

LAW OFFICES OF
BEST BEST & KRIEGER LLP
5 PARK PLAZA, SUITE 1500
IRVINE, CALIFORNIA 92614

1 BEST BEST & KRIEGER LLP
ERIC L. GARNER, Bar No. 130665
2 JEFFREY V. DUNN, Bar No. 131926
STEFANIE D. HEDLUND, Bar No. 239787
3 18101 VON KARMAN AVENUE, SUITE 1000
IRVINE, CALIFORNIA 92612
4 TELEPHONE: (949) 263-2600
FACSIMILE: (949) 260-0972
5 Attorneys for Cross-Complainant
LOS ANGELES COUNTY WATERWORKS
6 DISTRICT NO. 40

EXEMPT FROM FILING FEES
UNDER GOVERNMENT CODE
SECTION 6103

7 OFFICE OF COUNTY COUNSEL
COUNTY OF LOS ANGELES
8 JOHN F. KRATTLI, Bar No. 82149
COUNTY COUNSEL
9 WARREN WELLEN, Bar No. 139152
PRINCIPAL DEPUTY COUNTY COUNSEL
10 500 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012
11 TELEPHONE: (213) 974-8407
TELECOPIER: (213) 687-7337
12 Attorneys for Cross-Complainant LOS ANGELES
COUNTY WATERWORKS DISTRICT NO. 40
13

14 SUPERIOR COURT OF THE STATE OF CALIFORNIA
15 COUNTY OF LOS ANGELES
16

17 ANTELOPE VALLEY
GROUNDWATER CASES
18

Included Actions:
19 Los Angeles County Waterworks District
No. 40 v. Diamond Farming Co., Superior
20 Court of California, County of Los
Angeles, Case No. BC 325201;
21

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

24 Wm. Bolthouse Farms, Inc. v. City of
Lancaster, Diamond Farming Co. v. City of
25 Lancaster, Diamond Farming Co. v.
Palmdale Water Dist., Superior Court of
26 California, County of Riverside, Case Nos.
RIC 353 840, RIC 344 436, RIC 344 668
27

Judicial Council Coordination No. 4408

CLASS ACTION

Santa Clara Case No. 1-05-CV-049053
Assigned to The Honorable Jack Komar

STIPULATION WITH H&N
DEVELOPMENT CO. WEST, INC., IN
LIEU OF TESTIMONY FOR PHASE 4
TRIAL

28
STIPULATION

STIPULATION

Los Angeles Waterworks District No. 40, City of Palmdale, City of Lancaster, Littlerock Creek Irrigation District, Palm Ranch Irrigation District, Palmdale Water District, Quartz Hill Water District, Rosamond Community Services District, and California Water Service Company (collectively, the "Public Water Suppliers") hereby enter into the following stipulation with H&N Development Co. West, Inc.

Whereas, for purposes of the Phase 4 trial the above parties wish to enter into the following stipulation in lieu of taking depositions and trial testimony;

Whereas, Norik Naraghi and Rod Stiefvater have signed the attached declarations on behalf of H&N Development Co. West, Inc., and under penalty of perjury (collectively "H&N Declarations") ;

Whereas, this stipulation strikes paragraph 42, lines 26-1 of the Rod Stiefvater declaration;


NOW, THEREFORE, in consideration and on the basis of the foregoing recitals, the Public Water Suppliers and H&N Development Co. West, Inc., enter into the following stipulation:

1. Based on the attached H&N Declarations, the Public Water Suppliers will forego taking the deposition of Norik Naraghi and Rod Stiefvater during discovery for the Phase 4 trial;
2. The attached H&N Declarations, except paragraph 42, lines 26-1 of the Rod Stiefvater declaration, may be used in the same manner at trial as a deposition transcript executed under penalty of perjury by the Public Water Suppliers.
3. The Public Water Suppliers reserve the right to depose Norik Naraghi and Rod Stiefvater during discovery for subsequent trial phases; and
4. The Public Water Suppliers reserve their right to challenge the testimony of Norik Naraghi and Rod Stiefvater at trial and subsequent phases of trial.

