

1 Michael Duane Davis, SBN 093678  
2 Marlene L. Allen-Hammarlund, SBN 126418  
3 Derek R. Hoffman, SBN 285784  
4 **GRESHAM SAVAGE NOLAN & TILDEN,**  
5 **A Professional Corporation**  
6 3750 University Avenue, Suite 250  
7 Riverside, CA 92501-3335  
8 Telephone: (951) 684-2171  
9 Facsimile: (951) 684-2150

10 Attorneys for Cross-Defendant/Cross-Complainant,  
11 A.V. UNITED MUTUALS GROUP; and Cross-  
12 Defendants, ADAMS BENNETT INVESTMENTS,  
13 LLC; MIRACLE IMPROVEMENT CORPORATION  
14 dba GOLDEN SANDS MOBILE HOME PARK, aka  
15 GOLDEN SANDS TRAILER PARK, named as ROE  
16 1121; ST. ANDREW'S ABBEY, INC., named as ROE  
17 623; SERVICE ROCK PRODUCTS, L.P.; and  
18 SHEEP CREEK WATER COMPANY, INC.

11 **SUPERIOR COURT OF THE STATE OF CALIFORNIA**  
12 **IN AND FOR THE COUNTY OF LOS ANGELES**

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

) Judicial Council Coordination  
) Proceeding No. 4408

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

) Santa Clara Case No. 1-05-CV-049053  
) Assigned to the Honorable Jack Komar  
) Department 17C

17 Including Consolidated Actions:

18 **Los Angeles County Waterworks District**  
19 **No. 40 v. Diamond Farming Co.**  
20 Superior Court of California, County of Los  
21 Angeles, Case No. BC 325 201

) **CROSS-DEFENDANT, ADAMS**  
) **BENNETT INVESTMENTS, LLC'S**  
) **SECOND SUPPLEMENTAL RESPONSE**  
) **TO DECEMBER 12, 2012 DISCOVERY**  
) **ORDER**

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

) For Court's Use Only:  
) Santa Clara County  
) Case No. 1-05-CV-049053  
) (For E-Posting/E-Service Purposes Only)

26 **Wm. Bolthouse Farms, Inc. v. City of**  
27 **Lancaster**  
28 **Diamond Farming Co. v. City of Lancaster**  
29 **Diamond Farming Co. v. Palmdale Water**  
30 **Dist.**  
31 Superior Court of California, County of  
32 Riverside, consolidated actions, Case Nos. RIC  
33 353 840, RIC 344 436, RIC 344 668

34 **AND RELATED ACTIONS.**

1 **TO ALL PARTIES AND TO THEIR ATTORNEYS OF RECORD:**

2 Cross-Defendant, **ADAMS BENNETT INVESTMENTS, LLC** ("Adams Bennett"), by  
3 and through its attorneys of record, Gresham Savage Nolan & Tilden, PC, by Michael Duane  
4 Davis, Marlene L. Allen-Hammarlund and Derek R. Hoffman, submits the following further  
5 supplemental information and materials, under penalty of perjury, in response to the December  
6 12, 2012 Discovery Order for Phase 4 Trial ("*Discovery Order*"), issued by the Honorable Jack  
7 Komar, Trial Judge.

8 Cross-Defendant, **ADAMS BENNETT** made a good faith effort to fully and accurately  
9 respond to the categories of information required by the *Discovery Order* on December 21, 2012.  
10 Cross-Defendant, **ADAMS BENNETT** thereafter submitted, by filing with the court and posting  
11 to the court's website, on January 15, 2013, *Cross-Defendant, Adams Bennett Investments,*  
12 *LLC's First Supplemental Response to December 12, 2012 Discovery Order for Phase 4 Trial*  
13 *("First Supplemental Response")*. **ADAMS BENNETT's** *First Supplemental Response* included  
14 supplemental information and accompanying deeds and title records reflecting property  
15 ownership within the adjudication area.

16 Since **ADAM BENNETT** filed its *First Supplemental Response*, it has acquired  
17 additional real property within the adjudication area and also identified deeds pertaining to real  
18 properties that it already owned within the adjudication area. In order to accurately reflect its  
19 current property ownership, **ADAMS BENNETT** hereby submits this Second Supplemental  
20 Response to the Court's *Discovery Order* ("*Second Supplemental Response*"), including the  
21 accompanying documents, and **ADAMS BENNETT** reserves the right to further supplement its  
22 responses pursuant to the *Code of Civil Procedure*.

23 Each supplemental response herein is identified by reference to specific responses and  
24 documents provided in *Cross-Defendant, Adams Bennett Investments, LLC's Information and*  
25 *Materials Responsive To December 12, 2012 Discovery Order For Phase 4 Trial* (the "*Original*  
26 *Responses*").

1 **Original Response I.1.a. Location of Property** is amended and supplemented to read as  
2 follows: As of the date of this *Second Supplemental Response*, **ADAMS BENNETT** holds fee  
3 title to the following Assessor's Parcel Numbers ("APN") (APNs shown in boldface indicates  
4 new APN references since **ADAMS BENNETT'S First Supplemental Response**):

5           **Assessor's Parcel Number: 3024 – 002 – 040;**  
6           **Assessor's Parcel Number: 3024 – 002 – 041;**  
7           **Assessor's Parcel Number: 3024 – 002 – 044;**  
8           Assessor's Parcel Number: 3024 – 015 – 009;  
9           **Assessor's Parcel Number: 3024 – 015 – 037;**  
10           **Assessor's Parcel Number: 3024 – 015 – 042;**  
11           Assessor's Parcel Number: 3024 – 015 – 044;  
12           **Assessor's Parcel Number: 3024 – 015 – 046;**  
13           **Assessor's Parcel Number: 3024 – 015 – 053;**  
14           **Assessor's Parcel Number: 3024 – 015 – 054;**  
15           Assessor's Parcel Number: 3027 – 013 – 009;  
16           Assessor's Parcel Number: 3027 – 013 – 011;  
17           **Assessor's Parcel Number: 3027 – 013 – 012;**  
18           Assessor's Parcel Number: 3027 – 013 – 017;  
19           **Assessor's Parcel Number: 3027 – 013 – 042;**  
20           **Assessor's Parcel Number: 3027 – 013 – 043;**  
21           Assessor's Parcel Number: 3027 – 013 – 051;  
22           Assessor's Parcel Number: 3042 – 021 – 002;  
23           Assessor's Parcel Number: 3042 – 021 – 003;  
24           Assessor's Parcel Number: 3042 – 021 – 006;  
25           Assessor's Parcel Number: 3042 – 021 – 008;  
26           Assessor's Parcel Number: 3042 – 021 – 009;  
27           **Assessor's Parcel Number: 3042 – 021 – 013;**  
28           **Assessor's Parcel Number: 3042 – 021 – 015;**  
            **Assessor's Parcel Number: 3042 – 021 – 018;**  
            Assessor's Parcel Number: 3042 – 021 – 020;  
            Assessor's Parcel Number: 3042 – 021 – 023;  
            Assessor's Parcel Number: 3042 – 021 – 024;  
            Assessor's Parcel Number: 3042 – 021 – 026;  
            Assessor's Parcel Number: 3042 – 021 – 027;  
            Assessor's Parcel Number: 3042 – 023 – 001;  
            **Assessor's Parcel Number: 3042 – 023 – 005;**  
            **Assessor's Parcel Number: 3042 – 023 – 007;**  
            Assessor's Parcel Number: 3042 – 023 – 008;  
            Assessor's Parcel Number: 3042 – 023 – 009;  
            **Assessor's Parcel Number: 3042 – 023 – 010;**  
            Assessor's Parcel Number: 3042 – 023 – 011; and  
            Assessor's Parcel Number: 3042 – 023 – 012.

