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23 THE CITY OF LOS ANGELES, ACTING BY AND
24 THROUGH ITS DEPARTMENT OF WATER AND POWER

25 SUPERIOR COURT OF THE STATE OF CALIFORNIA

26 FOR THE COUNTY OF INYO BC V - 18 - 101261 SD

27 INYO COUNTY, a political subdivision of the
28 State of California,

Plaintiff,

v.

LOS ANGELES DEPARTMENT OF
WATER AND POWER, a Proprietary
Department of the City of Los Angeles, a
charter city, et al.,

Defendant.

Case No. SICVCV18-62067

Assigned For All Purposes To:
The Honorable Brian J. Lamb, Dept. 1

**DECLARATION OF JAMES G.
YANNOTTA IN SUPPORT OF MOTION
BY DEFENDANT FOR ORDER
TRANSFERRING VENUE UNDER CIV.
PROC. CODE §§ 394(a), 397(b)**

Date: April 20, 2018
Time: 1:00 p.m.
Dept.: 1

*(Submitted concurrently with Notice of Motion
and Motion; Request for Judicial Notice;
Declaration of John C. Murphy; [Proposed]
Order)*

Complaint Filed: February 14, 2018
Trial Date: None Set

{00127664.1 }

DECLARATION OF JAMES G. YANNOTTA IN SUPPORT OF MOTION BY DEFENDANT
FOR ORDER TRANSFERRING VENUE UNDER CIV. PROC. CODE §§ 394(a), 397(b)

Exempt From Fees Per
Govt. Code § 6103

IMAGED

FILED

MAR 22 2018

INYO CO. SUPERIOR COURT
PAMELA M. FOSTER, CLERK
BY *[Signature]* DEPUTY

MAY 22 2018

DECLARATION OF JAMES G. YANNOTTA

I, James G. Yannotta, declare as follows:

1. I am the Manager of Los Angeles Aqueduct for the Los Angeles Department of Water and Power ("LADWP"). I have been employed with LADWP for over 30 years. As Manager of Los Angeles Aqueduct, I am responsible for overseeing LADWP's Water System operations, which includes property, facilities, and operations in Inyo County ("Inyo"). I have knowledge of the facts set forth below and could testify thereto.

2. LADWP owns approximately 252,000 acres of land in Inyo.

3. LADWP undertakes significant efforts on its lands in the Owens Valley to sustain the desert environment, maintain vegetation levels, and protect the watershed given its importance to the City of Los Angeles' ("City") and Inyo's water supply. LADWP's ability to protect the watershed, and its water rights therein, and to serve reliable and clean water to Inyo and the nearly four million inhabitants of the City, is inextricably intertwined with its ability to manage the activities that occur on its lands.

4. LADWP leases property to Inyo for a variety of purposes. For more than fifty years, LADWP has leased three parcels of real property to Inyo for operation of three landfills, the Bishop-Sunland Landfill, the Independence Landfill, and the Lone Pine Landfill. LADWP provides Inyo off-site water for the operation of all three landfills.

5. Over the years, LADWP has become increasingly concerned about Inyo's operation of its landfills on LADWP property. Inyo has continually failed to comply with applicable law. I am informed and believe that regulatory agencies have cited Inyo for at least 2,500 violations at the three Inyo landfills. Due to its concerns, LADWP has enhanced the environmental compliance provisions in its landfill leases with Inyo to protect the Owens Valley watershed and the environment.

6. Despite these concerns, I am informed and believe that LADWP has not indicated any intention to terminate Inyo's landfill leases or otherwise refused to renew the leases. In fact, LADWP and Inyo executed a new lease for the Bishop-Sunland Landfill on March 9, 2017.

7. On or about March 22, 2017, Inyo provided LADWP with a notice of intent to appraise the three properties leased to Inyo for the landfills. I have reviewed and am familiar with the notice. Attached as Exhibit "3" is a true and correct copy of the notice LADWP received.

8. On or about May 8, 2017, LADWP received three written offers from Inyo to acquire the three landfill properties. Water rights were not mentioned in the offers. I have reviewed and am familiar with the three written offers. Attached as Exhibit "4" is a true and correct copy of the three offers LADWP received.

9. On or about July 17, 2017, LADWP received three more notices from Inyo. Inyo's notices indicated that its Board of Supervisors intended to adopt resolutions of necessity to seek to condemn the three landfill properties. The notices mentioned nothing about LADWP's appurtenant water rights. They also did not identify the public use for which Inyo intended to acquire the properties. I have reviewed and am familiar with these three notices. Attached as Exhibit "5" is a true and correct copy of the three notices LADWP received.

10. On or about August 1, 2017, LADWP submitted a written request to Inyo to appear and be heard at the August 15, 2017 hearing of Inyo's Board of Supervisors on the proposed resolutions of necessity. I have reviewed and am familiar with LADWP's August 1, 2017 letter to Inyo. Attached as Exhibit "6" is a true and correct copy of LADWP's August 1, 2017 letter.

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

Executed this 20th day of March, 2018, at Los Angeles, California.


James G. Yannotta

EXHIBIT 3



COUNTY OF INYO
ADMINISTRATOR'S OFFICE

KEVIN D. CARUNCHIO
COUNTY ADMINISTRATIVE OFFICER



March 22, 2017

David H. Wright, General Manager
Los Angeles Department of Water and Power
15th Floor
111 North Hope Street
Los Angeles, California 90012



SUBJECT: Notice of Decision to Appraise
Bishop-Sunland Landfill, 110 Sunland Reservation Road, Bishop
Independence Landfill, 250 Dump Road, Independence
Lone Pine Landfill, 450 Substation Road, Lone Pine

The County of Inyo ("County") is planning the acquisition of properties owned by you and operated by the County as landfill sites in the cities of Bishop, Independence, and Lone Pine (the "Properties"). The acquisition areas are more particularly identified on the enclosed Exhibits.