1 Dated: May 20, 2013

BEST BEST & KRIEGER LLP

2
3 By


ERIC W. GARNER
JEFFREY V. DUNN
STEFANIE D. HEDLUND
Attorneys for Cross-Complainant
LOS ANGELES COUNTY
WATERWORKS DISTRICT NO. 40


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8 Dated: May __, 2013

9
10 By

JAMES L. MARKMAN
STEVEN ORR
Attorneys for Cross-Defendant
CITY OF PALMDALE

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13 Dated: May 20 2013

14
15 By


DOUGLAS J. EVERTZ
Attorneys for Cross-Defendant
CITY OF LANCASTER AND
ROSAMOND COMMUNITY SERVICES
DISTRICT

16
17
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19
20 Dated: May __, 2013

21
22 By


WAYNE LEMIEUX
Attorneys for Cross-Defendant
LITTLEROCK CREEK IRRIGATION
DISTRICT AND PALM RANCH
IRRIGATION DISTRICT

LAW OFFICES OF
BEST BEST & KRIEGER LLP
3750 UNIVERSITY AVENUE, SUITE 400
P.O. BOX 1028
RIVERSIDE, CALIFORNIA 92502

1 Dated: May 20, 2013

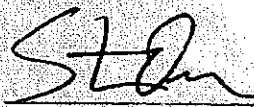
BEST BEST & KRIEGER LLP

2
3 By


ERIC W. GARNER
JEFFREY V. DUNN
STEFANIE D. HEDLUND
Attorneys for Cross-Complainant
LOS ANGELES COUNTY
WATERWORKS DISTRICT NO. 40

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8 Dated: May 24, 2013

9
10 By


JAMES L. MARKMAN
STEVEN ORR
Attorneys for Cross-Defendant
CITY OF PALMDALE

11
12
13 Dated: May __, 2013

14
15 By

DOUGLAS J. EVERTZ
Attorneys for Cross-Defendant
CITY OF LANCASTER AND
ROSAMOND COMMUNITY SERVICES
DISTRICT

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19 Dated: May __, 2013


20
21 By

WAYNE LEMIEUX
Attorneys for Cross-Defendant
LITTLEROCK CREEK IRRIGATION
DISTRICT AND PALM RANCH
IRRIGATION DISTRICT

LAW OFFICES OF
BEST BEST & KRIEGER LLP
3750 UNIVERSITY AVENUE, SUITE 400
P.O. BOX 1028
RIVERSIDE, CALIFORNIA 92502

1 Dated: May 20, 2013

BEST BEST & KRIEGER LLP

2
3 By 
4 ERIC L. GARNER
5 JEFFREY V. DUNN
6 STEFANIE D. HEDLUND
7 Attorneys for Cross-Complainant
8 LOS ANGELES COUNTY
9 WATERWORKS DISTRICT NO. 40

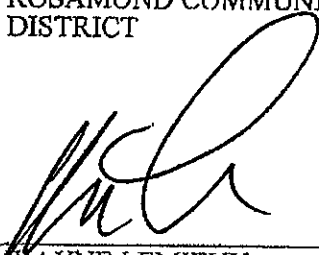
10 Dated: May __, 2013

11 By
12 JAMES L. MARKMAN
13 STEVEN ORR
14 Attorneys for Cross-Defendant
15 CITY OF PALMDALE

16 Dated: May __, 2013

17 By
18 DOUGLAS J. EVERTZ
19 Attorneys for Cross-Defendant
20 CITY OF LANCASTER AND
21 ROSAMOND COMMUNITY SERVICES
22 DISTRICT

23 Dated: May 23, 2013

24 By 
25 WAYNE LEMIEUX
26 Attorneys for Cross-Defendant
27 LITTLEROCK CREEK IRRIGATION
28 DISTRICT AND PALM RANCH
IRRIGATION DISTRICT

LAW OFFICES OF
BEST BEST & KRIEGER LLP
3750 UNIVERSITY AVENUE, SUITE 400
P.O. BOX 1028
RIVERSIDE, CALIFORNIA 92502

1 Dated: May __, 2013

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3

By

THOMAS BUNN III
Attorneys for Cross-Defendant
PALMDALE WATER DISTRICT

4

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6 Dated: May __, 2013

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By

BRADLEY T. WEEKS
Attorneys for Cross-Defendant
QUARTZ HILL WATER DISTRICT

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11 Dated: May 12, 2013

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By


JOHN TOOTLE
Attorneys for Cross-Defendant
CALIFORNIA WATER SERVICE
COMPANY

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LAW OFFICES OF
BEST BEST & KRIEGER LLP
3750 UNIVERSITY AVENUE, SUITE 400
P.O. BOX 1028
RIVERSIDE, CALIFORNIA 92502

1 Dated: May __, 2013

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By _____
THOMAS BUNN III
Attorneys for Cross-Defendant
PALMDALE WATER DISTRICT

5

6 Dated: May 22, 2013

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8

By Bradley T. Weeks
BRADLEY T. WEEKS
Attorneys for Cross-Defendant
QUARTZ HILL WATER DISTRICT

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11 Dated: May __, 2013

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By _____
JOHN TOOTLE
Attorneys for Cross-Defendant
CALIFORNIA WATER SERVICE
COMPANY

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17 Dated: May __, 2013

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By _____
[Redacted Signature]

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LAW OFFICES OF
BEST BEST & KRIEGER LLP
3750 UNIVERSITY AVENUE, SUITE 400
P.O. BOX 1028
RIVERSIDE, CALIFORNIA 92502

