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CM-015

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar number, and address): Robert C. Hawkins (CSB No. 144906) Law Offices of Robert C. Hawkins 14 Corporate Plaza, Ste. 120 Newport Beach, CA 92660 TELEPHONE NO. 949 650 5550 FAX NO. (Optional) 949 650 1181 E-MAIL ADDRESS (Optional): rhawkins@earthlink.net ATTORNEY FOR (Name): PLAINTIFF LAKES		FOR COURT USE ONLY SUPERIOR COURT COUNTY OF SAN BERNARDINO SAN BERNARDINO DISTRICT APR 08 2016 BY <u>Sandra Ortega</u> SANDRA ORTEGA DEPUTY
SUPERIOR COURT OF CALIFORNIA, COUNTY OF San Bernardino STREET ADDRESS: 727 West Third Street MAILING ADDRESS: same CITY AND ZIP CODE: San Bernardino, CA 92415-0210 BRANCH NAME: San Bernardino District-- Civil Division		CASE NUMBER: CIV08 1605241
PLAINTIFF/PETITIONER: Newberry Springs Recreational Lakes Association DEFENDANT/RESPONDENT: Ronald A. Brown; R. A. Brown Trustee		JUDICIAL OFFICER:
NOTICE OF RELATED CASE		DEPT.:

Identify, in chronological order according to date of filing, all cases related to the case referenced above.

1. a. Title: City of Barstow, et al. v. City of Adelanto, et al.
- b. Case number: RCSC Case No. CIV 208568.
- c. Court: same as above
 other state or federal court (name and address): RCSC, 4050 Main St. Riverside, CA 92501
- d. Department: 1
- e. Case type: limited civil unlimited civil probate family law other (specify):
- f. Filing date: May 30, 1990
- g. Has this case been designated or determined as "complex?" Yes No
- h. Relationship of this case to the case referenced above (check all that apply):
 - involves the same parties and is based on the same or similar claims.
 - arises from the same or substantially identical transactions, incidents, or events requiring the determination of the same or substantially identical questions of law or fact.
 - involves claims against, title to, possession of, or damages to the same property.
 - is likely for other reasons to require substantial duplication of judicial resources if heard by different judges.
 - Additional explanation is attached in attachment 1h
- i. Status of case:
 - pending
 - dismissed with without prejudice
 - disposed of by judgment
2. a. Title:
- b. Case number:
- c. Court: same as above
 other state or federal court (name and address):
- d. Department:

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 MOJAVE WATER AGENCY
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PLAINTIFF/PETITIONER: Newberry Springs Recreational Lakes Associat	CASE NUMBER:
DEFENDANT/RESPONDENT: Ronald A. Brown; R. A. Brown Trustec	

2. (continued)

e. Case type: limited civil unlimited civil probate family law other (specify):

f. Filing date:

g. Has this case been designated or determined as "complex?" Yes No

h. Relationship of this case to the case referenced above (check all that apply):

- involves the same parties and is based on the same or similar claims.
- arises from the same or substantially identical transactions, incidents, or events requiring the determination of the same or substantially identical questions of law or fact.
- involves claims against, title to, possession of, or damages to the same property.
- is likely for other reasons to require substantial duplication of judicial resources if heard by different judges.
- Additional explanation is attached in attachment 2h

i. Status of case:

- pending
- dismissed with without prejudice
- disposed of by judgment

3. a. Title:

b. Case number:

c. Court: same as above
 other state or federal court (name and address):

d. Department:

e. Case type: limited civil unlimited civil probate family law other (specify):

f. Filing date:

g. Has this case been designated or determined as "complex?" Yes No

h. Relationship of this case to the case referenced above (check all that apply):

- involves the same parties and is based on the same or similar claims.
- arises from the same or substantially identical transactions, incidents, or events requiring the determination of the same or substantially identical questions of law or fact.
- involves claims against, title to, possession of, or damages to the same property.
- is likely for other reasons to require substantial duplication of judicial resources if heard by different judges.
- Additional explanation is attached in attachment 3h

i. Status of case:

- pending
- dismissed with without prejudice
- disposed of by judgment

4. Additional related cases are described in Attachment 4. Number of pages attached: _____

Date: April 7, 2016

Robert C. Hawkins, Esq.
(TYPE OR PRINT NAME OF PARTY OR ATTORNEY)


(SIGNATURE OF PARTY OR ATTORNEY)

SHORT TITLE: Newberry Springs Recreational Lakes Assoc. v. Brown et al.	CASE NUMBER: CIVD8 1605241
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ATTACHMENT (Number): 1h

(This Attachment may be used with any Judicial Council form.)

In accordance with California Rules of Court ("CRC"), Rule 3.300, PLAINTIFF NEWBERRY SPRINGS RECREATIONAL LAKES ASSOCIATION hereby gives notice that the captioned case, the complaint to which is attached hereto as Exhibit "A", is related to the long standing adjudication of the Mojave River Basin: City of Barstow, et al. v. City of Adelanto, et al. , Riverside County Superior Court Case No. CIV 208568 ("Mojave River Basin Adjudication").

The Mojave River Basin Adjudication was filed on May 30, 1990 in this court and was subsequently transferred to the Riverside County Superior Court. The Mojave River Basin Adjudication resulted in substantial settlement discussions and a Stipulated Judgment entered in September 22, 1993. Defendants Ronald A. Brown and Ronald A. Brown, Trustee together with all of the Members of Plaintiff Newberry Springs Recreational Lakes Association ("Plaintiff Lakes") are among the 400 plus parties to the Stipulated Judgment. This number of parties and the need for continuing jurisdictions are reasons that the Mojave River Basin Adjudication is designated as complex.

Among other things, the Physical Solution for the Mojave River Basin Adjudication established the Mojave River Basin Watermaster with the authority to manage the Basin under the continuing jurisdiction of the Superior Court for the Riverside County. Among other things, the Physical Solution provides for production reductions or rampdowns upon motion by Watermaster and hearing before the Court. These rampdowns have occurred since the establishment of the Mojave River Basin Judgment. Currently, production levels known as "Base Annual Production" ("BAP") in the Baja Basin are at 55% of the original production rights or Free Production Allowance in the Mojave River Basin Judgment. Correlatively, to meet the rampdowns, the Physical Solution sought to establish a market for the transfer and purchase of BAP.

The captioned action involves Plaintiff Lakes purchase of 1,080 acre feet of BAP from Defendants Ronald A. Brown and Ronald A. Brown, Trustee. Plaintiff Lakes entered into and exercised an Option to purchase said BAP and the Brown Trustee Defendants including Ronald A. Brown breached that Option Contract and Purchase Agreement. The captioned action seeks specific performance, injunctive relief and damages for such actions.

Pursuant to Rule 3.300, these two cases are related:

- (1) The cases involve the same parties and involve similar claims: The Mojave River Basin Adjudication established the mechanism to transfer BAP; this case involves such a transfer.
- (2) The cases involve claims title and possession to the same property. Indeed, the BAP subject to the transfer and the the complaint in the captioned action is under the Mojave River Basin Adjudication.
- (3) The two cases are likely to require substantial duplication of judicial resources if heard by different judgment. The Mojave River Basin Adjudication is under continuing jurisdiction of Department One in the Riverside County Superior Court. That Court has jurisdiction over the BAP.

For these reasons, these cases should be related for adjudication by the same court.