ADAMS BENNETT also holds a partial interest in the following APNs:

**Assessor's Parcel Number: 3042 – 021 – 028; and**  
            **Assessor's Parcel Number: 3042 – 021 – 029.**

1           **ADAMS BENNETT** does not presently hold fee title to **APN 3042-021-019** and **APN**  
2 **3024-015-041**; however, these parcels are currently under escrow for purchase by Adams  
3 Bennett Investments, LLC.

4  
5 **Original Response I.3.b. *Prima Facie* Property Uses Materials** is supplemented to include the  
6 following additional documents:

- 7       • Grant Deed from Charles R. Baer and Patricia L. Baer, and successors, as Trustees of the  
8 Baer Family Trust, dated January 22, 1993, and as community property, to Adams  
9 Bennett Investments, LLC, dated July 21, 2014 and recorded on August 6, 2014, Los  
10 Angeles County Recordation No. 20140816929, conveying **APN 3024-002-040**.
- 11       • Grant Deed from Barbara A. Robinson, a widow, to Adams Bennett Investments LLC,  
12 dated April 10, 2015 and recorded on April 20, 2015, Los Angeles County Recordation  
13 No. 20150438102, conveying **APN 3024-002-041**.
- 14       • Grant Deed from Donna R. Ankeny, Successor Trustee of the Ankeny Family Trust dated  
15 November 21, 1994, to Adams Bennett Investments, LLC, dated July 21, 2014 and  
16 recorded on August 20, 2014, Los Angeles County Recordation No. 20140874988,  
17 conveying **APN 3024-002-044**. Page 1 of the deed mis-describes the property as APN  
18 3024-002-040.
- 19       • Grant Deed from Dorothy Mutsuko Shiba, Successor Trustee of the Shiba Family Trust  
20 Dated February 18, 1997, to Adams Bennett Investments, LLC, dated November 19,  
21 2014 and recorded on December 15, 2014, Los Angeles County Recordation No.  
22 20141355892, conveying **APN 3024-015-037**.
- 23       • Grant Deed from Karen Kay Takasugi, as Successor Trustee of The Takasugi Trust Dated  
24 May 19, 1988, to Adams Bennett Investments, LLC, dated March 20, 2015 and recorded  
25 on April 2, 2015, Los Angeles County Recordation No. 20150362690, conveying **APN**  
26 **3024-015-042**.

- 1 • Grant Deed from Azam Jafarinejad, a widow, to Adams Bennett Investments, LLC, dated  
2 November 4, 2014 and recorded on November 19, 2014, Los Angeles County  
3 Recordation No. 20141236041, conveying **APN 3024-015-046**.
- 4 • Grant Deed from George J. Fujikami and Nancy H. Fujikami, husband and wife as joint  
5 tenants, to Adams Bennett, LLC, dated December 18, 2014 and recorded on February 13,  
6 2015, Los Angeles County Recordation No. 20150165368, conveying **APN**  
7 **3024-015-053**.
- 8 • Grant Deed from Michiko Hoshida, Successor Trustee of The Hoshida Family Trust  
9 dated June 22, 1993, to Adams Bennett Investments LLC, dated April 30, 2015 and  
10 recorded on May 22, 2015, Los Angeles County Recordation No. 20150600387,  
11 conveying **APN 3024-015-054**.
- 12 • Grant Deed from Chu Teh-Yen, a single woman, to Adams Bennett Investments, dated  
13 December 3, 2012 and recorded on December 17, 2012, Los Angeles County  
14 Recordation No. 20121941924, conveying **APN 3027-013-012**.
- 15 • Grant Deed from Catherine Priscilla Link, as sole Trustee of The Link Family Trust dated  
16 September 16, 1992, as amended, who acquired title as Catherine P. Link, Trustee, to  
17 Adams Bennett Investments, LLC, dated September 8, 2014 and recorded on September  
18 26, 2014, Los Angeles County Recordation No. 20141018538, conveying **APN**  
19 **3027-013-042**. This deed has APN 3024-002-040 listed on the first page by mistake but  
20 has the correct APN listed in the legal description.
- 21 • Grant Deed from Masashi Takahashi, to Adams Bennett Investments LLC, dated March  
22 18, 2015 and recorded on March 31, 2015, Los Angeles County Recordation No.  
23 20150348674, conveying **APN 3027-013-043**.
- 24 • Grant Deed from Kye Yong Ra, a married woman as her sole and separate property and  
25 Eul Jin Shin and Bang Won Shin, who erroneously acquired title as Bang Wom Shin,  
26 husband and wife as joint tenants, to Adams Bennett Investments LLC, dated February  
27

11, 2015 and recorded on March 20, 2015, Los Angeles County Recordation No. 2015030059, conveying **APN 3042-021-013**.

- Grant Deed from Joyce Ann Flint, administrator of the estate of Margaret G. Bobadilla (also known as Margarita G. Bobadilla) deceased, Probate Case No. BP 137080, to Adams Bennett Investments, LLC, dated August 8, 2014 and recorded on September 8, 2014, Los Angeles County Recordation No. 20140938027, conveying **APN 3042-021-015**.
- Grant Deed from Anthony J. Giorgianni and Rosalie Giorgianni, husband and wife as joint tenants, to Adams Bennett Investments, LLC, dated October 7, 2011 and recorded on January 4, 2012, Los Angeles County Recordation No. 20120005668, conveying **APN 3042-021-018**.
- Grant Deed from Bahram Aghanabi, to Adams Bennett Investments, LLC, dated March 18, 2015 and recorded on March 26, 2015, Los Angeles County Recordation No. 20150328893, conveying **APN 3042-023-005**.
- Grant Deed from Hamed R. Arian, a married man, as his separate property, to Adams Bennett Investments, LLC, dated February 6, 2012 and recorded on March 5, 2012, Los Angeles County Recordation No. 20120340935, conveying **APN 3042-023-007**.
- Grant Deed from Jose de Jesus Rodriguez and Guadalupe Rodriguez, husband and wife, as joint tenants, to Adams Bennett Investments, LLC, dated March 8, 2012 and recorded on April 10, 2012, Los Angeles County Recordation No. 20120535681, conveying **APN 3042-023-010**.
- Quitclaim Deed from Deborah Sue Ingersoll, who acquired title as Deborah Sue Clingerman, by Order & Decree No. 16 dated 11.22.1982 Recorded on Nov, 15 1982 Instrument No. 82-1147685, to Adams Bennett LLC, dated May 20, 2015 and recorded on May 29, 2015, Los Angeles County Recordation No. 20150629488, conveying a partial interest in **APN 3042-021-028** and a partial interest in **APN 3042-021-029**.

- 1 • Quitclaim Deed from Jerry J. Clingerman, a Single Man, to Adams Bennett LLC, dated  
2 May 18, 2015 and recorded on May 19, 2015, Los Angeles County Recordation No.  
3 20150581064, conveying a partial interest in **APN 3042-021-028** and a partial interest in  
4 **APN 3042-021-029**.

5  
6 **Declaration under Penalty of Perjury:**

7 I, Todd Dragna, am an authorized agent for Adams Bennett Investments, LLC and have  
8 personal knowledge of the facts set forth above.

9 If called to do so, I could and would competently testify to these facts under oath. I  
10 declare under penalty of perjury under the laws of the State of California that the foregoing is  
11 true and correct.

12 Executed this 29 day of July, 2015 at Corona, CA.

13  
14 

15 **TODD DRAGNA**

16  
17 DATED: July 30, 2015

18 Respectfully submitted,

19  
20 GRESHAM SAVAGE NOLAN & TIDEN, PC

21 By: 

22 MICHAEL DUANE DAVIS, ESQ.

23 MARLENE L. ALLEN-HAMMARLUND, ESQ.

24 DEREK R. HOFFMAN, ESQ.

25 Attorneys for CROSS-DEFENDANT / CROSS-  
26 COMPLAINANT, A. V. UNITED MUTUALS GROUP;  
27 and CROSS-DEFENDANTS, ADAMS BENNETT  
28 INVESTMENTS, LLC, MIRACLE IMPROVEMENT  
CORPORATION dba GOLDEN SANDS MOBILE  
HOME PARK, aka GOLDEN SANDS TRAILER PARK  
[ROE 1121], ST. ANDREW'S ABBEY, INC. [ROE  
623], SERVICE ROCK PRODUCTS, L.P., and SHEEP  
CREEK WATER COMPANY, INC.