1 Dated: May 22, 2013

2
3 By Thomas A. Bunn III
4 THOMAS BUNN III
5 Attorneys for Cross-Defendant
6 PALMDALE WATER DISTRICT

7 Dated: May __, 2013

8 By _____
9 BRADLEY T. WEEKS
10 Attorneys for Cross-Defendant
11 QUARTZ HILL WATER DISTRICT

12 Dated: May __, 2013

13 By _____
14 JOHN TOOTLE
15 Attorneys for Cross-Defendant
16 CALIFORNIA WATER SERVICE
17 COMPANY

18 Dated: May 24, 2013

19 By Joseph D. Hughes
20 Joseph D. Hughes
21 Attorneys for
22 Cross-Defendant
23 H&N Development Co.
24 West, Inc.

25 26345.00000\7966525.1

1 Joseph D. Hughes, State Bar No. 169375
KLEIN, DENATALE, GOLDNER,
2 COOPER, ROSENLIB & KIMBALL, LLP
4550 California Avenue, Second Floor
3 Bakersfield, California 93309
P.O. Box 11172
4 Bakersfield, California 93389-1172
Telephone: (661) 395-1000
5 Facsimile: (661) 326-0418
6 Email: jhughes@kleinlaw.com

7 Attorneys for H&N DEVELOPMENT CO. WEST, INC.

8
9 SUPERIOR COURT OF THE STATE OF CALIFORNIA
10 COUNTY OF LOS ANGELES

11 **ANTELOPE VALLEY
GROUNDWATER CASES**

12 Included Actions:

13 Los Angeles County Waterworks District No.
40 v. Diamond Farming Co., Superior Court of
14 California, County of Los Angeles, Case No.
BC 325201;

15 Los Angeles County Waterworks District No.
16 40 v. Diamond Farming Co., Superior Court of
California, County of Kern, Case No. S-1500-
17 CV-254-348;

18 Wm. Bolthouse Farms, Inc. v. City of
Lancaster, Diamond Farming Co. v. City of
19 Lancaster, Diamond Farming Co. v. Palmdale
Water Dist., Superior Court of California,
20 County of Riverside, Case Nos. RIC 353 840,
RIC 344 436, RIC 344 668

Judicial Council Coordination No. 4408

CLASS ACTION

Santa Clara Case No. 1-05-CV-049053
Assigned to The Honorable Jack Komar

**DECLARATIONS OF
NORIK NARAGHI AND
ROD STIEFVATER
IN LIEU OF DEPOSITION
TESTIMONY FOR PHASE 4 TRIAL**

22
23 **I. DECLARATION OF NORIK NARAGHI**

24 I, NORIK NARAGHI, declare as follows:

25 1. I am the president of H&N DEVELOPMENT CO. WEST, INC., ("H&N
26 DEVELOPMENT"), a party to this action. In lieu of deposition testimony for the Phase 4 trial,
27 I am providing this declaration. I have personal knowledge of each fact herein and would
28 testify competently thereto under oath.

1 **Property Ownership and Parcel Size**

2 2. H&N DEVELOPMENT owns property that overlies the Antelope Valley Area of
3 Adjudication as decided by this Court. The land is in Kern County and is identified by APNs
4 identified on the attached **Exhibit A**. A true and correct copy of **Exhibit A** is attached hereto
5 and incorporated herein.

6 3. H&N DEVELOPMENT claims groundwater rights only as to the properties listed in
7 Paragraph 2 and **Exhibit A**.

8 4. For each APN/APNs identified above, the total acreage by parcel is identified on
9 **Exhibit B**. A true and correct copy of **Exhibit B** is attached hereto and incorporated herein.

10 5. For each APN/APNs identified above, H&N DEVELOPMENT has owned the property
11 since December of 1980. True and correct copies of the Individual Grant Deeds by which
12 H&N DEVELOPMENT acquired the property are attached as **Exhibit O**.

13 6. The following are all individuals/entities appearing on the title for the above identified
14 APN/APNS from Jan 1, 2000 to the present:

15 H AND N DEVELOPMENT CO., INC., and H&N DEVELOPMENT CO. WEST, INC.
16 These are the same entity, which underwent a corporate name change.

17 7. For each individual/entity identified in paragraph 6 that individual/entity appeared on
18 the title during the following time:

19 H AND N DEVELOPMENT CO., INC., appeared on title from December of 1980 through
20 May of 2011 when a Grant Deed was recorded to reflect the change in the corporate name to
21 H&N DEVELOPMENT CO. WEST, INC. A true and correct copy of that Grant Deed is
22 attached as **Exhibit P**.