(If the item that this Attachment concerns is made under penalty of perjury, all statements in this Attachment are made under penalty of perjury.)

Page 1 of 1

(Add pages as required)

PLAINTIFF/PETITIONER: Newberry Springs Recreational Lakes Assoc.	CASE NUMBER:
DEFENDANT/RESPONDENT: R. A. Brown; R. A. Brown, Trustee	CIVD8 1605241

**PROOF OF SERVICE BY FIRST-CLASS MAIL
NOTICE OF RELATED CASE**

(NOTE: You cannot serve the Notice of Related Case if you are a party in the action. The person who served the notice must complete this proof of service. The notice must be served on all known parties in each related action or proceeding.)

1. I am at least 18 years old and **not a party to this action**. I am a resident of or employed in the county where the mailing took place, and my residence or business address is (*specify*):

14 Corporate Plaza, Ste. 120, Newport Beach, CA 92660

2. I served a copy of the *Notice of Related Case* by enclosing it in a sealed envelope with first-class postage fully prepaid and (*check one*):

- a. deposited the sealed envelope with the United States Postal Service.
- b. placed the sealed envelope for collection and processing for mailing, following this business's usual practices, with which I am readily familiar. On the same day correspondence is placed for collection and mailing, it is deposited in the ordinary course of business with the United States Postal Service.

3. The *Notice of Related Case* was mailed:

- a. on (*date*): April 14, 2016
- b. from (*city and state*): Newport Beach, CA

4. The envelope was addressed and mailed as follows:

- | | |
|---|--|
| a. Name of person served:
Mojave Basin Area Watermaster
Street address: 13846 Conference Center Dri
City: Apple Valley
State and zip code: CA 92307 | c. Name of person served:

Street address:
City:
State and zip code: |
|---|--|

- | | |
|--|--|
| b. Name of person served:

Street address:
City:
State and zip code: | d. Name of person served:

Street address:
City:
State and zip code: |
|--|--|

Names and addresses of additional persons served are attached. (*You may use form POS-030(P).*)

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

Date: April 14, 2016

Robert C. Hawkins

(TYPE OR PRINT NAME OF DECLARANT)



(SIGNATURE OF DECLARANT)

EXHIBIT "A"

1 ROBERT C. HAWKINS (State Bar # 144906)
2 LAW OFFICES OF ROBERT C. HAWKINS
3 110 Newport Center Drive, Suite 200
4 Newport Beach, California 92660
5 (949) 650-5550 Fax: (949) 650-1181
6 rhawkins@earthlink.net

7 Attorneys for the PLAINTIFF/PETITIONER
8 NEWBERRY SPRINGS RECREATIONAL LAKES ASSOCIATION

9 SUPERIOR COURT OF THE STATE OF CALIFORNIA

10 FOR THE COUNTY OF SAN BERNARDINO
11 SAN BERNARDINO DISTRICT, CIVIL DIVISION

12 NEWBERRY SPRINGS
13 RECREATIONAL LAKES ASSOCIATION

14 Plaintiff,

15 v.

16 RONALD A. BROWN; RONALD A. BROWN,
17 Trustee of the Ronald A. Brown Trust Created
18 Under Deed of Trust dated January 5, 1996; and
19 DOES 1-50,

20 Defendants.

Case No.

**VERIFIED COMPLAINT FOR
BREACH OF CONTRACT,
BREACH OF IMPLIED
COVENANT OF GOOD FAITH
AND FAIR DEALING, FRAUD,
SPECIFIC PERFORMANCE,
AND INTERFERENCE WITH
CONTRACT**

Assigned to:

21
22 PLAINTIFF NEWBERRY SPRINGS RECREATIONAL LAKES ASSOCIATION
23 (“PLAINTIFF LAKES”) hereby alleges as follows:

24 **I. NATURE OF THE ACTION.**

25 1. PLAINTIFF LAKES is an unincorporated association of recreational lakes in
26 Newberry Springs, California. PLAINTIFF LAKES’ members hold rights to produce
27

1 Court Case No. CIV 208568. The Judgment (“Mojave River Basin Judgment”) in that Case
2 provides for the establishment of a Physical Solution and continuing jurisdiction in the Superior
3 Court of the County of Riverside. It is currently before the Honorable Gloria Trask, Judge of the
4 Superior Court for the County of Riverside, Department One.

5 **IV. FACTS.**

6 10. The Physical Solution in the Mojave River Judgment seeks to bring the entire
7 Basin into hydrologic balance where inflows including recharge match outflows including
8 production, and overdraft is mitigated. This Judgment established the Mojave River Basin
9 Watermaster with the authority to manage the Basin under the continuing jurisdiction of the
10 Superior Court for the Riverside County. Among other things, the Physical Solution provides
11 for production reductions or rampdowns upon motion by Watermaster and hearing before the
12 Court. These rampdowns have occurred since the establishment of the Mojave River Basin
13 Judgment. Currently, production levels known as “Base Annual Production” (“BAP”) in the
14 Baja Basin are at 55% of the original production rights or Free Production Allowance in the
15 Mojave River Basin Judgment. Correlatively, the Physical Solution sought to establish a market
16 for the transfer and purchase of BAP

17 11. Since its formation in 2015, PLAINTIFF LAKES has sought to purchase
18 additional supplies of BAP to supplement its Members BAP supplies.

19 12. In 2015, PLAINTIFF LAKES circulated flyers in the Baja Basin in order to
20 obtain additional BAP supplies. The BROWN TRUSTEE DEFENDANTS responded to such a
21 flyer and called PLAINTIFF LAKES’s President Jeff Gaastra. Thereafter, negotiations began in
22 earnest for the purchase and sale of the BROWN TRUSTEE DEFENDANTS’ BAP of 1,080 ac.
23 ft. During these negotiations, although it was clear that the BROWN TRUSTEE
24 DEFENDANTS had several interested buyers, the BROWN TRUSTEE DEFENDANTS were
25 not forthcoming and indeed hid crucial information.

26 13. Because the BROWN TRUSTEE DEFENDANTS’ BAP to come into
27 compliance with its reporting and replacement obligations under the Physical Solution in order
28

1 for any transfer to occur, the PARTIES entered into an OPTION CONTRACT to purchase the
2 BROWN DEFENDANTS BAP when it was brought into compliance. On January 28, 2016,
3 PARTIES executed the OPTION CONTRACT. Attached hereto as Exhibit "A" is a true and
4 correct copy of the OPTION CONTRACT. The OPTION provided that, upon bringing their
5 BAP into compliance with the Physical Solution, PLAINTIFF LAKES had a short time frame—5
6 days— to exercise the Option.

7 14. PLAINTIFF LAKES is informed and believes, and on that basis alleges that on or
8 about February 17, 2016, the BROWN TRUSTEE DEFENDANTS brought their BAP into
9 compliance with the Physical Solution. On February 18, 2016, PLAINTIFF LAKES wrote to the
10 BROWN TRUSTEE DEFENDANTS, confirming that he had brought the BAP into compliance
11 and informing him that PLAINTIFF LAKES were exercising their Option to Purchase. Exhibit
12 "B" is a true and correct copy of this February 18, 2016 email confirming BAP compliance.
13 Exhibit "C" is a true and correct copy of this EXERCISE OF OPTION as well as the email
14 which includes other necessary documents to complete the transfer. Upon transmitting the
15 EXERCISE OF OPTION, PLAINTIFF LAKES has performed all acts under the Option
16 Agreement. Further, PLAINTIFF LAKES executed all documents and stands ready to pay all
17 consideration of \$486,000 PURCHASE AGREEMENT together with the OPTION CONTRACT
18 consideration of \$54,000 for a total of \$540,000 for both the OPTION CONTRACT and the
19 PURCHASE AGREEMENT. Attached hereto as Exhibit "D" is a true and correct copy of the
20 PURCHASE AGREEMENT.