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**ADAMS BENNETT**  
**Attachment I.3.b.i.**

28  
GRESHAM | SAVAGE  
ATTORNEYS AT LAW  
3750 UNIVERSITY AVE.  
STE. 250  
RIVERSIDE, CA 92501-3335  
(951) 684-2171



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20140816929



Pages:  
0004

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California

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TAKES:	NEPR
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PAID:	NEPR



LEADSHEET



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07

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T72

6492663

RECORDING REQUESTED BY  
Chicago Title Company  
WHEN RECORDED MAIL TO  
AND MAIL TAX STATEMENTS TO:

ADAMS BENNETT INVESTMENTS, LLC  
TODD KENNETH  
200 SOUTH MAIN STREET, SUITE 200  
CORONA, CA 92882

APN 3024-002-040

ESCROW NO.: 00025485-002-LB



SPACE ABOVE THIS LINE FOR RECORDER'S USE

### GRANT DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s):

TRANSFER TAX  
NOT A PUBLIC RECORD

STATEMENT OF TRANSFER TAX DUE AND A REQUEST THAT THE AMOUNT OF TAX NOT  
BE MADE PART OF THE PERMANENT RECORD IN THE OFFICE OF THE COUNTY  
RECORDER, PURSUANT TO SECTION 11932 R & T CODE

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Charles R. Baer and Patricia L. Baer, and successors, as Trustees of the Baer Family Trust, dated  
January 22, 1993, and as community property

hereby GRANT(s) to

Adams Bennett Investments, LLC, a California limited liability company

the following described real property in the County of Los Angeles, State of California

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Dated: July 21, 2014

Charles R. Baer, Trustee of the Baer Family  
Trust, dated January 22, 1993, and as Community  
Property

Patricia L. Baer, Trustee of the Baer Family  
Trust, dated January 22, 1993, and as Community  
Property

MAIL TAX STATEMENTS AS DIRECTED ABOVE

$$\left. \begin{array}{l} \text{---} \\ \text{---} \\ \text{---} \end{array} \right\} \text{ss}$$
$$\left. \begin{array}{l} \text{---} \\ \text{---} \end{array} \right\} \text{SS}$$

*[Handwritten signature]*

LELAND A. SCHUMACHER  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20134062623  
MY COMMISSION EXPIRES OCTOBER 02, 2017

Description: Los Angeles, CA Document - Year.DocID 2014.816929 Page: 3 of 4  
Order: 2 Comment:

4

## EXHIBIT A

### LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 11 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF PALMDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

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Pages:  
0003

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California

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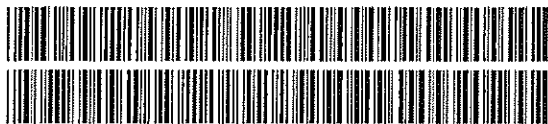
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08

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Recording Requested By  
First American Title Company  
National Commercial Services

**RECORDING REQUESTED BY**

First American Title Company National Commercial  
Services

**AND WHEN RECORDED MAIL DOCUMENT TO:**

Adams Bennett Investments LLC  
200 S. Main Street  
Corona, CA 92882



Space Above This Line for Recorder's Use Only

A.P.N.: 3024-002-041

(52)

File No.: NCS-722389-ONT1 (KS)

**GRANT DEED**

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$12.10; CITY TRANSFER TAX \$0.00;

- [ ☒ ] computed on the consideration or full value of property conveyed, OR  
[ ] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,  
[ ] unincorporated area; [ ☒ ] City of **Palmdale**, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Barbara A. Robinson, a widow**  
hereby GRANTS to **Adams Bennett Investments LLC, a California limited liability company**  
the following described property in the City of **Palmdale**, County of **Los Angeles**, State of **California**:

**THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE  
SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 6 NORTH,  
RANGE 11 WEST, SAN BERNARDINO BASE AND MERIDIAN.**

Mail Tax Statements To: **SAME AS ABOVE**

80

Date: **04/10/2015**

3

A.P.N.: 3024-002-041

File No.: NCS-722389-ONT1 (KS)

Dated: **April 10, 2015**

Barbara A. Robinson  
Barbara A. Robinson

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California  
COUNTY OF San Diego ) SS

On April 14, 2015, before me, Susie Greer, Notary Public, personally appeared Barbara A. Robinson

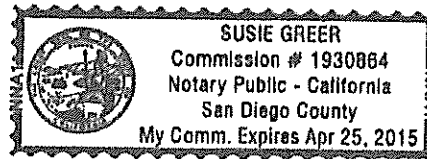
, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Susie Greer



*This area for official notarial seal*

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**20140874988**



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Recorder's Office, Los Angeles County,  
California

08/20/14 AT 08:00AM

Pages:  
0004

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LEADSHEET



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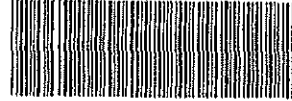


RECORDING REQUESTED BY  
Chicago Title Company

WHEN RECORDED MAIL TO  
AND MAIL TAX STATEMENTS TO:

ADAMS BENNETT INVESTMENTS, LLC  
TODD KENNETH  
200 S. MAIN STREET, SUITE 200  
CORONA, CA 92882

08/20/2014



"20140874988"

APN 3024-002-040

ESCROW NO.: 00025753-002-LB

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### GRANT DEED

TRANSFER TAX  
NOT A PUBLIC RECORD

THE UNDERSIGNED GRANTOR(s) DECLARE(s):

STATEMENT OF TRANSFER TAX DUE AND A REQUEST THAT THE AMOUNT OF TAX NOT  
BE MADE PART OF THE PERMANENT RECORD IN THE OFFICE OF THE COUNTY  
RECORDER, PURSUANT TO SECTION 11932 R & T CODE

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Donna R. Ankeny, Successor Trustee of the Ankeny Family Trust dated November 21, 1994

hereby GRANT(s) to ..

Adams Bennett Investments, LLC, a California limited liability company

the following described real property in the County of Los Angeles, State of California

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Dated: July 21, 2014

Donna R. Ankeny, Successor Trustee of the  
Ankeny Family Trust dated November 21, 1994

MAIL TAX STATEMENTS AS DIRECTED ABOVE

State of California )  
County of Placer ) ss

On 08/15/2014, before me, Nicole Box,  
Notary Public, personally appeared Donna Ankeny

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that  
the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Nicole Box  
Signature

(Affix Seal)



4

**EXHIBIT A**

**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 11 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF PALMDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

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**20141355892**



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Recorder's Office, Los Angeles County,  
California

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TAXES:	22.55
OTHER:	0.00
PAID:	57.55



LEADSHEET



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SEQ:  
04

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t23

LAWYERS TITLE

RECORDING REQUESTED BY:  
LAWYERS TITLE

AND WHEN RECORDED MAIL TO:

ADAMS BENNETT INVESTMENTS, LLC  
200 S. MAIN STREET  
CORONA, CA 92882



THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 114095307

Escrow No.: 022578-MG

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$22.55

☒ computed on full value of property conveyed, or

☐ computed on full value less value of liens, or encumbrances remaining at time of sale.