23 ///

24 ///

1 I declare under penalty of perjury under the laws of the State of California that the
2 foregoing is true and correct.
3 Executed this 31th day of January 2013, at Modesto, California.
4 Norik Naraghi
5 Norik Naraghi
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I am the lessee of H&N DEVELOPMENT CO. WEST, INC., ("H&N DEVELOPMENT"), a party to this action, and have been farming the property referenced above since 2011. In lieu of deposition testimony for the Phase 4 trial, I am providing this declaration. I have personal knowledge of each fact herein and would testify competently thereto under oath.

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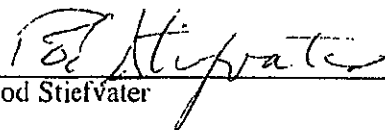
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1 year.

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

4 Executed this 31th day of January 2013, at Bakersfield, California.

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8 Rod Stiefvater

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EXHIBIT A

359-031-07
359-032-20
359-032-21
359-032-08
359-032-13
359-032-14

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EXHIBIT N

The total net irrigated acres in 2011 and 2012 were 418 acres. All of these acres were planted with pistachio trees.

EXHIBIT O

RECORDING REQUESTED BY
Title Insurance & Trust Co.

533155-ST

AND WHEN RECORDED MAIL TO

Name
H AND N DEVELOPMENT CO., INC.
Street Address
P. O. BOX 4037
City & State
MODESTO, CALIFORNIA 95352

Name
Street Address
same as above
City & State

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BOOK 5339 PAGE 262

A 6413 A 5.00 QRS 6.00 T1
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1980 DEC 18 14 1:30

RECORDED
RAY A. VERLAMMEN
KERN COUNTY RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

UNINCORPORATED AREA

Individual Grant Deed

THIS FORM FURNISHED BY TICOR TITLE INSURERS

A. P. N.

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$ 113.52 / 113.85
() computed on full value of property conveyed, or
(x) computed on full value less value of liens and encumbrances remaining at time of sale.
(x) Unincorporated area: () City of _____, and

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

GUNNING FARM NO. 1, a general partnership,

hereby GRANT(S) to

H AND N DEVELOPMENT CO., INC., a California corporation,

the following described real property in the unincorporated area
County of Kern, State of California:

Portions of Section 25, Township 9 North, Range 14 West, San Bernardino Meridian. SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF, COMPRISED OF ONE PAGE, FOR COMPLETE LEGAL DESCRIPTION.



KTP	BOOK NO.	PAGE NO.	BLOCK NO.	PARCEL NO.	PORTION X
	253	24	241	07	

Dated December 10, 1980

GUNNING FARM NO. 1, A GENERAL PARTNERSHIP

STATE OF CALIFORNIA
COUNTY OF _____ } SS.

On _____ before me, the undersigned, a Notary Public in and for said State, personally appeared _____

_____ known to me to be the person whose name _____ subscribed to the within instrument and acknowledged that _____ executed the same.
WITNESS my hand and official seal.

Signature _____

(This area for official notarial seal)

Title Order No. _____ Escrow or Loan No. _____

MAIL TAX STATEMENTS AS DIRECTED ABOVE

TitleWorks Description: 20130130092756 / Kern / Book:Page: 5339-0262 / Page 1 of 3 /
Order:

STATE OF ARIZONA)
) ss.
County of Maricopa)

On December 10, 1980, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Richard E. Mitchell, known to me to be the person whose name is subscribed to the within instrument, as the Attorney in Fact of Gunning Farm No. 1, a general partnership, one of the partners of the partnership that executed the within instrument and acknowledged to me that he subscribed the name of Gunning Farm No. 1, thereto as principal and his own name as Attorney in Fact, and further acknowledged to me that such partnership executed the same.

WITNESS MY HAND and official seal

Signature *Richard E. Mitchell*
My Commission Expires Dec. 17, 1983

RECORDERS MEMO. POOR RECORDED
REPRODUCTION DUE TO QUALITY OF
PRINT OR TYPE ON ORIGINAL DOCUMENT

EXHIBIT "A"

BOOK 5339 PAGE 264

LEGAL DESCRIPTION

THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 9 NORTH,
RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA OF THE
COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.
EXCEPT THE NORTHERLY 20 FEET OF THE SOUTHERLY 50 FEET.

REFORMING REQUESTED BY
Title Insurance & Trust Co.
533/55-ST
AND WHEN RECORDED MAIL TO

From
Street Address
City & State
H AND N DEVELOPMENT CO., INC.
P. O. Box 4037
Modesto, California 95352

NAME (AS SHOWN ON TO
Name
Street Address
City & State
Same as above

K 2

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BOOK **5339** PAGE **265**
A6416 A 18718780 6.00 TH

1980 DEC 18 PM 1:30

RECORDED
RAY A. VERCAMMEN
KERN COUNTY RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

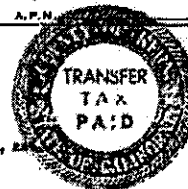
UNINCORPORATED AREA

Individual Grant Deed

THIS FORM FURNISHED BY TICON TITLE INSURERS

A.P.N.

