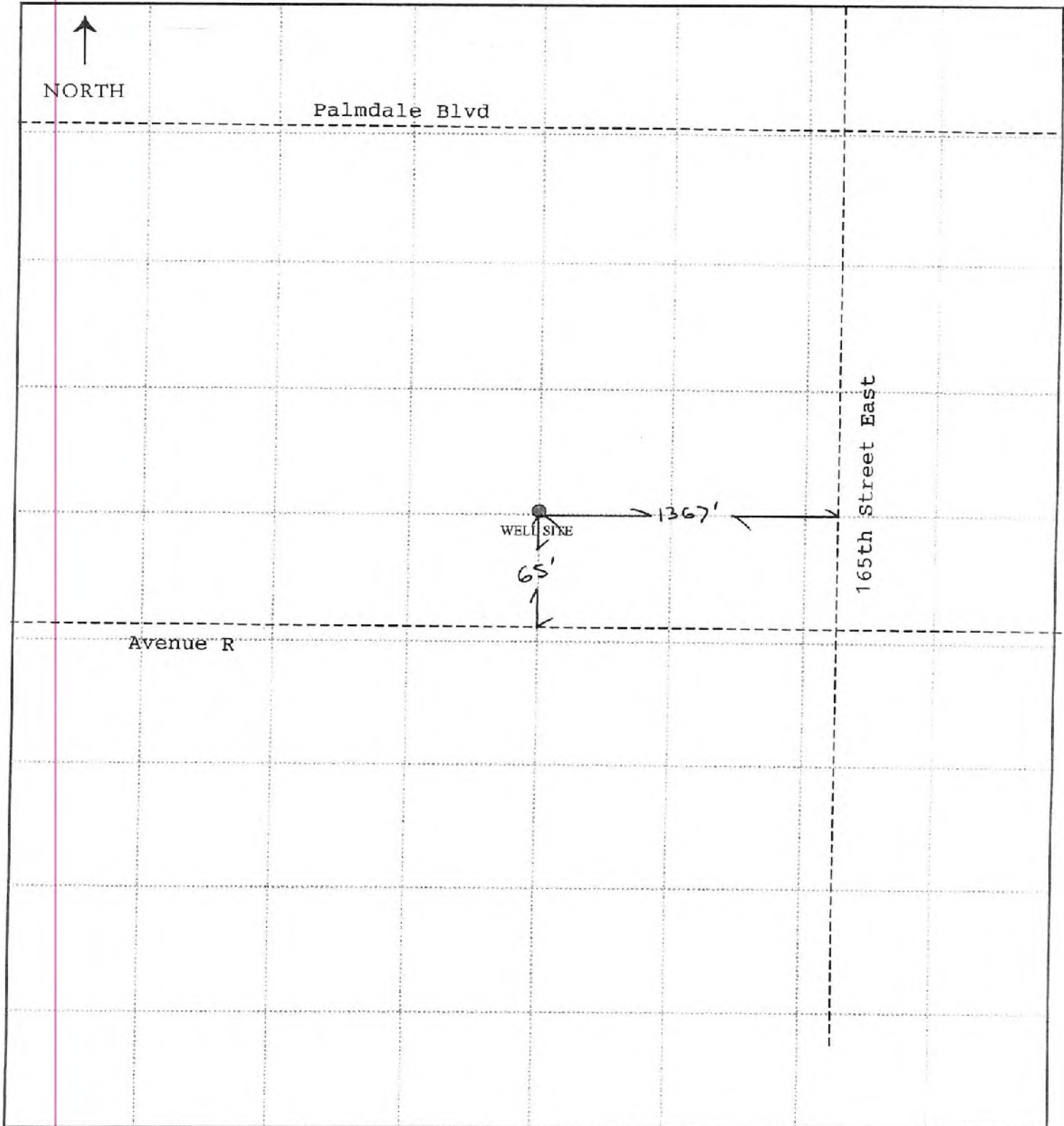
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| |

WELL CONSTRUCTION LOCATION DETAILS

| | | | | |
|------------------------------------------------|----|-------|----|----------------------------------|
| SITE ADDRESS or APN | | CITY | | ZIP CODE |
| 165th Street East and Avenue R, Palmdale 93550 | | | | |
| Township | 6N | Range | 9W | Section 28 |
| | | | | Map Book Page/ Grid 3075-007-001 |

WELL LOCATION

Provide a scaled drawing (1" = 50') indicating property lines, sewers, private sewage disposal systems within 200 feet of the well site along with labels and dimensions. Attach all documents that confirm that the well is located the required distance from the septic systems.



County of Los Angeles, Rick Auerbach, Assessor

View Enlarged Map

View Printing Instructions

3075 7

1996

SCALE 1" = 400'

6

REVISED

5-4-57

5-16-57

8-6-58

11-26-58

22256224

120316511

742321215

36027100149144

160TH ST E

PALMDALE

ST. E

BL VD.

ST. E

170TH

BK. 30220

AVE.

FOR.

S. 1/2

SEC. 28

CODE 4683

T. 6 N., R. 9 W.

P28 PREV. ASSAULT. SEE: 3028-14

ASSASSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

Well #2