Unincorporated area ☐ City of AND Palmdale

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

DOROTHY MUTSUKO SHIBA, SUCCESSOR TRUSTEE OF THE SHIBA FAMILY TRUST DATED  
FEBRUARY 18, 1997

hereby GRANT(s) to:

ADAMS BENNETT INVESTMENTS, LLC, a California Limited Liability Company

the real property in the County of Los Angeles, State of California, described as:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Also Known as: VACANT LAND - APN: 3024-015-037, PEARBLOSSOM, CA 93553

AP#: 3024-015-037

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

DATED November 19, 2014  
STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

On December 11, 2014

before me, M. Chir

A Notary Public personally appeared

DOROTHY MUTSUKO SHIBA

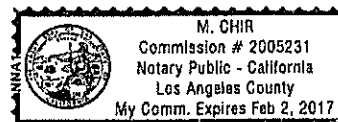
DOROTHY MUTSUKO SHIBA, SUCCESSOR  
TRUSTEE OF THE SHIBA FAMILY TRUST DATED  
FEBRUARY 18, 1997

BY: Dorothy M. Shiba  
DOROTHY MUTSUKO SHIBA, SUCCESSOR  
TRUSTEE

who 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.

I certify under PENALTY OF PERJURY under the laws of the State  
of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

(Seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

3

File No: 114095307

**EXHIBIT "A"**

All that certain real property situated in the County of Los Angeles, State of California, described as follows:

The Northwest Quarter of the Northwest Quarter of the Northeast Quarter of the Northeast Quarter of Section 36, Township 6 North, Range 11 west, San Bernardino Base and Meridian, in the City of Palmdale, County of Los Angeles, State of California, according to the Official Plat of said land approved by the Surveyor General on June 19, 1856.

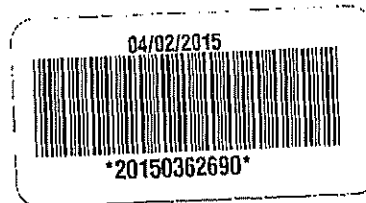
Assessor's Parcel Number: 3024-015-037

**RECORDING REQUESTED BY**

First American Title Company National Commercial  
Services

**AND WHEN RECORDED MAIL DOCUMENT TO:**

Adams Bennett Investments, LLC  
200 S. Main Street, Suite 200  
Corona, CA 92882



Space Above This Line for Recorder's Use Only

44555 27-60

A.P.N.: 3024-015-042

52

File No.: NCS-720467-ONT1 (KS)

**GRANT DEED**

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$11.00; CITY TRANSFER TAX \$0.00;

- [ ☒ ] computed on the consideration or full value of property conveyed, OR  
[ ] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,  
[ ] unincorporated area; [ ☒ ] City of Palmdale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Karen Kay Takasugi, as  
Successor Trustee of The Takasugi Trust Dated May 19, 1988**

hereby GRANTS to **Adams Bennett Investments, LLC, a California limited liability company**  
the following described property in the City of **Palmdale**, County of **Los Angeles**, State of **California**:

**THE NORTH ONE-HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE  
NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 NORTH,  
RANGE 11 WEST OF THE SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF LOS  
ANGELES, STATE OF CALIFORNIA**

3

Date: 03/20/2015

A.P.N.: 3024-015-042

File No.: NCS-720467-ONT1 (K5)

Dated: March 20, 2015

The Takasugi Trust Dated May 19, 1988

Karen Kay Takasugi  
Karen Kay Takasugi, Successor Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California )SS  
COUNTY OF Los Angeles )

On 03/26/2015, before me, , Notary Public, personally appeared , who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

See Attached  
Seal

*This area for official notarial seal*



2

**RECORDING REQUESTED BY**  
First American Title Company



**AND WHEN RECORDED MAIL DOCUMENT TO:**

Adams Bennett Investments LLC.

~~Vacant Land: APN 3024-015-046~~

~~Palmdale, CA 93553~~

P.O. Box 3600

Cupertino, CA 92878-3600

NLS 1618778-ONT1

Space Above This Line for Recorder's Use Only

A.P.N.: 3024-015-046

52

File No.: LGL-4760186 (EK)

**GRANT DEED**

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$27.50; CITY TRANSFER TAX \$0.00;

- [ ☒ ] computed on the consideration or full value of property conveyed, OR  
[ ☐ ] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,  
[ ☐ ] unincorporated area; [ ☒ ] City of Palmdale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Azam Jafarinejad, a widow**  
hereby GRANTS to **Adams Bennett Investments LLC., a California limited liability company**  
the following described property in the City of **Palmdale**, County of **Los Angeles**, State of **California**:

**SEE LEGAL DESCRIPTION ATTACHED HERETO**

Mail Tax Statements To: **SAME AS ABOVE**

1

Date: 11/04/2014

A.P.N.: 3024-015-046

File No.: LGL-4760186 (EK)

Dated: **November 04, 2014**

Azam Jafarinejad  
Azam Jafarinejad

STATE OF CALIFORNIA )SS  
COUNTY OF LOS ANGELES )

On NOVEMBER 5, 2014, before me, WILLIAM C. MACRIS, Notary  
Public, personally appeared AZAM JAFARINEJAD

\_\_\_\_\_, who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is  
true and correct.

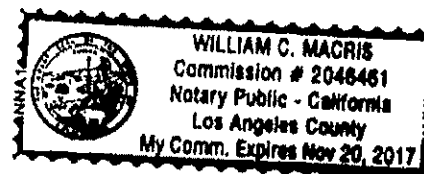
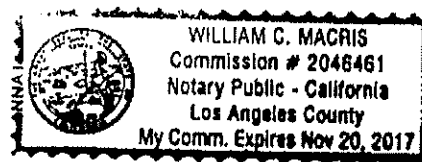
WITNESS my hand and official seal.

Signature .

William C. Macris



*This area for official notarial seal*



**Exhibit "A"**

4

**Legal Description**

Real property in the City of Palmdale, County of Los Angeles, State of California, described as follows:

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 11 WEST, SAN BERNARDINO BASE MERIDIAN, IN THE CITY OF PALMDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

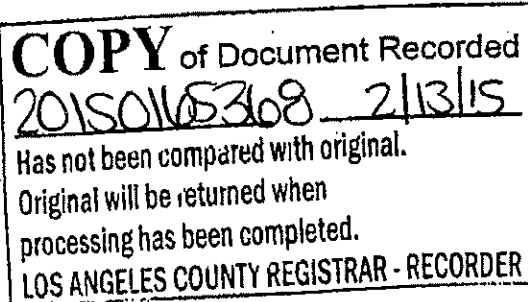
APN: 3024-015-046

**RECORDING REQUESTED BY**

First American Title Company National Commercial  
Services

**AND WHEN RECORDED MAIL DOCUMENT TO:**

Adams Bennett, LLC  
P.O. Box 3600  
Corona, CA 92878



Space Above This Line for Recorder's Use Only

A.P.N.: 3024-015-053

File No.: NCS-705950-ONT1 (KS)

**GRANT DEED**

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$11.55; CITY TRANSFER TAX \$;

- [ ☒ ] computed on the consideration or full value of property conveyed, OR  
[        ] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,  
[        ] unincorporated area; [ ☒ ] City of **Palmdale**, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **George J. Fujikami and Nancy H. Fujikami, husband and wife as joint tenants**

hereby GRANTS to **Adams Bennett, LLC, A California Limited Liability Company**

the following described property in the City of **Palmdale**, County of **Los Angeles**, State of **California**:

**SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE  
SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 NORTH,  
RANGE 11 WEST, SAN BERNARDINO BASE MERIDIAN, IN THE CITY OF PALMDALE, COUNTY  
OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID  
LAND.**

Grant Deed - continued

Date: **12/18/2014**

A.P.N.: 3024-015-053

File No.: NCS-705950-ONT1 (KS)

Dated: **December 18, 2014**

George J. Fujikami  
George J. Fujikami

Nancy H. Fujikami  
Nancy H. Fujikami

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )SS  
COUNTY OF LOS ANGELES )

