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SUPERIOR COURT OF THE STATE OF CALIFORNIA

COUNTY OF LOS ANGELES – CENTRAL DISTRICT

**ANTELOPE VALLEY
GROUNDWATER CASES**

Included Actions:

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

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

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

Judicial Council Coordination No. 4408

Santa Clara Case No. 1-05-CV-049053

Assigned to The Honorable Jack Komar

**[PROPOSED] ORDER RE JURISDICTION
OVER TRANSFEREES**

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1 Prior to the Case Management Conference on May 21, 2007, the Court asked legal counsel
2 for Tejon Ranchcorp to brief the question of how best to obtain jurisdiction over transferees of
3 Antelope Valley land, so that the Court's final judgment will be binding upon them. In a brief
4 dated May 11, 2007, Tejon Ranchcorp addressed the issue, including the inadvisability of a lis
5 pendens. Tejon recommended the Court order transferors of property post notice of their
6 transfers on the Court website and provide notice of this litigation to transferees. These issues
7 were discussed further in subsequent case management conferences.

8 At the Case Management Conference on December 18, 2007, there was further discussion
9 of these issues, and the Court requested that counsel for Tejon prepare and circulate its proposed
10 order prior to the hearing on January 14, 2008, which Tejon Ranchcorp counsel has done. At the
11 January 14, 2008, hearing the Court requested additional briefing on this issue. There was no
12 additional briefing. Consequently, Tejon's proposed order was not further addressed by the Court
13 or the parties.

14 More than two years later at a case management conference held on May 6, 2007, the
15 Court directed the Public Water Suppliers to file a motion for Tejon's proposed order to be signed
16 by the Court at the May 6, 2010. The Court has considered the motion, oppositions, reply and
17 oral argument.

18 **NOW, THEREFORE, THE COURT ORDERS AS FOLLOWS:**

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

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

24 3. Any party (hereinafter "transferor") that sells, assigns, gives, exchanges, or
25 otherwise transfers (hereinafter "transfers") an interest, in whole or in part, in any real property
26 within the jurisdictional boundaries of the Antelope Valley Groundwater Adjudication shall,
27 within 20 days after the transfer, post notice of the transfer on the Court website. This notice
28 shall include: the name, address, and phone number of the buyer, transferee, recipient, or assignee

(hereinafter “transferee”); the Assessor Parcel Number and the address or legal description of the property transferred; and identification of all applicable County Deed Numbers or Deed Reference Numbers. If the transferor is required to provide a Real Estate Transfer Disclosure Statement by Civil Code section 1102, et seq., the transferor shall provide the above information with that Statement.

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

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

6. Counsel for all parties shall advise their clients, both individuals and class members, of the requirements of this order. To assist class counsel in this regard, a copy of this Order shall be included with the Notice of Class Settlement or Notice of Final Judgment to the classes and will be mailed to all class members. Additionally, this Order shall be posted on the case homepage and on the homepage for both class websites.

7. The transferee will be substituted for the transferor as cross-defendants, pursuant to Code of Civil Procedure Section 368.5.

IT IS SO ORDERED.

Dated: _____

The Honorable Jack Komar
Judge of the Superior Court