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$ 113.85
() computed on full value of property conveyed, or
(x) computed on full value less value of liens and encumbrances remaining at time of sale.
(x) Unincorporated area: () City of _____



FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
GUNNING FARM NO. 2, a general partnership,

hereby GRANT(S) to

H AND N DEVELOPMENT CO., INC., a California corporation

the following described real property in the unincorporated area
County of Kern, State of California:

Portions of Section 36, Township 9 North, Range 14 West, San Bernardino Meridian. SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF, COMPRISED OF ONE PAGE, FOR COMPLETE LEGAL DESCRIPTION.

KTP	BOOK NO.	PAGE NO.	BLOCK NO.	PARCEL NO.	PORTION X
	253	24	242	20	

Dated December 10, 1980

GUNNING FARM NO. 2, A GENERAL PARTNERSHIP

STATE OF CALIFORNIA
COUNTY OF _____ } ss.

On _____ before me, the undersigned, a Notary Public in and for said State, personally appeared _____

Gunning Farm No. 2
by Richard E. Abbott
Attorney-in-fact

_____ known to me
to be the person _____ whose name _____ subscribed in the within
instrument and acknowledged that _____ executed the same.
WITNESS my hand and official seal.

Signature: _____

(This area for official notary seal)

Title Order No. _____ Escrow or Loan No. _____

MAIL TAX STATEMENTS AS DIRECTED ABOVE

TitleWorks Description: 20130130092756 / Kern / Book:Page: 5339-0265 / Page 1 of 4 /
Order:

STATE OF ARIZONA)
) ss.
 County of Maricopa)

On December 10, 1980, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Richard E. Mitchell, known to me to be the person whose name is subscribed to the within instrument, as the Attorney in Fact of Gunning Farm No. 2, a general partnership, one of the partners of the partnership that executed the within instrument and acknowledged to me that he subscribed the name of Gunning Farm No. 2, thereto as principal and his own name as Attorney in Fact, and further acknowledged to me that such partnership executed the same.

WITNESS MY HAND and official seal

Signature

My Commission Expires Dec. 17, 1983

RECORDERS MEMO: POOR RECORDED
 REPRODUCTION DUE TO QUALITY OF
 PRINT OR TYPE ON ORIGINAL DOCUMENT

EXHIBIT "A"

LEGAL DESCRIPTION

THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 9 NORTH,
RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA OF THE
COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

I THE UNDERSIGNED, DO HEREBY CERTIFY UNDER PENALTY OF PERJURY,

THAT THE NOTARY SEAL OF PHILLIS A. LOMBARDI

AFFIXED TO THE WITHIN DOCUMENT, WHILE NOT BEING PHOTOGRAPHICALLY

REPRODUCIBLE, CAN BE READ. I FURTHER CERTIFY THAT THE SAID

NOTARY PUBLIC'S COMMISSION EXPIRES ON 12-17-83 AND THAT THE

SAID NOTARY PUBLIC'S BOND AND COMMISSION IS FILED IN MARICOPA

COUNTY, ARIZONA

EXECUTED THIS 18 DAY OF DECEMBER, 1980, AT BAKERSFIELD,

CALIFORNIA.

BY:

Steve Taylor

STEVE TAYLOR
TITLE INSURANCE AND TRUST CO.

RECORDING REQUESTED BY

Title Insurance & Trust Co.

533155 ST

AND WHEN RECORDED MAIL TO

Name
Street Address
City & State
H AND N DEVELOPMENT CO., INC.
P. O. Box 4037
Modesto, California 95352

MAIL TAX STATEMENT TO

Name
Street Address
City & State
Same as above

113.85

087878

BOOK 5339 PAGE 269

AGENTS A 18718/80 5.00

1990 DEC 10 PM 1:30

RECORDED
RAY A. PERSIMMON
KERN COUNTY RECORDER

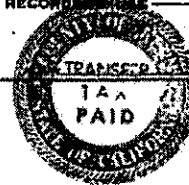
SPACE ABOVE THIS LINE FOR RECORDING

UNINCORPORATED AREA

Individual Grant Deed

THIS FORM FURNISHED BY TITLE INSURANCE

TO 1923 CA 111-741



The undersigned grantor(s) declare(s):
Documentary transfer tax is \$ 113.85
() computed on full value of property conveyed, or
(xx) computed on full value less value of liens and encumbrances remaining at time of sale.
(xx) Unincorporated area: () City of _____ and

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

GUNNING FARM NO. 3, a general partnership,
hereby GRANT(S) to
H AND N DEVELOPMENT CO., INC., a California corporation

the following described real property in the unincorporated area
County of Kern, State of California:

Portions of Section 36, Township 9 North, Range 14 West, San Bernardino Meridian.
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF, COMPRISED OF ONE PAGE,
FOR COMPLETE LEGAL DESCRIPTION.