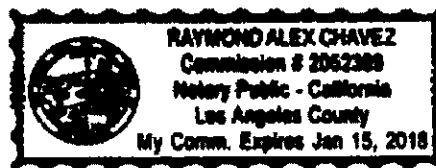
On 20 DECEMBER 2014, before me, RAYMOND ALEX CHAVEZ, Notary Public, personally appeared GEORGE J. FUJIKAMI and NANCY H. FUJIKAMI, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Rd Alex Chavez



*This area for official notarial seal*

This page is part of your document - DO NOT DISCARD



**20150600387**



Pages:  
0003

Recorded/Filed in Official Records  
Recorder's Office, Los Angeles County,  
California

05/22/15 AT 08:00AM

FEES:	35.00
TAXES:	15.95
OTHER:	0.00
PAID:	50.95



LEADSHEET



201505220160007

00010606183



006846523

SEQ:  
07

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

T89

Recording Requested By  
First American Title Company  
National Commercial Services

2

**RECORDING REQUESTED BY**  
First American Title Company National Commercial  
Services

**AND WHEN RECORDED MAIL DOCUMENT TO:**  
Adams Bennett Investments LLC  
P.O. Box 3600  
Corona, CA 92882



Space Above This Line for Recorder's Use Only

A.P.N.: 3024-015-054

File No.: NCS-728444-ONT1 (KS)

**GRANT DEED**

52

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$15.95; CITY TRANSFER TAX \$0.00;

- ☒ computed on the consideration or full value of property conveyed, OR  
☐ computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,  
☐ unincorporated area; ☒ City of **Palmdale**, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Michiko Hoshida, Successor Trustee of The Hoshida Family Trust dated June 22, 1993**

hereby GRANTS to **Adams Bennett Investments LLC, a California limited liability company**  
the following described property in the City of **Palmdale**, County of **Los Angeles**, State of **California**:

**THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE  
SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 NORTH,  
RANGE 11 WEST OF THE S.B.B.M. IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.**

7

Date: **04/30/2015**

A.P.N.: 3024-015-054

File No.: NCS-728444-ONT1 (KS)

Dated: **April 30, 2015**

The Hoshida Family Trust dated June 22,  
1993

Michiko Hoshida, SUCCESSOR TRUSTEE  
Michiko Hoshida, Successor Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California )SS  
COUNTY OF Los Angeles )

On May 16<sup>th</sup> 2015, before me, William F. Sharpe, Notary Public, personally appeared Michiko Hoshida

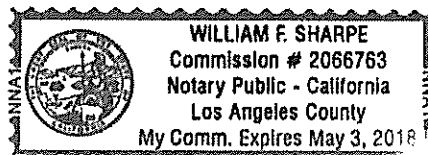
, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

[Signature]



*This area for official notarial seal*



This page is part of your document - DO NOT DISCARD



**20121941924**



Pages:  
0003

Recorded/Filed In Official Records  
Recorder's Office, Los Angeles County,  
California

12/17/12 AT 08:00AM

FEES:	38.00
TAXES:	101.75
OTHER:	0.00
PAID:	139.75



LEADSHEET



201212170130020

00006933215



004506139

SEQ:  
18

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

CHICAGO TITLE COMPANY

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:  
ADAMS BENNETT INVESTMENTS  
200 S. Main Street #200  
Corona, CA 92882



A.P.N.: 3027-013-012

Order No.: 1634-459

Space Above This Line for Recorder's Use Only

Escrow No.: 13378-JH

GRANT DEED

80

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$101.75

[ X ] computed on full value of property conveyed, or  
[ ] computed on full value less value of liens or encumbrances remaining at time of sale,  
unincorporated area; [ X ] City of SUN VILLAGE, and

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,  
**CHU TEH-YEN, a Single Woman**

hereby GRANT(S) to **ADAMS BENNETT INVESTMENTS**

the following described property in the City of **SUN VILLAGE**, County of **LOS ANGELES**, State of California;

See Exhibit "A" for Legal Description attached hereto and made a part hereof.

Commonly known as: **VIC PALMDALE BL 83TH STE, SUN VILLAGE, CA 93543**

  
CHU TEH-YEN

Document Date: December 3, 2012

Taiwan  
City of Taipei  
STATE OF CALIFORNIA American Institute in ) ss  
COUNTY OF Taiwan, Taipei Office )

On **DEC 13 2012** before me, **Erzsebet G. Leong**  
**Special Notary (PL96-8)**, a notary public in and  
for said state, personally appeared **TEHYEN CHU** who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

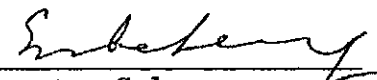
Signature   
**Erzsebet G. Leong**  
**Special Notary (PL96-8)**  
Duty appointed and qualified  
My commission expires: **November 18, 2013.**



EXHIBIT "A"

THE WEST HALF OF THE SOUTH 20 ACRES OF THE NORTH 40 ACRES OF GOVERNMENT LOT 1, IN THE  
SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 10 WEST, SAN BERNARDINO  
MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT  
OF SAID LAND.

RECORDING REQUESTED BY  
Chicago Title Company  
WHEN RECORDED MAIL TO  
AND MAIL TAX STATEMENTS TO:

ADAMS BENNETT INVESTMENTS, LLC  
TODD KENNETH  
200 S. MAIN STREET  
CORONA, CA 92882

COPY of Document Recorded  
At LAH County Recorder  
9-26-14 14-1018538  
Has not been compared with original.  
Original will be returned when  
processing has been completed.

APN 3024-002-040

ESCROW NO.: 00026825-002-LB

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## GRANT DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s):

STATEMENT OF TRANSFER TAX DUE AND A REQUEST THAT THE AMOUNT OF TAX NOT  
BE MADE PART OF THE PERMANENT RECORD IN THE OFFICE OF THE COUNTY  
RECORDER, PURSUANT TO SECTION 11932 R & T CODE

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Catherine Priscilla Link, as sole Trustee of The Link Family Trust dated September 16, 1992, as  
amended, who acquired title as Catherine P. Link, Trustee

hereby GRANT(s) to

Adams Bennett Investments, LLC, a California limited liability company

the following described real property in the County of Los Angeles, State of California

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Dated: September 8, 2014

Catherine Priscilla Link  
Catherine Priscilla Link, as sole Trustee of The Link  
Family Trust dated September 16, 1992, as amended,  
who acquired title as Catherine P. Link, Trustee

MAIL TAX STATEMENTS AS DIRECTED ABOVE

19E

State of Florida )  
 ) ss  
County of Hernando )

On September 11, 2014, before me, Heather Caban,  
Notary Public, personally appeared Catherine Priscilla Link

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that  
the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Heather Caban  
Signature

(Affix Seal)

NOTARY PUBLIC-STATE OF FLORIDA  
Heather Caban  
Commission # EE102386  
Expires: JUNE 18, 2015  
BONDED THRU: ATLANTIC BONDING CO., INC.

**EXHIBIT A**

**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

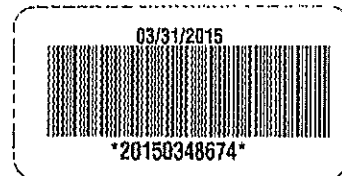
WEST HALF OF WEST HALF OF THE EAST 10 ACRES OF THE SOUTH 20 ACRES OF LOT 1 IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 10 WEST, SAN BERNARDINO BASE AND MERIDIAN.