21 15. Thereafter, PLAINTIFF LAKES heard nothing from the BROWN TRUSTEE
22 DEFENDANTS but an email in which Mr. Brown accused PLAINTIFF LAKES and its agents
23 of conspiring with others and disclosing the TRUST. As indicated in OPTION CONTRACT the
24 BROWN TRUSTEE DEFENDANTS were required to provide Watermaster and its agent the
25 Mojave Water Agency with a copy of the TRUST.

1 further breached the PURCHASE AGREEMENT by refusing to acknowledge PLAINTIFF
2 LAKES' EXERCISE OF OPTION and refusing to perform DEFENDANT BROWN
3 TRUSTEE's obligations under the PURCHASE AGREEMENT.

4 22. As a direct and proximal result of BROWN TRUSTEE DEFENDANTS's breach
5 of contract, PLAINTIFF LAKES has incurred, and continues to incur, damages in excess of the
6 jurisdictional amount of this court and in an amount to be proven at the time of trial.

7 23. Further, the equitable ownership of said BAP resides with PLAINTIFF LAKES.
8 Accordingly, the Court should impose a constructive trust on the BAP in favor of PLAINTIFF
9 LAKES.

10 **B. SECOND CAUSE OF ACTION.**

11 **(Breach of Implied Covenant of Good Faith and Fair Dealing
12 Against BROWN TRUSTEE DEFENDANTS)**

12 24. PLAINTIFF LAKES realleges and incorporates by reference each and every
13 allegation contained in Paragraphs 1 through 23, inclusive, as though set forth herein fully.

14 25. As alleged above, PLAINTIFF LAKES and the BROWN TRUSTEE
15 DEFENDANTS entered into the OPTION CONTRACT and the PURCHASE CONTRACT both
16 which included among other things an implied covenant of good faith and fair dealing.

17 26. PLAINTIFF LAKES has performed all conditions, covenants, and promises
18 required on its part to be performed in accordance with the OPTION CONTRACT and the
19 PURCHASE CONTRACT except to the extent that such obligations have been excused or the
20 BROWN TRUSTEE DEFENDANTS prevented PLAINTIFF LAKES from performing those
21 obligations, and all conditions precedent to the BROWN TRUSTEE DEFENDANTS'
22 obligations under the OPTION AGREEMENT and the PURCHASE AGREEMENT have been
23 satisfied or waived.

24 27. The BROWN TRUSTEE DEFENDANTS have materially breached the implied
25 covenant of good faith and fair dealing in the OPTION CONTRACT and PURCHASE
26 AGREEMENT through its actions set forth above including by taking the OPTION
27 CONSIDERATION and receiving the EXERCISE OF OPTION without executing the

1 TRANSFER AGREEMENT or the STIPULATION and without transferring said BAP to
2 PLAINTIFF LAKES.

3 28. As a direct and proximate result of the BROWN TRUSTEES DEFENDANTS
4 acts and breaches of this implied covenant of good faith and fair dealing, PLAINTIFF LAKES
5 have suffered and will continue to suffer general and consequential damages in an amount to be
6 proven at trial.

7 29. Further, the equitable ownership of said BAP resides with PLAINTIFF LAKES.
8 Accordingly, the Court should impose a constructive trust on the BAP in favor of PLAINTIFF
9 LAKES.

10 **C. THIRD CAUSE OF ACTION.**

11 **(Fraud Against BROWN TRUSTEE DEFENDANTS)**

12 30. PLAINTIFF LAKES reallege and incorporate by reference each and every
13 allegation contained in Paragraphs 1 through 29, inclusive, as though set forth herein fully.

14 31. Throughout the period referenced herein, BROWN TRUSTEE DEFENDANTS
15 and their agents represented to PLAINTIFF LAKES that they owned 1,080 ac. ft. of BAP in the
16 Baja Basin and agreed to enter into an agreement to transfer those rights to PLAINTIFF LAKES
17 when PLAINTIFF LAKES exercised their OPTION AGREEMENT and informed the BROWN
18 TRUSTEE DEFENDANTS of the Exercise of the OPTION AGREEMENT.

19 32. The true facts relating to the BROWN TRUSTEE DEFENDANTS' BAP and
20 intent to enter into the PURCHASE AGREEMENT were that BROWN TRUSTEE
21 DEFENDANTS' were not forthcoming with details of its rights and its intent to enter into the
22 PURCHASE AGREEMENT, and that the BROWN TRUSTEE DEFENDANTS intended to
23 enter into another transfer of land and BAP and/or had entered into such a sale without informing
24 PLAINTIFF LAKES.

25 33. The BROWN TRUSTEE DEFENDANTS knew or should have known when
26 they made these representations about their BAP and their intent to transfer same contained in
27 the OPTION AGREEMENT and the PURCHASE AGREEMENT were false, and the BROWN
28

1 TRUSTEE DEFENDANTS made these representations with the intent to deceive PLAINTIFF
2 LAKES, and with the intent to prevent PLAINTIFF LAKES from further inquiry about these
3 matters.

4 34. PLAINTIFF LAKES believed the representations of the BROWN TRUSTEE
5 DEFENDANTS in the OPTION AGREEMENT and the PURCHASE AGREEMENT to be true,
6 and in reliance on these representations PLAINTIFF LAKES were induced to perform all
7 obligations under the OPTION AGREEMENT and the PURCHASE AGREEMENT and to
8 forebear making arrangements for alternative sources of BAP.

9 35. As a direct and proximate result of such misrepresentations, PLAINTIFFS have
10 suffered damages in an amount to be proven at trial together with prejudgment interest thereon at
11 the legal rate and other damages including but without limitation non-economic damages
12 including without limitation attorneys' fees, costs, and expert witness fees, which amount is yet
13 to be ascertained

14 36. The conduct and actions of the BROWN TRUSTEE DEFENDANTS inclusive,
15 as alleged above, was grossly negligent, unconscionable, fraudulent, oppressive, malicious, and
16 done in conscious disregard for PLAINTIFF LAKES' rights and interests, and in order to further
17 the BROWN TRUSTEE DEFENDANTS' own financial self-interest at PLAINTIFFS LAKES'
18 detriment and expense so as to justify an award of punitive damages.

19 **D. FOURTH CAUSE OF ACTION.**

20 **(Quantum Meruit/Unjust Enrichment Against the BROWN TRUSTEE DEFENDANTS)**

21 37. PLAINTIFF LAKES reallege and incorporate by reference each and every
22 allegation contained in Paragraphs 1 through 29, inclusive, as though set forth herein fully.

23 38. PLAINTIFF LAKES paid the BROWN TRUSTEE DEFENDANTS the
24 OPTION CONSIDERATION of \$54,000 for the OPTION AGREEMENT and the ability to
25 purchase the BAP under the PURCHASE AGREEMENT.