KTP	BOOK NO.	PAGE NO.	BLOCK NO.	PARCEL NO.	PORTION X
	253	24	242	21	

Dated December 10, 1990

GUNNING FARM NO. 3, A GENERAL PARTNERSHIP

STATE OF CALIFORNIA }
COUNTY OF _____ } SS.

On _____ before me, the undersigned, a Notary Public in and for said State, personally appeared _____

Gunning Farm No. 3
Ray A. Persimmon
attorney-in-fact

_____ known to me
to be the person whose name _____ subscribed to the within
instrument and acknowledged that _____ executed the same.
WITNESS my hand and official seal.

Signature _____

(This area for official Notarial Seal)

Title Order No. _____ Escrow or Loan No. _____

MAIL TAX STATEMENTS AS DIRECTED ABOVE

STATE OF ARIZONA)
) ss.
 County of Maricopa)

On December 10, 1980, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Richard E. Mitchell, known to me to be the person whose name is subscribed to the within instrument, as the Attorney in Fact of Gunning Farm No. 3, a general partnership, one of the partners of the partnership that executed the within instrument and acknowledged to me that he subscribed the name of Gunning Farm No. 3, thereto as principal and his own name as Attorney in Fact, and further acknowledged to me that such partnership executed the same.

WITNESS MY HAND and official seal

Signature Angela Adomoni

My Commission Expires Dec. 17, 1983

RECORDERS MEMO. POOR RECORDED
 REPRODUCTION DUE TO QUALITY OF
 PRINT OR TYPE ON ORIGINAL DOCUMENT

EXHIBIT "A"

BOOK 5339 PAGE 271

LEGAL DESCRIPTION

THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 9 NORTH,
RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA OF THE
COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

RECORDING REQUESTED BY
Title Insurance & Trust Co.

ANY OTHER RECORDS MAIL TO

Name
Street
Address
City & State
H AND N DEVELOPMENT CO., INC.
P. O. Box 4037
Modesto, California 95352

MAIL TAX STATEMENTS TO

Name
Street
Address
City & State
Same as above

K 2

067880

BOOK 5339 PAGE 275
A6422 A 12/12/80 5.00

1980 DEC 18 PM 1:30

RECEIVED
RAY A. JERGAMMEN
KERN COUNTY RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

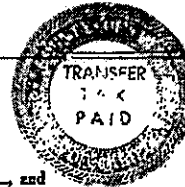
UNINCORPORATED AREA

Individual Grant Deed

THIS FORM FURNISHED BY TICO TITLE INSURERS

TO 1921 CA 112 741

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$ 113.50 - 113.85
() computed on full value of property conveyed, or
(xx) computed on full value less value of liens and encumbrances remaining at time of sale.
(xx) Unincorporated area: () City of _____ and _____



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

MITCHELL FARM NO. 1, a general partnership,

hereby GRANT(S) to

H AND N DEVELOPMENT CO., INC., a California corporation,

the following described real property in the unincorporated area
County of Kern, State of California:

Portions of Section 36, Township 9 North, Range 14 West, San Bernardino Meridian.
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF, COMPRISED OF ONE PAGE,
FOR COMPLETE LEGAL DESCRIPTION.

KTP	BOOK NO.	PAGE NO.	BLOCK NO.	PARCEL NO.	PORTION X
	253	24	242	08	

KTP	BOOK NO.	PAGE NO.	BLOCK NO.	PARCEL NO.	PORTION X
	253	24	242	14 & 11	

Dated December 10, 1980

MITCHELL FARM NO. 1 A GENERAL PARTNERSHIP

STATE OF CALIFORNIA
COUNTY OF _____ } SS.

On _____ before me, the undersigned, a Notary Public in and for said State, personally appeared _____

_____ known to me
to be the person whose name _____ subscribed to the within
instrument and acknowledged that _____ executed the same.
WITNESS my hand and official seal.

Signature _____

(This area for official notarial seal)

Title Order No. _____ Escrow or Loan No. _____

MAIL TAX STATEMENTS AS DIRECTED ABOVE

TitleWorks Description: 20130130092756 / Kern / Book:Page: 5339-0275 / Page 1 of 3 /
Order:

STATE OF ARIZONA)
) ss.
 County of Maricopa)

On December 10, 1980, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Richard E. Mitchell, known to me to be the person whose name is subscribed to the within instrument, as the Attorney in Fact of Mitchell Farm No. 1, a general partnership, one of the partners of the partnership that executed the within instrument and acknowledged to me that he subscribed the name of Mitchell Farm No. 1, thereto as principal and his own name as Attorney in Fact, and further acknowledged to me that such partnership executed the same.