APN: 3027-013-042

26825-LB

RECORDING REQUESTED BY  
First American Title Company National Commercial  
Services

AND WHEN RECORDED MAIL DOCUMENT TO:  
Adams Bennett Investments LLC  
200 South Main Street  
Corona, CA 92882



Space Above This Line for Recorder's Use Only

A.P.N.: 3027-013-043

4794085-60

**GRANT DEED**

File No.: NCS-720466-ONT1 (KS)

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$22.00 CITY TRANSFER TAX \$0.00;  
[ X ] computed on the consideration or full value of property conveyed, OR  
[ ] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,  
[ X ] unincorporated area; [ ] City of Los Angeles, ~~etc.~~

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Masashi Takahashi  
hereby GRANTS to Adams Bennett Investments LLC, a California limited liability company  
the following described property in the \_\_\_\_\_ County of LOS ANGELES, State of California:

THE EAST ONE HALF OF THE WEST ONE HALF OF THE EAST 10 ACRES OF THE SOUTH 20  
ACRES OF LOT 1 IN THE SOUTHWEST ONE QUARTER OF SECTION 30, TOWNSHIP 6 NORTH,  
RANGE 10 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE  
OF  
CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND,  
EXCEPT THEREFROM THE NORTH 32 FEET AND THE SOUTH 50 FEET FOR ROAD EASEMENTS  
PURPOSES.  
APN: 3027-013-043

Mail Tax Statements To: SAME AS ABOVE

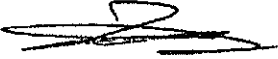
Grant Deed - continued

Date: 03/18/2015

A.P.N.: 3027-013-043

File No.: NCS-720466-ONT1 (KS)

Dated: March 18, 2015

  
Masashi Takahashi

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA ) ss.  
COUNTY OF SAN FRANCISCO )

On MARCH 23, 2015, before me, P.C. DOREN, Notary Public, personally appeared MASASHI TAKAHASHI

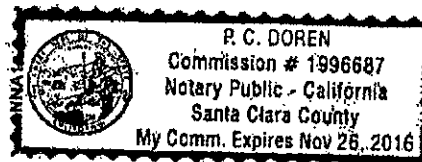
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature





*This area for official notarial seal*



Recording Requested By  
First American Title Company  
National Commercial Services

**RECORDING REQUESTED BY**  
First American Title Company National Commercial  
Services

**AND WHEN RECORDED MAIL DOCUMENT TO:**  
Adams Bennett Investments LLC  
P.O. Box 3600  
Corona, CA 92878

**COPY** of Document Recorded  
2015030059 3/20/15  
Has not been compared with original.  
Original will be returned when  
processing has been completed.  
**LOS ANGELES COUNTY REGISTRAR - RECORDER**

Space Above This Line for Recorder's Use Only

A.P.N.: 3042-021-013

File No.: NCS-709623-ONT1 (KS)

**GRANT DEED**

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX ~~\$554.00~~ <sup>\$65.00</sup>; CITY TRANSFER TAX \$0.00;

- [ ☒ ] computed on the consideration or full value of property conveyed, OR  
[        ] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,  
[ ☒ ] unincorporated area; [    ] City of , and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Kye Yong Ra, a married woman as her sole and separate property and Eul Jin Shin and Bang Won Shin, who erroneously acquired title as Bang Wom Shin, husband and wife as joint tenants**

hereby GRANTS to **Adams Bennett Investments LLC, a California limited liability company**  
the following described property in the UnIncorporated area of County of **Los Angeles**, State of **California**:

**THE EAST HALF OF THE NORTHEAST ONE QUARTER OF THE NORTHEAST ONE QUARTER OF  
THE NORTHWEST ONE QUARTER OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 10 WEST,  
SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF  
CALIFORNIA.**

Mail Tax Statements To: **SAME AS ABOVE**

3A

Date: 02/11/2015

A.P.N.: 3042-021-013

File No.: NCS-709623-ONT1 (KS)

Dated: February 11, 2015

**COUNTERPART**Kye Yong RaEui Jin ShinBang Won Shin

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California )  
 COUNTY OF Los Angeles )

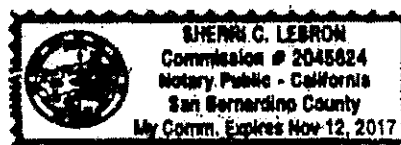
On 02-11-2015, before me, Sherri C Lebron, Notary Public, personally appeared Eui Jin Shin and Bang Won Shin

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Sherri C Lebron

*This area for official notarial seal*

Date: **02/18/2015**

A.P.N.: 3042-021-013

File No.: NCS-709623-ONT1 (KS)

Dated: **February 18, 2015**

Kye Yong Ra  
Kye Yong Ra

\_\_\_\_\_  
Eui Jin Shin

\_\_\_\_\_  
Bang Won Shin

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California ) SS  
COUNTY OF Los Angeles )

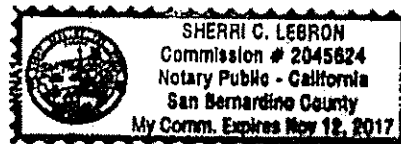
On 02-19-15, before me, Sherri C. Lebron, Notary Public, personally appeared Kye Yong Ra,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_



*This area for official notarial seal*

This page is part of your document - DO NOT DISCARD



20140938027



Recorded/Filed in Official Records  
Recorder's Office, Los Angeles County,  
California

09/08/14 AT 08:00AM

Pages:  
0004

FEES:	38.00
TAXES:	NEPR
OTHER:	0.00
PAID:	NEPR



LEADSHEET



201409080120005

00009595567



006381484

SEQ:  
01

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

T72

ES34013

RECORDER MEMO: This COPY is NOT an OFFICIAL RECORD.

Aug. 12. 2014 9:54AM

2

RECORDING REQUESTED BY  
Chicago Title Company  
WHEN RECORDED MAIL TO  
AND MAIL TAX STATEMENTS TO:

Adams Bennett Investments, LLC  
200 South Main Street, #200  
Corona, CA 92882



APN 3042-021-015

ESCROW NO.: 00026027-002-LB

SPACE ABOVE THIS LINE FOR RECORDER'S USE

3  
10

GRANT DEED

TRANSFER TAX  
NOT A PUBLIC RECORD

THE UNDERSIGNED GRANTOR(s) DECLARE(s):

STATEMENT OF TRANSFER TAX DUE AND A REQUEST THAT THE AMOUNT OF TAX NOT  
BE MADE PART OF THE PERMANENT RECORD IN THE OFFICE OF THE COUNTY  
RECORDER, PURSUANT TO SECTION 11932 R & T CODE

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Joyce Ann Flint, administrator of the estate of Margaret G. Bobadilla (also known as Margarita  
G. Bobadilla) deceased, Probate Case No. BP 137080

hereby GRANT(s) to

Adams Bennett Investments, LLC, a California limited liability company

the following described real property in the County of Los Angeles, State of California

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Dated: August 8, 2014

Joyce Ann Flint, administrator of the estate of  
Margaret G. Bobadilla (also known as Margarita G.  
Bobadilla), deceased, Probate Case No. BP 137080

MAIL TAX STATEMENTS AS DIRECTED ABOVE

RECORDER MEMO: This COPY is NOT an OFFICIAL RECORD.

Escrow No. 00026027-002-LB

State of California )

County of Los Angeles ) ss

On 08/18/2014 before me, Jorge Amezcuita Notary Public,  
personally appeared Joyce Ann Flint

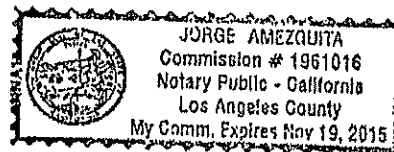
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Jorge Amezcuita

(Notary Seal)



4

**EXHIBIT A**  
**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 10 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, JUNE 19, 1856.

APN: 3042-021-015

RECORDED MEMO: This COPY is NOT an OFFICIAL RECORD.