26 39. BROWN TRUSTEE DEFENDANTS breached both the OPTION
27 AGREEMENT and the PURCHASE AGREEMENT, and have retained the OPTION

1 CONSIDERATION of \$54,000 without performing all obligations under the OPTION
2 AGREEMENT and the PURCHASE AGREEMENT. By this, the BROWN TRUSTEE
3 DEFENDANTS will be unjustly enriched by retaining the OPTION CONSIDERATION while
4 breaching the OPTION AGREEMENT and the PURCHASE AGREEMENT.

5 40. As a direct and proximate result of the BROWN TRUSTEE DEFENDANTS'
6 unjust enrichment, PLAINTIFF LAKES have suffered injury to the extent of the benefits
7 conferred on the BROWN TRUSTEE DEFENDANTS in an amount to be proven at trial.

8 **E. FIFTH CAUSE OF ACTION.**

9 **(Specific Performance and Injunctive Relief Against
10 the BROWN TRUSTEE DEFENDANTS)**

11 41. PLAINTIFF LAKES reallege and incorporate by reference each and every
12 allegation contained in Paragraphs 1 through 29, inclusive, as though set forth herein fully.

13 42. As alleged above, PLAINTIFF LAKES and the BROWN TRUSTEE
14 DEFENDANTS entered into the OPTION CONTRACT and the PURCHASE CONTRACT for
15 PLAINTIFF LAKES' purchase of the invaluable BAP held by the BROWN TRUSTEE
16 DEFENDANTS.

17 43. The OPTION CONTRACT and PURCHASE AGREEMENT are valid and
18 enforceable contracts.

19 44. PLAINTIFF LAKES have performed all conditions, covenants, and promises
20 required on its part to be performed in accordance with the OPTION CONTRACT and the
21 PURCHASE CONTRACT except to the extent that such obligations have been excused or the
22 BROWN TRUSTEE DEFENDANTS prevented PLAINTIFF LAKES from performing those
23 obligations, and all conditions precedent to the BROWN TRUSTEES DEFENDANTS'
24 obligations under the OPTION AGREEMENT and the PURCHASE AGREEMENT have been
25 satisfied or waived.

26 45. The BROWN TRUSTEES DEFENDANTS have materially breached the
27 OPTION CONTRACT and the PURCHASE AGREEMENT through its actions set forth above
28 including by taking the OPTION CONSIDERATION and receiving the EXERCISE OF

1 OPTION without executing the TRANSFER AGREEMENT or the STIPULATION and without
2 transferring said BAP to PLAINTIFF LAKES.

3 46. PLAINTIFF LAKES has no adequate remedy at law for said breach.

4 47. PLAINTIFF LAKES is entitled to a judgment enjoining the BROWN TRUSTEE
5 DEFENDANTS from transferring the BAP to any others and judgment specifically enforcing
6 PLAINTIFF LAKES' rights to receive said BAP and other benefits that might be owed to them
7 under these agreements.

8 **V. PRAYER FOR RELIEF.**

9 WHEREFORE, PLAINTIFF LAKES prays for relief as follows:

10 **First Cause of Action.**

- 11 1. For compensatory damages according to proof;
12 2. For prejudgment interest according to proof;

13 **Second Cause of Action.**

- 14 3. For compensatory damages according to proof;
15 4. For prejudgment interest according to proof;
16 5. For a constructive trust on the BAP in favor of PLAINTIFF LAKES which will
17 ensure that the equitable ownership of said BAP resides with PLAINTIFF
18 LAKES;

19 **Third Cause of Action.**

- 20 6. For damages according to proof at the time of trial.
21 7. For an award of punitive damages in an amount necessary to punish BROWN
22 TRUSTEE DEFENDANTS, and each of them;

- 23 8. For prejudgment interest according to proof;

24 **Fourth Cause of Action**

- 25 9. For reasonable value of the benefits conferred on the BROWN TRUSTEE
26 DEFENDANTS and/or the amount of the BROWN TRUSTEE DEFENDANTS' unjust
27 enrichment as proven at trial;

DEMAND FOR JURY TRIAL

For all legal claims, PLAINTIFF LAKES hereby demands a trial by jury herein.

DATED: April 7, 2016

LAW OFFICES OF ROBERT C. HAWKINS



By: Robert C. Hawkins
Attorneys for PLAINTIFF LAKES

Law Offices of
Robert C. Hawkins
14 Corporate Plaza, Suite 120
Newport Beach, California 92660
(949) 650-5550

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Robert C. Hawkins
110 N. Newport Beach, California 92660
(949) 650-5550

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VERIFICATION

I, Jeff Gaastra, declare as follows:

I am the President of the Newberry Springs Recreational Lakes Association and am authorized to make this verification for and on behalf of the LAKES. I have read the foregoing VERIFIED COMPLAINT and know its contents. The same is true of my own knowledge, except as to those matters which are stated as based on information and belief, and as to those matters, I believe them to be true.

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

Executed on April 5, 2016 at Newberry Springs, California.


Jeff Gaastra, President
Newberry Springs
Recreational Lakes Association

Exhibit “A”

OPTION CONTRACT

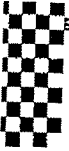


EXHIBIT "A" OPTION CONTRACT

OPTION TO PURCHASE 1080 ACRE FEET OF BAP

This Option to Purchase ("Option Agreement") is made between RONALD A. BROWN, Trustee of the Ronald A. Brown Trust Created UTD January 5, 1996 ("Trustee") and the NEWBERRY SPRINGS RECREATIONAL LAKES ASSOCIATION, a California unincorporated association (the "Lakes"). This Option Agreement is dated January 28, 2016 ("Effective Date").

1. Trustee grants to the Lakes the option to purchase 1080 acre feet of base annual production ("BAP") from Trustee, the Producer, as set out in Exhibit B (see attached Exhibit B) of the Judgment after Trial in Case No. 208568 filed on January 10, 1996, Riverside Superior Court, State of California, upon terms set out in the "Permanent Base Annual Production Water Rights Purchase Agreement" attached hereto as Exhibit A (the "Option").
2. The Option term shall begin on the Effective Date (upon execution of this Option Agreement) and payment to Trustee by the Lakes of the sum of Fifty-Four Thousand Dollars (\$54,000.00) which must be received by Trustee before the end of the business day on January 29, 2016, and shall terminate within five (5) days following the date the Trustee brings the BAP water rights in compliance as described in paragraph 7 below.
3. Upon execution of this Option Agreement by the Lakes and Trustee, the Lakes shall, by wire-transfer to Trustee's account, pay Trustee \$54,000.00 as consideration for the Option. In order for this Option Agreement to become effective, the \$54,000.00 must be received by Trustee before the end of the business day on January 29, 2016.
4. The Lakes must exercise the Option within five (5) days following the date the Trustee brings the BAP water rights in compliance as described in paragraph 7 below or it terminates and Trustee retains the Option consideration (\$54,000.00). The Lakes may exercise the Option by sending notice to Trustee by e-mail that the Lakes exercise the Option without condition or qualification and by signing the "Permanent Base Annual Production Water Rights Purchase Agreement" ("Purchase Agreement") attached to this Option Agreement and sending a signed copy to Trustee by e-mail.
5. Upon receipt of the signed Purchase Agreement, Trustee will sign it and send a copy back to Jeff Gaastra by e-mail, along with Exhibit C and the Mojave Watermaster form titled "Stipulation for Intervention after Entry of Judgment" described in paragraph 6, below.
6. Upon exercise of the Option and signing the Purchase Agreement, Trustee will sign and get notarized the Mojave Watermaster Form attached titled "Permanent Transfer of Base Annual Production Right" as Exhibit C and the Mojave Watermaster form titled "Stipulation for Intervention after Entry of Judgment" to be drafted by the Mojave Watermaster ("MWA") and to be signed by Ronald A. Brown, trustee of the Ronald A. Brown Trust Created UTD January 5, 1996. The above two forms are required by the Mojave Watermaster to transfer the 1080 acre feet of BAP.