WITNESS MY HAND and official seal

Signature: *Richard E. Mitchell*

My Commission Expires Dec. 17, 1983

RECORDERS MEMO. POOR RECORDED
 REPRODUCTION DUE TO QUALITY OF
 PRINT OR TYPE ON ORIGINAL DOCUMENT

EXHIBIT "A"
LEGAL DESCRIPTION

THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 9 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER.

RECORDING REQUESTED BY

Title Insurance & Trust Co.

533 155-ST

AND WHEN RECEIVED MAIL TO

Name
Street Address
City & State
H AND N DEVELOPMENT CO., INC.
P. O. BOX 4037
MODESTO, CALIFORNIA 95352

Name
Street Address
City & State
Same as above

K 2

067879

BOOK 5339 PAGE 272

6420 A 12/18/80 5.00

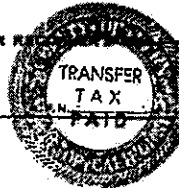
1980 DEC 18 PM 1:30

RECORDED
RAY A. CAMMER
KERN COUNTY RECORDER

UNINCORPORATED AREA

Individual Grant Deed

THIS FORM FURNISHED BY TIGON TITLE INSURERS



The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ 112.85

() computed on full value of property conveyed, or

(x) computed on full value less value of liens and encumbrances remaining at time of sale.

(x) Unincorporated area: () City of _____ and

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

GUNNING FARM NO. 4, a general partnership,

hereby GRANT(S) to

H AND N DEVELOPMENT CO., INC., a California corporation

the following described real property in the unincorporated area

County of Kern, State of California:

Portions of Section 36, Township 9 North, Range 14 West, San Bernardino Meridian.
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF, COMPRISED OF ONE PAGE,
FOR COMPLETE LEGAL DESCRIPTION.

KTP	BOOK NO.	PAGE NO.	BLOCK NO.	PARCEL NO.	PORTION X
	253	24	242	13	

Dated December 10, 1980

GUNNING FARM NO. 4, A GENERAL PARTNERSHIP

STATE OF CALIFORNIA

COUNTY OF _____ } SS

On _____ before me, the undersigned, a Notary Public in and for said State, personally appeared

_____ known to me to be the person whose name _____ subscribed to the within instrument and acknowledged that _____ executed the same.
WITNESS my hand and official seal.

Signature _____

Gunning Farm No. 4
by David S. Matt
Attorney-in-fact

(This area for official notarial seal)

Title Order No. _____ Escrow or Loan No. _____

MAIL TAX STATEMENTS AS DIRECTED ABOVE

STATE OF ARIZONA)
) ss.
County of Maricopa)

On December 10, 1980, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Richard E. Mitchell, known to me to be the person whose name is subscribed to the within instrument, as the Attorney in Fact of Gunning Farm No. 4, a general partnership, one of the partners of the partnership that executed the within instrument and acknowledged to me that he subscribed the name of Gunning Farm No. 4, thereto as principal and his own name as Attorney in Fact, and further acknowledged to me that such partnership executed the same.

WITNESS MY HAND and official seal

Signature: *Angela A. Lombardi*

My Commission Expires Dec. 17, 1983

RECORDERS MEMO. POOR RECORDED
REPRODUCTION DUE TO QUALITY OF
PRINT OR TYPE ON ORIGINAL DOCUMENT

EXHIBIT "A"

LEGAL DESCRIPTION

THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 9 NORTH,
RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA OF THE
COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.
EXCEPT THE WESTERLY 20 FEET OF SAID LAND.

EXHIBIT P

James W. Fitch, Assessor - Recorder
Kern County Official Records

SOFIR
5/31/2011
8:00 AM

Recorded at the request of
Public

DOC#: 0211069988



Stat Types: 1 Pages: 2

Fees	12.00
Taxes	0.00
Others	0.00
PAID	\$12.00

RECORDING REQUESTED BY:
Old Republic Title Company

1614010499-MK

WHEN RECORDED MAIL TO:

Name H&N Development Co. West, Inc.
Address c/o Wendell Naraghi
City 1800 Oakdale Road, Suite G
State, Zip Modesto, CA 95355

APN: 359-031-07, 359-032-20, 359-032-21, 359-032-13, 359-032-08, 359-032-14

GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

DOCUMENTARY TRANSFER TAX is \$ 0- /

Grants and Grantees are the same parties and their proportionate interests in the Real property have not changed