RECORDING REQUESTED BY  
First American Title Company - HSD

**AND WHEN RECORDED MAIL DOCUMENT TO:**

Adams Bennett Investments  
P.O. Box 3600  
Corona, CA 92878



Space Above This Line for Recorder's Use Only

A.P.N.: 3042-021-018

File No.: OSA-3852331 (jg)

**GRANT DEED**

The Undersigned Grantor(s) Declare(s). DOCUMENTARY TRANSFER TAX \$Affixed Separately; CITY TRANSFER TAX \$N/A;

- [ ☒ ] computed on the consideration or full value of property conveyed, OR  
[        ] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,  
[ ☒ ] unincorporated area; [    ] City of , and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Anthony J. Giorgianni and Rosalie Giorgianni, husband and wife as joint tenants**

hereby GRANTS to **Adams Bennett Investments, LLC, a California limited liability company**

the following described property in the Unincorporated Area of , County of **Los Angeles**, State of **California**:

**THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 10 WEST, SBBM.**

Mail Tax Statements To: **SAME AS ABOVE**

10



Date: 10/07/2011 <sup>3</sup>

A.P.N.: 3042-021-018

File No.: OSA-3852331 (Jg)

Dated: 10/07/2011

Anthony J. Giorgianni

Rosalie Giorgianni

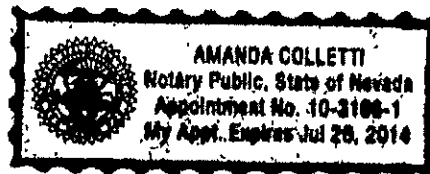
STATE OF Nevada )SS  
COUNTY OF Clark )

On October 12, 2011, before me, Amanda Colletti, Notary Public, personally appeared Anthony J. Giorgianni and Rosalie Giorgianni, who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Amanda CollettiMy Commission Expires: July 28, 2014

This area for official notarial seal

Notary

Name: Amanda Colletti

Notary Registration

Number: 10-3186-1

Notary

Phone: 702-562-1380

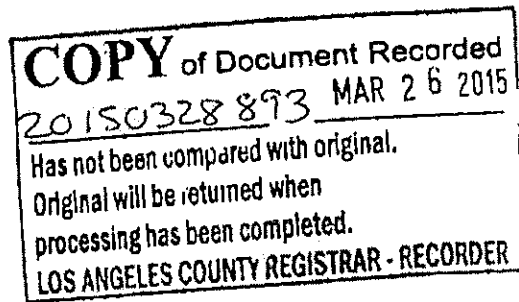
County of Principal Place of

Business: Clark

Recording Requested By  
First American Title Company  
National Commercial Services

**RECORDING REQUESTED BY**  
First American Title Company National Commercial  
Services

**AND WHEN RECORDED MAIL DOCUMENT TO:**  
Adams Bennett Investments  
200 South Main Street, Suite 200  
Corona, CA 92882



Space Above This Line for Recorder's Use Only

A.P.N.: 3042-023-005

File No.: NCS-697480-ONT1 (KS)

### GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$385.00; CITY TRANSFER TAX \$0.00;

- [ ☒ ] computed on the consideration or full value of property conveyed, OR  
[ ☐ ] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,  
[ ☒ ] unincorporated area; [ ☐ ] City of **SUN VILLAGE**, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Bahram Aghanabi**  
hereby GRANTS to **Adams Bennett Investments, LLC**, a California limited liability company  
the following described property in the City of **SUN VILLAGE**, County of **Los Angeles**, State of **California**:

**THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF  
SECTION 31, TOWNSHIP 6 NORTH, RANGE 10 WEST, SAN BERNARDINO MERIDIAN,  
ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU  
OF LAND MANAGEMENT.**

Mail Tax Statements To: SAME AS ABOVE

①

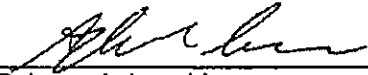
Grant Deed - continued

Date: **03/18/2015**

A.P.N.: 3042-023-005

File No.: NCS-697480-ONT1 (KS)

Dated: **March 18, 2015**

  
\_\_\_\_\_  
Bahram Aghanabi

STATE OF \_\_\_\_\_ )SS  
COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_, before me, \_\_\_\_\_, Notary  
Public, personally appeared \_\_\_\_\_

\_\_\_\_\_, who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is  
true and correct.

WITNESS my hand and official seal,

*see attached CA Acknowledgment.*

Signature  
\_\_\_\_\_

*This area for official notarial seal*

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On March 23, 2015 before me, Eva O. Arakelyan, Notary Public

Date

Here Insert Name and Title of the Officer

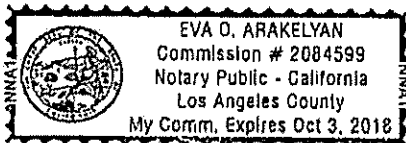
personally appeared Bahram Aghanabi

Name(s) of Signer(s)

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Grant Deed Document Date: 03/18/15

Number of Pages: 2 Signer(s) Other Than Named Above: \_\_\_\_\_

Capacity(ies) Claimed by Signer(s)

Signer's Name: Bahram Aghanabi

☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Partner — ☐ Limited ☐ General

☒ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer Is Representing: self

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RECORDING REQUESTED BY  
CHICAGO TITLE COMPANY  
AND WHEN RECORDED MAIL TO

Adams Bennett Investments,  
LLC  
200 South Main Street  
Corona, CA 92882



Escrow No. 128200017 - M19  
Order No. 126745628-X59

SPACE ABOVE THIS LINE FOR RECORDEE'S USE

## GRANT DEED

Assessor's Parcel No.  
3042-023-007

THE UNDERSIGNED GRANTOR(S) DECLARE(S)  
DOCUMENTARY TRANSFER TAX IS ☒ of public record  
☐ unincorporated area ☒ City of Palmdale  
☒ computed on the full value of the interest or property conveyed, or is  
☐ computed on the full value less the value of liens or encumbrances remaining at time of sale, and  
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Hamed R. Arian, a married man, as his separate property

hereby GRANT(S) to

Adams Bennett Investments, LLC, a California limited liability company

the following described real property in the City of Palmdale  
County of Los Angeles, State of California:

For Legal Description, see Exhibit "A" attached hereto and incorporated herein by  
this reference.

Dated February 6, 2012

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES } SS  
On 2/13/12 before me,

Hamed R. Arian  
Hamed R. Arian

DAVID PALERMO

Notary Public, personally appeared  
Hamed R. Arian

who 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.



I certify under PENALTY OF PERJURY under the laws of the State of  
California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

[Signature]  
Signature of Notary

5/27/15

Date My Commission Expires

FOR NOTARY SEAL OR STAMP

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE: IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Name

Street Address

City, State & Zip

305

LEGAL DESCRIPTION-EXHIBIT "A"

THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER  
OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 10 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN  
THE CITY OF PALMDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, IN THE OFFICE OF  
THE COUNTY RECORDER OF SAID COUNTY.

END OF LEGAL DESCRIPTION

RECORDING REQUESTED BY  
CHICAGO TITLE COMPANY  
AND WHEN RECORDED MAIL TO

Adams Bennett Investments,  
LLC  
200 South Main Street  
Corona, California 92882



Escrow No. 128200039 - M19  
Order No. 106747150-X59

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## GRANT DEED

Assessor's Parcel No.  
3042-023-010

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$ Not of public record

☐ unincorporated area ☒ City of Palmdale

☒ computed on the full value of the interest or property conveyed, or is

☐ computed on the full value less the value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**TRANSFER TAX  
NOT A PUBLIC RECORD**

Jose de Jesus Rodriguez and Guadalupe Rodriguez, husband and wife, as joint tenants

hereby GRANT(S) to

Adams Bennett Investments, LLC. a California limited liability company

the following described real property in the City of Palmdale  
County of LOS ANGELES, State of California:

See attached Exhibit "A" for legal description

Dated March 8, 2012

STATE OF California

COUNTY OF Los Angeles

On MARCH 28, 2012

before me,

Jose de Jesus Rodriguez  
Jose de Jesus Rodriguez

Abel AMAYA

Notary Public, personally appeared

Jose de Jesus Rodriguez and Guadalupe  
Rodriguez

Guadalupe Rodriguez  
Guadalupe Rodriguez

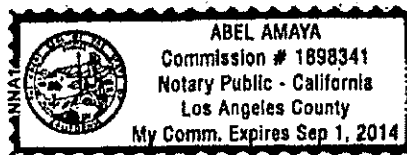
who proved to me on the basis of satisfactory evidence to be the person(s)  
whose name(s) is/are subscribed to the within instrument and  
acknowledged to me that he/she/they executed the same in his/her/their  
authorized capacity(ies), and that by his/her/their signature(s) on the  
instrument the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