7. Compliance of BAP Water Rights/Trust.

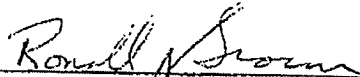
- A. Trustee will send to the MWA a copy of the Certificate of Trust (the Ronald A. Brown Trust) dated January 5, 1996 or authorize the Lakes to send MWA a copy.
- B. Trustee, upon receipt of the Option consideration (\$54,000.00) shall use Trustee's best efforts to bring the BAP water rights in compliance by doing the following as prescribed by the MWA:
 - 1. Report Production for all four quarters of the 2014-15 water year, which includes:
 - a. kWh usage records for October 2014 through September 2015
 - b. Current pump tests on all the wells
 - c. Payment of assessments for all 4 quarters of 2014-15 water production.
 - 2. Report Production for the first quarter of the 2015-16 water year, which includes:
 - a. kWh usage records for October 2015 through December 2015
 - b. Current pump tests on all the wells
 - c. Payment of assessments for first quarter of 2015-16 water production.
 - 3. Satisfy the acre-foot replacement obligation as prescribed by the MWA. The current estimate by the MWA is a 91 acre-foot replacement obligation.

The Lakes will provide assistance to Trustee in performing the above tasks.

Both Trustee and the Lakes have executed this Option Agreement on the date set forth beside their respective signatures.

Trustee

Dated: January 28, 2016


 Ronald A. Brown, Trustee of the Ronald A. Brown Trust Created UTD January 5, 1996
 10263 Leona Avenue
 Leona Valley, CA 90025-7012
 ronaldabrown@earthlink.net
 310-663-4888

[Signatures block continues on following page]

Wire Transfer Instructions:

Account Name: Ronald A. Brown Living Trust

Account #: 2012870812

Routing #: 121000248

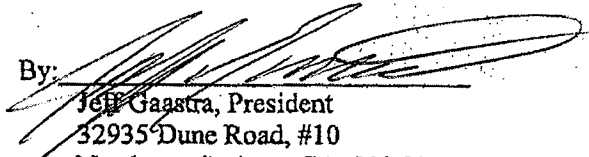
Bank Name: Wells Fargo Bank

Lakes

Newberry Springs Recreational Lakes
Association

Dated: January 28, 2016

By:



Jeff Gastra, President
32935 Dune Road, #10
Newberry Springs, CA 92365
jeff@weaponsedge.com
760-257-0979

EXHIBIT A

**Permanent Base Annual Production Water Rights
Purchase Agreement**

This Agreement dated January 28, 2016 is by and between RONALD A. BROWN, Trustee of the Ronald A. Brown Trust Created UTD January 5, 1996 ("Trustee") and the NEWBERRY SPRINGS RECREATIONAL LAKES ASSOCIATION, a California unincorporated association (the "Lakes") for the purchase of 1080 acre feet of Base Annual Production ("BAP") from Trustee, the Producer, by the Lakes as set out in Exhibit B (see attached) of the Judgment after Trial in Case No. 208568 filed on January 10, 1996, Riverside Superior Court.

Trustee and the Lakes agree as follows:

1. Purchase Price

The Lakes have exercised their Option to purchase the BAP and will pay to Trustee the sum of Four Hundred Fifty Dollars (\$450.00) per acre foot for a total purchase price of Four Hundred Eighty-Six Thousand Dollars (\$486,000.00) for the 1080 acre feet BAP transferred by Trustee to the Lakes free and clear of all encumbrances.

2. Payment of the Purchase Price/Escrow

The Lakes and Trustee shall mutually agree on an escrow company to facilitate the payment of the purchase price. The Lakes upon exercise of the Option shall deposit the entire purchase price and the escrow fees into the escrow account. The escrow officer shall be instructed to release the funds to Trustee upon presentation by the Trustee to escrow of the approval by the MWA of the transfer of the BAP from the Trustee to the Lakes and execution by the Trustee of the transfer documentation necessary to transfer the BAP to the Lakes.

3. Notice

Upon execution of this Purchase Agreement and exercise of the Option, Trustee shall deliver to Jeff Gaastra, President of the Lakes, an original signed and notarized Mojave Watermaster Form titled "Permanent Transfer of Base Annual Production Right" and Mojave Watermaster form titled "Stipulation for Intervention after Entry of Judgment" to be drafted by the MWA and signed and notarized by Ronald A. Brown, Trustee of the Ronald A. Brown Trust Created UTD January 5, 1996.

4. Transfer Fee

The Lakes shall pay the transfer fee to Oasis Properties upon execution of this Agreement. Trustee will reasonably cooperate with the requests and requirements of the

Mojave Watermaster to facilitate the transfer of the BAP and execute and notarize the BAP transfer documents to transfer the BAP to the Lakes.

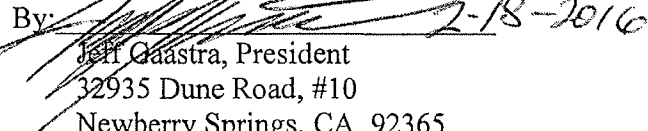
This Agreement is signed on the first date above.

Trustee

Ronald A. Brown, Trustee of the
Ronald A. Brown Trust Created UTD
January 5, 1996
10263 Leona Avenue
Leona Valley, CA 90025-7012
ronaldabrown@earthlink.net
310-663-4888

The Lakes

Newberry Springs Recreational Lakes
Association

By:  2-18-2016
Jeff Gaastra, President
32935 Dune Road, #10
Newberry Springs, CA 92365
jeff@weaponsedge.com
760-257-0979

Wire Transfer Instructions:

Account Name: Ronald A. Brown Living Trust
Account #: 2012870812
Routing #: 121000248
Bank Name: Wells Fargo Bank

~~02/10/03~~
~~04/30/03~~
~~05/02/03~~
~~06/10/03~~
~~07/20/03~~
 09/25/95

EXHIBIT B
 TABLE B-1
 TABLE SHOWING BASE ANNUAL PRODUCTION AND
 BASE ANNUAL PRODUCTION RIGHT OF EACH PRODUCER WITHIN BAJA SURABRA
 TOGETHER WITH FREE PRODUCTION ALLOWANCES
 FOR FIRST FIVE YEARS OF THE JUDGMENT