CITY TAX is \$

- ☐ computed on the full value of the property conveyed, or
☐ computed on full value less value of liens or encumbrances remaining at time of sale,
☒ Realty not sold
☒ Unincorporated area ☐ City of _____, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, H&N Development Co. West, Inc., a California corporation formerly named "H and N Development Co., Inc., a California corporation"

hereby GRANT(S) to H&N Development Co. West, Inc., a California corporation

the following described real property in the City of unincorporated area

County of Kern, State of California:

See Exhibit A attached hereto

and commonly known as

Dated: May 17, 2011

STATE OF CALIFORNIA

COUNTY OF Stanislaus

ON May 17, 2011

before me

Karina Blankenship, Notary Public,

personally appeared Wendell J. Naraghi

H&N Development Co. West, Inc., a California corporation formerly named "H and N Development Co., Inc., a California corporation"

By: WENDELL J. NARAGHI, President

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

Karina Blankenship



Grant Deed

FID-13

XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA, COUNTY OF KERN, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: APN 359-031-07

the East half of the Southwest quarter of Section 25, Township 9 North, Range 14 West, San Bernardino Meridian, in the unincorporated area of the County of Kern, State of California, according to the Official Plat thereof.

EXCEPTING THEREFROM the Northerly 20 feet of the Southerly 50 feet of said land.

PARCEL 2: APN 359-032-20

The West half of the Northwest quarter of Section 36, Township 9 North, Range 14 West, San Bernardino Meridian, in the unincorporated area of the County of Kern, State of California, according to the Official Plat thereof.

PARCEL 3: APN 359-032-21

The East half of the Northwest quarter of Section 36, Township 9 North, Range 14 West, San Bernardino Meridian, in the unincorporated area of the County of Kern, State of California, according to the Official Plat thereof.

PARCEL 4: APN 359-032-13

The East half of the Southwest quarter of Section 36, Township 9 North, Range 14 West, San Bernardino Meridian, in the unincorporated area of the County of Kern, State of California, according to the Official Plat thereof.

EXCEPTING THEREFROM the Westerly 20 feet of said land.

PARCEL 5: APN 359-032-08 and 14

The Southeast quarter of Section 36, Township 9 North, Range 14 West, San Bernardino Meridian, in the unincorporated area of the County of Kern, State of California, according to the Official Plat thereof.

EXCEPTING THEREFROM the Northeast quarter of said Southeast quarter of said land.

ALSO EXCEPTING THEREFROM all oil, gas and other hydrocarbon substances in and under the Southwest quarter of the Southwest quarter of the Southeast quarter and the South half of the Southeast quarter of the Southwest quarter of the Southeast quarter of said Section 36.

ALSO EXCEPTING THEREFROM the remainder 1/2 of all oil, gas and other hydrocarbon substances as conveyed to Roy L. Larsen and wife by deed recorded April 8, 1948 in Book 1510, page 349 of Official Records.

APN: 359-031-07, 359-032-20, 21, 13, 08 and 14

PROOF OF SERVICE

STATE OF CALIFORNIA, COUNTY OF KERN

I am employed in the county of Kern, State of California. I am over the age of 18 and not a party to the within action; my business address is 4550 California Avenue, Bakersfield, California 93309. My e-mail address is shildebrand@kleinlaw.com.

On **January 31, 2013**, I served the foregoing document described as follows:

**DECLARATIONS OF NORIK NARAGHI AND ROD STIEFVATER
IN LIEU OF DEPOSITION TESTIMONY FOR PHASE 4 TRIAL.**

☒ by placing the true copies thereof
☐ by placing the original

as stated below.

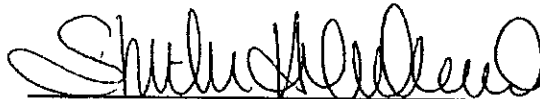
☒ **BY POSTING** the document listed above to the Santa Clara County Superior Court website in regard to the Antelope Valley Ground Water Matter.

Executed on January 31, 2013, at Bakersfield, California.

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

SHONTICE HILDEBRAND

Type or Print Name



Signature

Case No. JCCP4408

PROOF OF SERVICE

STATE OF CALIFORNIA, COUNTY OF KERN

I am employed in the County of Kern, State of California. I am over the age of eighteen years and not a party to the within action; my business address is 4550 California Ave., Second Floor, Bakersfield, CA 93309. My email address is shildebrand@kleinlaw.com.

On May 25, 2013, I served the following document described as

**STIPULATION WITH H&N DEVELOPMENT CO. WEST, INC., IN LIEU OF
TESTIMONY FOR PHASE 4 TRIAL**

on the interested parties in this action by placing a copy thereof enclosed in sealed envelopes addressed as follows:

BY ELECTRONIC MAIL Pursuant to California Rules of Court, rule 2.251, I posted the document listed above to the Santa Clara Court website regarding the Antelope Valley Groundwater matter.

Executed on May 25, 2013, at Bakersfield, California.

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



Shontice Hildebrand