I certify under PENALTY OF PERJURY under the laws of the State of  
California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Abel Amaya  
Signature of Notary

09-01-2014  
Date My Commission Expires



FOR NOTARY SEAL OR STAMP

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE: IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Name

Street Address

City, State & Zip

② PT

LEGAL DESCRIPTION-EXHIBIT "A"

THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER  
OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 10 WEST, SAN BERNARDINO MERIDIAN, IN THE  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

ASSESSOR'S PARCEL NO. 3042-023-010



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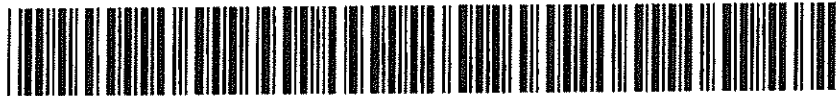


Pages:  
0004

Recorded/Filed in Official Records  
Recorder's Office, Los Angeles County,  
California

05/29/15 AT 01:28PM

FEES:	31.00
TAXES:	3.30
OTHER:	0.00
PAID:	34.30



LEADSHEET



201505293330025

00010636173



006861368

SEQ:  
01

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

**RECORDING REQUESTED BY**

**AND WHEN RECORDED MAIL DOCUMENT TO:**

Adams Bennett LLC  
PO Box 3600  
Corona, Ca 92878-3600



Space Above This Line for Recorder's Use Only

A.P.N.: 3042-021-028 and 3042-021-029

The Undersigned Grantor(s) Declare(s):

CITY TRANSFER TAX \$

DOCUMENTARY TRANSFER TAX \$ 3.30

- [ ] computed on the consideration or full value of property conveyed, OR  
[ X ] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,  
[ X ] unincorporated area; [ ] City of \_\_\_\_\_ and

**QUITCLAIM DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Deborah Sue Ingersoll, who acquired title as Deborah Sue Clingerman, by Order & Decree No. 16 dated 11.22.1982 Recorded on Nov, 15 1982 Instrument No. 82-1147685

hereby remise, release and forever quitclaim to Adams Bennett LLC - A California Limited Liability Company

the following described property in the of \_\_\_\_\_, County of \_\_\_\_\_, State of \_\_\_\_\_  
County of Los Angeles, State of California:

SEE EXHIBIT "A" ATTACHED HERTO AND BY REFERENCE MADE PART HERE OF

Dated: 5-20-15



DEBORAH SUE INGERSOLL



Mail Tax Statements To: **SAME AS ABOVE** or Address Shown Below

EXHIBIT "A"

**LEGAL DESCRIPTION**

Real property in the unincorporated area of the County of Los Angeles, State of California, described as follows:

**PARCEL 1:**

THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 31, TOWNSHIP 6 NORTH RANGE 10 WEST; S.B.B.M.

**PARCEL 2:**

SOUTH HALF OF SOUTHWEST QUARTER OF NORTHWEST QUARTER OF NORTHWEST QUARTER OF NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 10 WEST, SAN BERNARDINO BASE & MERIDIAN.

APN: 3042-021-028 and 3042-021-029

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF Oregon )SS  
COUNTY OF Yamhill )

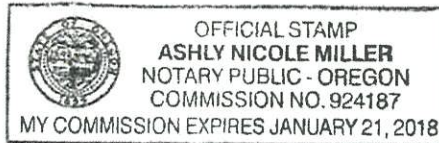
On May 26, 2015, before me, Ashly Nicole Miller, Notary Public, personally appeared Deborah Ingelsoll, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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.

I certify under PENALTY OF PERJURY under the laws of the State of Oregon that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

[Signature]



*This area for official notarial seal*

This page is part of your document - DO NOT DISCARD



**20150581064**



Pages:  
0004

Recorded/Filed in Official Records  
Recorder's Office, Los Angeles County,  
California

05/19/15 AT 10:55AM

FEES:	31.00
TAXES:	3.30
OTHER:	0.00
PAID:	34.30



LEADSHEET



201505193290023

00010587812



006836619

SEQ:  
01

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

05/19/2015



\*20150581064\*

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL DOCUMENT TO:

Adams Bennett LLC  
PO Box 3600  
Corona, Ca 92878-3600

Space Above This Line for Recorder's Use Only

A.P.N.:

The Undersigned Grantor(s) Declare(s):  
CITY TRANSFER TAX \$  
DOCUMENTARY TRANSFER TAX \$ 3 . 30

(80)

- [ ] computed on the consideration or full value of property conveyed, OR  
[ X ] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,  
[ X ] unincorporated area; [ ] City of \_\_\_\_\_ and

## QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Jerry J. Clingerman a Single Man  
hereby remise, release and forever quitclaim to Adams Bennett LLC - A California Limited  
Liability Company  
the following described property in the of \_\_\_\_\_, County of \_\_\_\_\_, State of \_\_\_\_\_  
County of Los Angeles, State of California:

SEE EXHIBIT "A" ATTACHED HERTO AND BY REFERENCE MADE PART HERE OF

Dated: 5-18-15

APN: 3042-021-028 and 3042-021-029

JERRY J. CLINGERMAN

Mail Tax Statements To: SAME AS ABOVE or Address Shown Below

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California )SS  
COUNTY OF Los Angeles )

On 5-18-15 before me, Bob Stephen, Notary  
Public, personally appeared Jerry S. Clinger

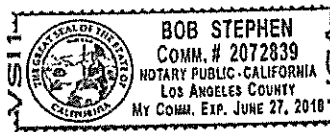
, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

[Signature]



*This area for official notarial seal*

EXHIBIT "A"

**LEGAL DESCRIPTION**

Real property in the unincorporated area of the County of Los Angeles, State of California, described as follows:

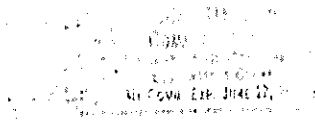
**PARCEL 1:**

THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 31, TOWNSHIP 6 NORTH RANGE 10 WEST; S.B.B.M.

**PARCEL 2:**

SOUTH HALF OF SOUTHWEST QUARTER OF NORTHWEST QUARTER OF NORTHWEST QUARTER OF NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 10 WEST, SAN BERNARDINO BASE & MERIDIAN.

APN: 3042-021-028 and 3042-021-029





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**PROOF OF SERVICE**  
**STATE OF CALIFORNIA, COUNTY OF SAN BERNARDINO**

Re: *ANTELOPE VALLEY GROUNDWATER CASES*  
Los Angeles County Superior Court Judicial Council Coordinated  
Proceedings No. 4408; Santa Clara County Superior Court Case No. 1-05-CV-049053

I am employed in the County of San Bernardino, State of California. I am over the age of 18 years and not a party to the within action; my business address is: 550 East Hospitality Lane, Suite 300, San Bernardino, CA 92408-4205.

On July 30, 2015, I served the foregoing document(s) described as **CROSS-DEFENDANT, ADAMS BENNETT INVESTMENTS, LLC'S SECOND SUPPLEMENTAL RESPONSE TO DECEMBER 12, 2012 DISCOVERY ORDER** on the interested parties in this action in the following manner:

( X ) **BY ELECTRONIC SERVICE** – I posted the document(s) listed above to the Santa Clara County Superior Court website, <http://www.scefiling.org>, in the action of the Antelope Valley Groundwater Cases,

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

Executed on July 30, 2015, at San Bernardino, California.

  
MARLENE Y. RAMIREZ