PRODUCER	BASE ANNUAL 1		BASE ANNUAL 2		FREE PRODUCTION ALLOWANCES (ACRE-FEET)				
	PRODUCTION (ACRE-FEET)	PRODUCTION RIGHT (PERCENT)	PRODUCTION RIGHT (PERCENT)	PRODUCTION RIGHT (PERCENT)	FIRST YEAR	SECOND YEAR	THIRD YEAR	FOURTH YEAR	FIFTH YEAR
BAJA SUBAREA									
PRODUCER									
AKE, CHARLES J & MARJORIE M	23	0.0333	0.0333	0.0333	23	21	20	19	18
ANGERER, ROBERT J & PEGGY	24	0.0347	0.0347	0.0347	24	22	21	20	19
ANTELOPE VALLEY DAIRY	5,430	7.8597	5,430	7.8597	5,430	5,158	4,887	4,615	4,344
ARGUELLES, ALFREDO	1,047	1.5155	1,047	1.5155	1,047	994	942	889	837
ATCHISON, TOPEKA, SANTA FE RAILWAY CO	80	0.1158	80	0.1158	80	76	72	68	64
BAGLEY, ROY	20	0.0289	20	0.0289	20	19	18	17	16
BALDERAMA, ALFRED & LINDA	250	0.3619	250	0.3619	250	237	225	212	200
BALL, DAVID F	81	0.1172	81	0.1172	81	76	72	68	64
BARAK, RICHARD	132	0.1911	132	0.1911	132	125	118	112	105
BARBER, JAMES B	167	0.2417	167	0.2417	167	158	150	141	133
BARSTOW CALICO K O A	24	0.0347	24	0.0347	24	22	21	20	19
BAUR, KARL & RITA	26	0.0376	26	0.0376	26	24	23	22	20
BEDINGSFIELD, LYNDLELL & CHARLENE	56	0.0811	56	0.0811	56	53	50	47	44
BENTON, PHILIP G	35	0.0507	35	0.0507	35	33	31	29	28
BORGONO, STEVEN & LILLIAN B	1,844	2.6691	1,844	2.6691	1,844	1,751	1,659	1,567	1,475
BOWMAN, EDWIN L	31	0.0449	31	0.0449	31	29	27	26	24
BROWN, RONALD A	1,080	1.5632	1,080	1.5632	1,080	1,026	972	918	864
BROMY, ORVILLE & LOUISE	33	0.0478	33	0.0478	33	31	29	28	26
BRUNIS, NICHOLAS	29	0.0420	29	0.0420	29	27	26	24	23
CALICO LAKES HOMEOWNERS ASSOCIATION	1,031	1.4923	1,031	1.4923	1,031	979	927	876	824
CALIF DEPT OF TRANSPORTATION	71	0.1028	71	0.1028	71	67	63	60	56
CAMPBELL, M A & DIANNE	22	0.0318	22	0.0318	22	20	19	18	17
CARTER, JOHN THOMAS	746	1.0798	746	1.0798	746	708	671	634	596
CDPG - CAMP CADY	14	0.0203	14	0.0203	14	13	12	11	11

PERMANENT TRANSFER OF BASE ANNUAL PRODUCTION RIGHT

To be executed by both Transferee and Transferor, be accompanied by a map of the service area where the water was used by Transferor, and a map of the service area where the water is intended to be used by the Transferee, together with a listing identifying and showing the location(s) of production facilities involved in or affected by Transfer. Have the attached acknowledgments completed by both Transferee and Transferor.

A TRUE COPY HEREOF MUST BE FILED WITH WATERMASTER WITHIN 15 DAYS OF EXECUTION.

(To be accompanied by completed Exhibit "F" if Transferee is not a party to the Judgment
and by a Preliminary Title Report on Transferor's property)

For a valuable consideration, in the amount of \$ _____ per acre-foot, for a total amount of \$ _____, receipt of which is hereby acknowledged, _____ ("Transferor") does hereby assign and transfer in perpetuity to _____ ("Transferee") the Base Annual Production Right of Transferor in the amount of _____ acre-feet and any Carryover Right, if applicable in the amount of _____ acre-feet, in the _____ Subarea as adjudicated to Seller or his predecessor in the Judgment in the case of "City of Barstow, et al" vs. "City of Adelanto, et al" Riverside Superior Court No. 208568, together with the attendant rights, powers and privileges pertaining thereto, effective _____.

(Date)

TRANSFEEE

TRANSFEROR

(Signature)

(Date)

(Signature)

(Date)

Name and Address of Designee of Transferee to receive service of Processes & Notices:

Name and Address of Designee of Transfer to receive service of Processes & Notices:

Telephone No.: _____

Telephone No.: _____

The following are holders of Deed of Trust or Lien on the affected lands and/or the Base Annual Production Right affected by this transfer.

DEED OF TRUST or LIEN HOLDER

ADDRESS

Exhibit "C"

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 _____

On _____ before me, _____
Date Here insert name and title of the officer

personally appeared _____
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: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed By The Signer(s)

Signer's Name _____

Corporate Officer – Title(s) _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other _____

Signer is Representing: _____

Signer's Name _____

Corporate Officer – Title(s) _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other _____

Signer is Representing: _____

Exhibit “B”

**EMAIL CONFIRMING COMPLIANCE AND
TRANSMITTING EXERCISE OF OPTION**

EXHIBIT "B"

EMAIL CONFIRMATION

Robert C. Hawkins

From: Robert Hawkins [rhawkins92660@icloud.com]
Sent: Thursday, March 31, 2016 3:28 PM
To: Robert Hawkins
Subject: Fwd: Newberry - Exercise of Option / Brown Trust BAP
Attachments: Purchase Agreement.PDF; ATT00244.htm; Exercise of Option.pdf; ATT00247.htm; Stipulation for Ronald A. Brown Trust.pdf; ATT00250.htm; Transfer of BAP Right.pdf; ATT00253.htm

Sent from my iPhone

Begin forwarded message:

From: Jeff Gaastra <jeff@weaponsedge.com>
Date: March 31, 2016 at 3:20:08 PM PDT
To: Robert Hawkins <rhawkins92660@icloud.com>
Cc: Tom Ferruzzo <TFerruzzo@ferruzzo.com>
Subject: **Fw: Newberry - Exercise of Option / Brown Trust BAP**

Looks like 2/18/16

From: Tom Ferruzzo
Sent: Thursday, February 18, 2016 10:49 AM
To: <mailto:ronaldabrown@earthlink.net>
Cc: David Seielstad ; <mailto:jeff@weaponsedge.com>
Subject: Newberry - Exercise of Option / Brown Trust BAP

Ron – I understand from David Seielstad, Senior Watermaster Services Technician Mojave Water Agency, that as of Feb. 17th you have brought the Brown Trust BAP into compliance; Based on that information the Newberry Springs Recreational Lakes Association exercises its option to purchase the 1080 acre feet of BAP from the Brown Trust; attached is the signed exercise of the option and the signed Purchase Agreement, complying with the Option Agreement.

We now need you to follow the Option Agreement and do the following:

1. Sign as trustee of the Brown trust and return to Jeff Gaastra or me the Purchase Agreement attached;
2. Sign as trustee of the Brown trust and get notarized the Permanent Transfer of Base Annual Production Right attached and deliver the original to Jeff Gaastra or me.
3. Sign as trustee The Stipulation for Intervention and Entry of Judgement sent to you by David Seielstad , a copy is attached for your convenience and deliver the original to David Seielstad;
4. Call me so we can agree on which escrow company to use to set up the escrow account to deposit the balance of the funds for the purchase of the BAP water rights.

Regards Tom Ferruzzo

Thomas G. Ferruzzo, Esq.
FERRUZZO & FERRUZZO, LLP
3737 Birch Street, Suite 400
Newport Beach, CA 92660
Tele: (949) 608-6900; Fax: (949) 608-6994

email: tferruzzo@ferruzzo.com

U. S. Treasury Circular 230 Disclosure: The above communication was not written and cannot be used for the purpose of avoiding penalties which may be assessed upon a challenge by the Internal Revenue Service of any tax treatment discussed therein or in any attachment thereto.

