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9 SUPERIOR COURT OF THE STATE OF CALIFORNIA

10 FOR THE COUNTY OF LOS ANGELES

11	<b>ANTELOPE VALLEY</b>	)	Judicial Council Coordination Proceeding No.
12	<b>GROUNDWATER CASES</b>	)	4408
13	Included Actions:	)	
14	Los Angeles County Waterworks District No. 40	)	Santa Clara Case No. 1-05-CV-049053
15	v. Diamond Farming Co.	)	Assigned to The Honorable Jack Komar
16	Superior Court of California	)	
17	County of Los Angeles, Case No. BC 325 201	)	<b>[PROPOSED]</b>
18	Los Angeles County Waterworks District No. 40	)	<b>ORDER RE JURISDICTION OVER</b>
19	v. Diamond Farming Co.	)	<b>TRANSFEREES OF PROPERTY</b>
20	Superior Court of California, County of Kern,	)	Hearing Date: January 14, 2008
21	Case No. S-1500-CV-254-348	)	Time: 9:00 a.m.
22		)	Department: 1
23	Wm. Bolthouse Farms, Inc. v. City of Lancaster	)	
24	Diamond Farming Co. v. City of Lancaster	)	
25	Diamond Farming Co. v. Palmdale Water Dist.	)	
26	Superior Court of California, County of Riverside,	)	
27	consolidated actions, Case Nos.	)	
28	RIC 353 840, RIC 344 436, RIC 344 668	)	

22 Prior to the May 21, 2007 Case Management Conference, the Court asked Tejon  
23 Ranchcorp counsel to brief the question of how best to obtain jurisdiction over transferees of Antelope  
24 Valley land, so that the Court's final judgment will be binding upon them. In a brief dated May 11,  
25 2007, Tejon Ranchcorp discussed these issues, including the inadvisability of relying on a *lis pendens*.  
26 Instead, it recommended, in summary, that the Court order that the transferors of property post notice of  
27 their transfers on the Court website and notify their transferees of this litigation. These issues were  
28 discussed further in subsequent case management conferences. At the Case Management Conference on

1 December 18, 2007, there was further discussion of these issues, and the Court requested that counsel  
2 for Tejon Ranchcorp prepare and circulate this Proposed Order prior to the hearing on January 14, 2008,  
3 which Tejon Ranchcorp counsel has done.

4 NOW, THEREFORE, THE COURT ORDERS AS FOLLOWS:

5 1. This Order applies to all parties to this adjudication, including individual parties  
6 and class members, that own real property or an interest in real property within the jurisdictional  
7 boundaries of this adjudication, as previously or hereafter defined by the Court.

8 2. This Order shall be effective from the date hereof and continue after entry of  
9 judgment, until such time as it is modified or terminated by this Court.

10 3. Any party (hereinafter "transferor") that sells, assigns, gives, exchanges, or  
11 otherwise transfers (hereinafter "transfers") an interest, in whole or in part, in any real property within  
12 the jurisdictional boundaries of the Antelope Valley Groundwater Adjudication shall, within 20 days  
13 after the transfer, post notice of the transfer on the Court website. This notice shall include: the name,  
14 address, and phone number of the buyer, transferee, recipient, or assignee (hereinafter "transferee"); the  
15 Assessor Parcel Number and the address or legal description of the property transferred; and  
16 identification of all applicable County Deed Numbers or Deed Reference Numbers. If the transferor is  
17 required to provide a Real Estate Transfer Disclosure Statement by Civil Code § 1102, et seq., the  
18 transferor shall provide the above information with that Statement.

19 4. At least 10 days before completion of any such transfer, the transferor shall  
20 provide to the transferee the following information regarding this adjudication: the title of this case; the  
21 case number; the location of the court; a copy of this Order; a copy of the current Cross-Complaint of  
22 the "Public Water Suppliers"; a copy of the current answer and/or cross-complaint filed by the  
23 transferor; and a copy of any Settlement Agreement and/or Judgment in this adjudication that applies to  
24 the transferred real property.

25 5. The notice of transfer required to be posted by paragraph 3 above shall include a  
26 representation to the Court by the transferor that it provided the information required in paragraph 4  
27 above.

28 6. Counsel for all parties shall advise their clients, both individuals and class

1 members, of the requirements of this order. To assist class counsel in this regard, a copy of this Order  
2 shall be included with the initial Notice of Class Action that will be mailed to all class members.

3 7. After a notice of transfer is posted pursuant to paragraph 3 above, the "Public  
4 Water Suppliers" shall promptly serve their current Cross-Complaint on any transferees that are new  
5 parties to this adjudication, except new class members, substituting the transferees as cross-defendants  
6 per CCP § 368.5.

7 IT IS SO ORDERED.  
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9 Dated: January \_\_\_\_, 2008

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10 The Honorable Jack Komar  
11 Judge of the Superior Court  
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1 **PROOF OF SERVICE**

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3 The undersigned declares:

4 I am employed in the County of , State of California. I am over the age of 18 and am not a party  
5 to the within action; my business address is c/o Nossaman, Guthner, Knox & Elliott, LLP, 445 S.  
6 Figueroa Street, 31st Floor Los Angeles, California 90071-1602.

7 On **January 4, 2008**, I served the foregoing **[PROPOSED] ORDER RE JURISDICTION**  
8 **OVER TRANSFEREES OF PROPERTY** on all interested parties:

9 (X) (By U.S. Mail) On the same date, at my said place of business, said correspondence was sealed  
10 and placed for collection and mailing following the usual business practice of my said employer.  
11 I am readily familiar with my said employer's business practice for collection and processing of  
12 correspondence for mailing with the United States Postal Service, and, pursuant to that practice,  
13 the correspondence would be deposited with the United States Postal Service, with postage  
14 thereon fully prepaid, on the same date at Los Angeles, California, addressed to:

15 Honorable Jack Komar  
16 Judge of the Superior Court of California  
17 County of Santa Clara  
18 191 North First Street, Department 17C  
19 San Jose, CA 95113

20 (X) (By E-Filing) I posted the document(s) listed above to the Santa Clara County Superior Court  
21 website in regard to the Antelope Valley Groundwater matter in compliance with the Court's  
22 electronic posting instructions and the Court's Clarification Order dated October 27, 2005.

23 ( ) (By Federal Express) I served a true and correct copy by Federal Express or other overnight  
24 delivery service, for delivery on the next business day. Each copy was enclosed in an envelope  
25 or package designated by the express service carrier; deposited in a facility regularly maintained  
26 by the express service carrier or delivered to a courier or driver authorized to receive documents  
27 on its behalf; with delivery fees paid or provided for; addressed as shown on the accompanying  
28 service list.

Executed on **January 4, 2008** at Los Angeles, California.

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

( ) (FEDERAL) I declare under penalty of perjury under the laws of the United States of America  
that the foregoing is true and correct.

25 \_\_\_\_\_  
26 Mitchi Shibata  
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