EXHIBIT A

**Permanent Base Annual Production Water Rights
Purchase Agreement**

This Agreement dated January 28, 2016 is by and between RONALD A. BROWN, Trustee of the Ronald A. Brown Trust Created UTD January 5, 1996 ("Trustee") and the NEWBERRY SPRINGS RECREATIONAL LAKES ASSOCIATION, a California unincorporated association (the "Lakes") for the purchase of 1080 acre feet of Base Annual Production ("BAP") from Trustee, the Producer, by the Lakes as set out in Exhibit B (see attached) of the Judgment after Trial in Case No. 208568 filed on January 10, 1996, Riverside Superior Court.

Trustee and the Lakes agree as follows:

1. Purchase Price

The Lakes have exercised their Option to purchase the BAP and will pay to Trustee the sum of Four Hundred Fifty Dollars (\$450.00) per acre foot for a total purchase price of Four Hundred Eighty-Six Thousand Dollars (\$486,000.00) for the 1080 acre feet BAP transferred by Trustee to the Lakes free and clear of all encumbrances.

2. Payment of the Purchase Price/Escrow

The Lakes and Trustee shall mutually agree on an escrow company to facilitate the payment of the purchase price. The Lakes upon exercise of the Option shall deposit the entire purchase price and the escrow fees into the escrow account. The escrow officer shall be instructed to release the funds to Trustee upon presentation by the Trustee to escrow of the approval by the MWA of the transfer of the BAP from the Trustee to the Lakes and execution by the Trustee of the transfer documentation necessary to transfer the BAP to the Lakes.

3. Notice

Upon execution of this Purchase Agreement and exercise of the Option, Trustee shall deliver to Jeff Gaastra, President of the Lakes, an original signed and notarized Mojave Watermaster Form titled "Permanent Transfer of Base Annual Production Right" and Mojave Watermaster form titled "Stipulation for Intervention after Entry of Judgment" to be drafted by the MWA and signed and notarized by Ronald A. Brown, Trustee of the Ronald A. Brown Trust Created UTD January 5, 1996.

4. Transfer Fee

The Lakes shall pay the transfer fee to Oasis Properties upon execution of this Agreement. Trustee will reasonably cooperate with the requests and requirements of the

Mojave Watermaster to facilitate the transfer of the BAP and execute and notarize the BAP transfer documents to transfer the BAP to the Lakes.

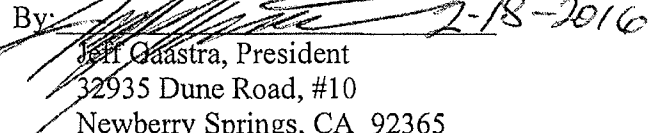
This Agreement is signed on the first date above.

Trustee

The Lakes

Newberry Springs Recreational Lakes
Association

Ronald A. Brown, Trustee of the
Ronald A. Brown Trust Created UTD
January 5, 1996
10263 Leona Avenue
Leona Valley, CA 90025-7012
ronaldabrown@earthlink.net
310-663-4888

By:  2-18-2016
Jeff Gaastra, President
32935 Dune Road, #10
Newberry Springs, CA 92365
jeff@weaponsedge.com
760-257-0979

Wire Transfer Instructions:

Account Name: Ronald A. Brown Living Trust
Account #: 2012870812
Routing #: 121000248
Bank Name: Wells Fargo Bank

1 William J. Brunick, Esq. (State Bar No 46289)
BRUNICK, McELHANEY & KENNEDY PLC
2 1839 Commercenter West
San Bernardino, California 92408-3303
3

NO FEE PER GOV'T. CODE SEC. 6103

4 MAILING:
P.O. Box 13130
San Bernardino, California 92423-3130
5

6 Telephone: (909) 889-8301
Facsimile: (909) 388-1889

7 Attorneys for Defendant/Cross-Complainant
MOJAVE WATER AGENCY
8

9 **SUPERIOR COURT OF THE STATE OF CALIFORNIA**
10 **IN AND FOR THE COUNTY OF RIVERSIDE**

11
12 CITY OF BARSTOW, et al.,
13 Plaintiffs,
14 vs.
15 CITY OF ADELANTO, et al.,
16 Defendants

CASE NO. 208568

**STIPULATION FOR
INTERVENTION AND ENTRY
OF JUDGMENT**

Assigned for All Purposes to:
Judge Gloria Connor Trask
Dept. 1

17
18 **AND RELATED CROSS-ACTIONS**
19

20 Cross-Complainant, Mojave Water Agency ("MWA"), and stipulating and intervening party,
21 The Ronald A. Brown Trust (hereinafter referred to as "The Trust") agrees and stipulates as follows:

22 1. On January 10, 1996, the Court entered Judgment (attached hereto as Exhibit "A") (1)
23 in the above-entitled action declaring the Judgment Pursuant to Stipulation to be binding as against
24 all parties.
25

26
27 ¹ For the Court's convenience and to reduce the size of the Stipulations that will be filed with the
28 Court, Exhibit "A", the Judgment After Trial dated January 10, 1996, has not been attached to the
original Stipulation filed herewith, but is incorporated herein at every reference as though set forth in
full.

1 2. The Trust was not bound by such Judgment because he had not intervened and
2 stipulated and was not party to the Judgment attached as Exhibit "A".

3 3. The party hereto agrees and stipulates to that Judgment attached as Exhibit "A" with a
4 Base Annual Production Right for The Trust of 1,080 acre-feet. The Judgment may be made and
5 entered by the Court as a final Judgment binding this stipulating and intervening party in the above-
6 entitled action.

7 4. The court will consider the proposed stipulation at a later time. MWA shall give at
8 least thirty (30) days' notice to party herein of said hearing. The stipulating and intervening party
9 shall be bound by all the terms of the Judgment herein and accept the benefits thereto.

10
11
12 Dated: _____, 2016

Ronald A. Brown, Trustee
The Ronald A. Brown Trust

BRUNICK, McELHANEY & KENNEDY PLC

13
14
15
16
17
18 Dated: _____

By: _____
William J. Brunick
Attorneys for Defendant/Cross-Complainant,
MOJAVE WATER AGENCY

19
20
21 **IT IS SO ORDERED:**

22
23
24 Dated: _____

Judge Gloria Connor Trask
Superior Court of the State of California
for the County of Riverside

1
2
3
4
5 Attorney for Watermaster

6 SUPERIOR COURT OF THE STATE OF CALIFORNIA

7 FOR THE COUNTY OF RIVERSIDE

8 CITY OF BARSTOW, ET AL)

9 Plaintiff,)

10 v.)

11 CITY OF ADELANTO, ET AL)

12 Defendants.)

NO. 208568

STIPULATION FOR INTERVENTION
AFTER ENTRY OF JUDGMENT

OF _____
as Defendant(s)

13
14 IT IS HEREBY STIPULATED by and between the Mojave Basin Area Watermaster for
15 and on behalf of all parties to the instant action and _____

16 _____ the proposed Intervenor(s) herein, that said proposed
17 Intervenor(s) may intervene in the instant action and become entitled to all of the benefits and bound by
18 all of the burdens of the Stipulated Judgment herein.

19 The Court will consider the attached proposed Order confirming said Intervention at ____
20 o'clock ____ M on _____ 20____, in Department _____ located at _____

21 To be set by Watermaster
22 _____

23 Watermaster shall give at least 30 days notice to the parties herein of said hearing.
24
25
26

27 Exhibit "F"
28 F-1
Page 1

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DATED: _____

Watermaster

By _____
Chairman

Attest:

Secretary

DATED: _____

Intervenor(s)

By _____

By _____

Name of Intervenor's Designee:

Address of Designee:

Telephone Number of Designee:

**Exercise of Option
February 18, 2016**

TO: Ronald A. Brown, Trustee

The Newberry Springs Recreational Lakes Association (the "Lakes") hereby exercises its option without condition or qualification under the Option To Purchase 1080 Acre Feet of BAP Agreement with Ronald A. Brown, Trustee of the Ronald A. Brown Trust Created UTD January 5, 1996 ("Trustee") dated January 28, 2016, to purchase 1080 acre feet of BAP.

Attached hereto is the Permanent Base Annual Production Water Rights Purchase Agreement signed by Jeff Gaastra, President of the Lakes.

Newberry Springs Recreational Lakes
Association

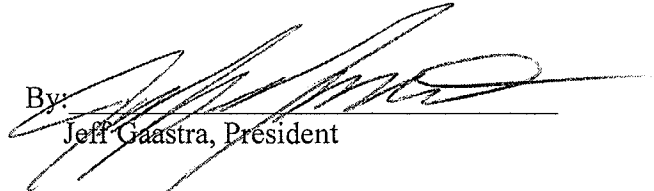
By: 
Jeff Gaastra, President

Exhibit “C”

EXERCISE OF OPTION

EXHIBIT "C"
EXERCISE OF OPTION

**Exercise of Option
February 18, 2016**

TO: Ronald A. Brown, Trustee

The Newberry Springs Recreational Lakes Association (the "Lakes") hereby exercises its option without condition or qualification under the Option To Purchase 1080 Acre Feet of BAP Agreement with Ronald A. Brown, Trustee of the Ronald A. Brown Trust Created UTD January 5, 1996 ("Trustee") dated January 28, 2016, to purchase 1080 acre feet of BAP.

Attached hereto is the Permanent Base Annual Production Water Rights Purchase Agreement signed by Jeff Gaastra, President of the Lakes.

Newberry Springs Recreational Lakes
Association

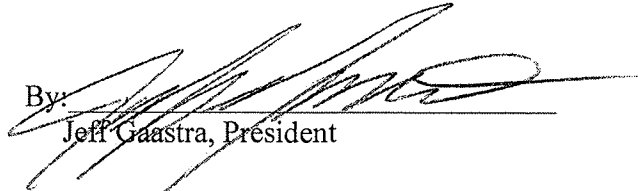
By: 
Jeff Gaastra, President

Exhibit “D”

PURCHASE AGREEMENT

EXHIBIT "D" PURCHASE AGREEMENT

EXHIBIT A

Permanent Base Annual Production Water Rights Purchase Agreement

This Agreement dated January 28, 2016 is by and between RONALD A. BROWN, Trustee of the Ronald A. Brown Trust Created UTD January 5, 1996 ("Trustee") and the NEWBERRY SPRINGS RECREATIONAL LAKES ASSOCIATION, a California unincorporated association (the "Lakes") for the purchase of 1080 acre feet of Base Annual Production ("BAP") from Trustee, the Producer, by the Lakes as set out in Exhibit B (see attached) of the Judgment after Trial in Case No. 208568 filed on January 10, 1996, Riverside Superior Court.

Trustee and the Lakes agree as follows:

1. **Purchase Price**

The Lakes have exercised their Option to purchase the BAP and will pay to Trustee the sum of Four Hundred Fifty Dollars (\$450.00) per acre foot for a total purchase price of Four Hundred Eighty-Six Thousand Dollars (\$486,000.00) for the 1080 acre feet BAP transferred by Trustee to the Lakes free and clear of all encumbrances.

2. **Payment of the Purchase Price/Escrow**

The Lakes and Trustee shall mutually agree on an escrow company to facilitate the payment of the purchase price. The Lakes upon exercise of the Option shall deposit the entire purchase price and the escrow fees into the escrow account. The escrow officer shall be instructed to release the funds to Trustee upon presentation by the Trustee to escrow of the approval by the MWA of the transfer of the BAP from the Trustee to the Lakes and execution by the Trustee of the transfer documentation necessary to transfer the BAP to the Lakes.

3. **Notice**

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The Lakes shall pay the transfer fee to Oasis Properties upon execution of this Agreement. Trustee will reasonably cooperate with the requests and requirements of the

Mojave Watermaster to facilitate the transfer of the BAP and execute and notarize the BAP transfer documents to transfer the BAP to the Lakes.

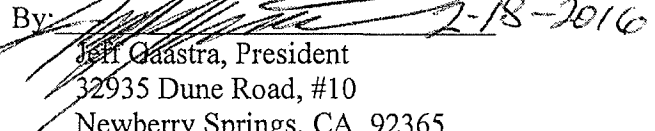
This Agreement is signed on the first date above.

Trustee

The Lakes

Newberry Springs Recreational Lakes
Association

Ronald A. Brown, Trustee of the
Ronald A. Brown Trust Created UTD
January 5, 1996
10263 Leona Avenue
Leona Valley, CA 90025-7012
ronaldabrown@earthlink.net
310-663-4888

By:  2-18-2016
Jeff Gaastra, President
32935 Dune Road, #10
Newberry Springs, CA 92365
jeff@weaponsedge.com
760-257-0979

Wire Transfer Instructions:

Account Name: Ronald A. Brown Living Trust
Account #: 2012870812
Routing #: 121000248
Bank Name: Wells Fargo Bank

PROOF OF SERVICE

**STATE OF CALIFORNIA }
COUNTY OF SAN BERNARDINO}**

I am employed in the County of the San Bernardino, State of California. I am over the age of 18 and not a party to the within action; my business address is 13846 Conference Center Drive, Apple Valley, California 92307.

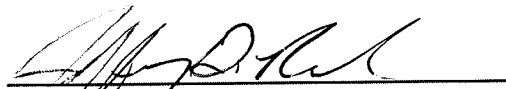
On April 20, 2016, the document(s) described below were served pursuant to the Mojave Basin Area Watermaster's Rules and Regulations paragraph 8.B.2 which provides for service by electronic mail upon election by the Party or paragraph 10.D, which provides that Watermaster shall mail a postcard describing each document being served, to each Party or its designee according to the official service list, a copy of which is attached hereto, and which shall be maintained by the Mojave Basin Area Watermaster pursuant to Paragraph 37 of the Judgment. Served documents will be posted to and maintained on the Mojave Water Agency's internet website for printing and/or download by Parties wishing to do so.

Document(s) filed with the court and served herein are described as follows:

NOTICE OF RELATED CASE

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

Executed on April 20, 2016 at Apple Valley, California.



Jeffrey D. Ruesch

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Mojave Basin Area Watermaster Service List as of April 20, 2016

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Mojave Basin Area Watermaster Service List as of April 20, 2016

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Mojave Basin Area Watermaster Service List as of April 20, 2016

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Mojave Basin Area Watermaster Service List as of April 20, 2016

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Mojave Basin Area Watermaster Service List as of April 20, 2016

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Mojave Basin Area Watermaster Service List as of April 20, 2016

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Mojave Basin Area Watermaster Service List as of April 20, 2016

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Mojave Basin Area Watermaster Service List as of April 20, 2016

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Mojave Basin Area Watermaster Service List as of April 20, 2016

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