This letter and its enclosures are submitted to you as preliminary information only. The County intends to appraise the Properties to ascertain the value of the rights to be acquired. Accordingly, you or your designated representative is invited to accompany our appraiser from Smith & Associates Inc., 140 Town and Country Drive, Suite F, Danville, California 94526, on an inspection of the Properties. If you wish to accompany the appraiser, please contact Terry Larson at (925) 855-4950, by April 14, 2017, to set up an appointment.

Also enclosed is a copy of the County's informational brochure covering property acquisition procedures to help familiarize you with the elements of this kind of property transaction.

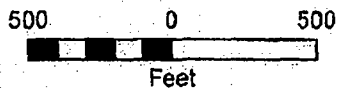
Upon completion of the appraisal, the County will contact you to meet to discuss the acquisition. Feel free to contact me at (760) 878-0292 if you have any questions.

Sincerely,

Kevin D. Carunchio
County Administrator

Cc: Board of Supervisors
Board of Water and Power Commissioners
Richard F. Harasick, Senior Assistant General Manager - Water System

EXHIBIT A



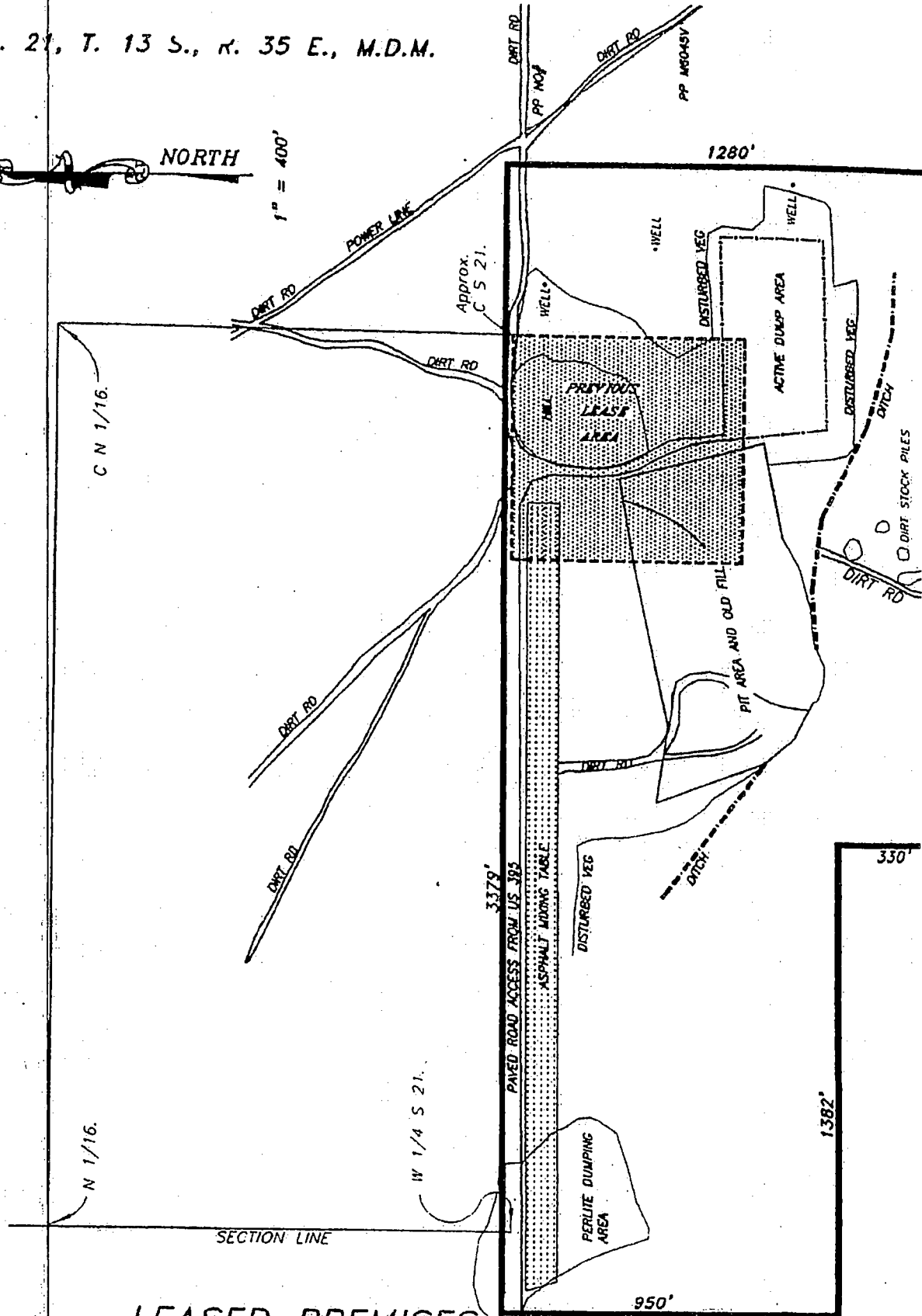
Subject Premises
118.53 Ac.
BL 1284

13-020-06A

SEC. 21, T. 13 S., R. 35 E., M.D.M.



1" = 400'



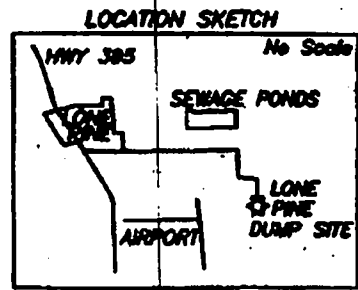
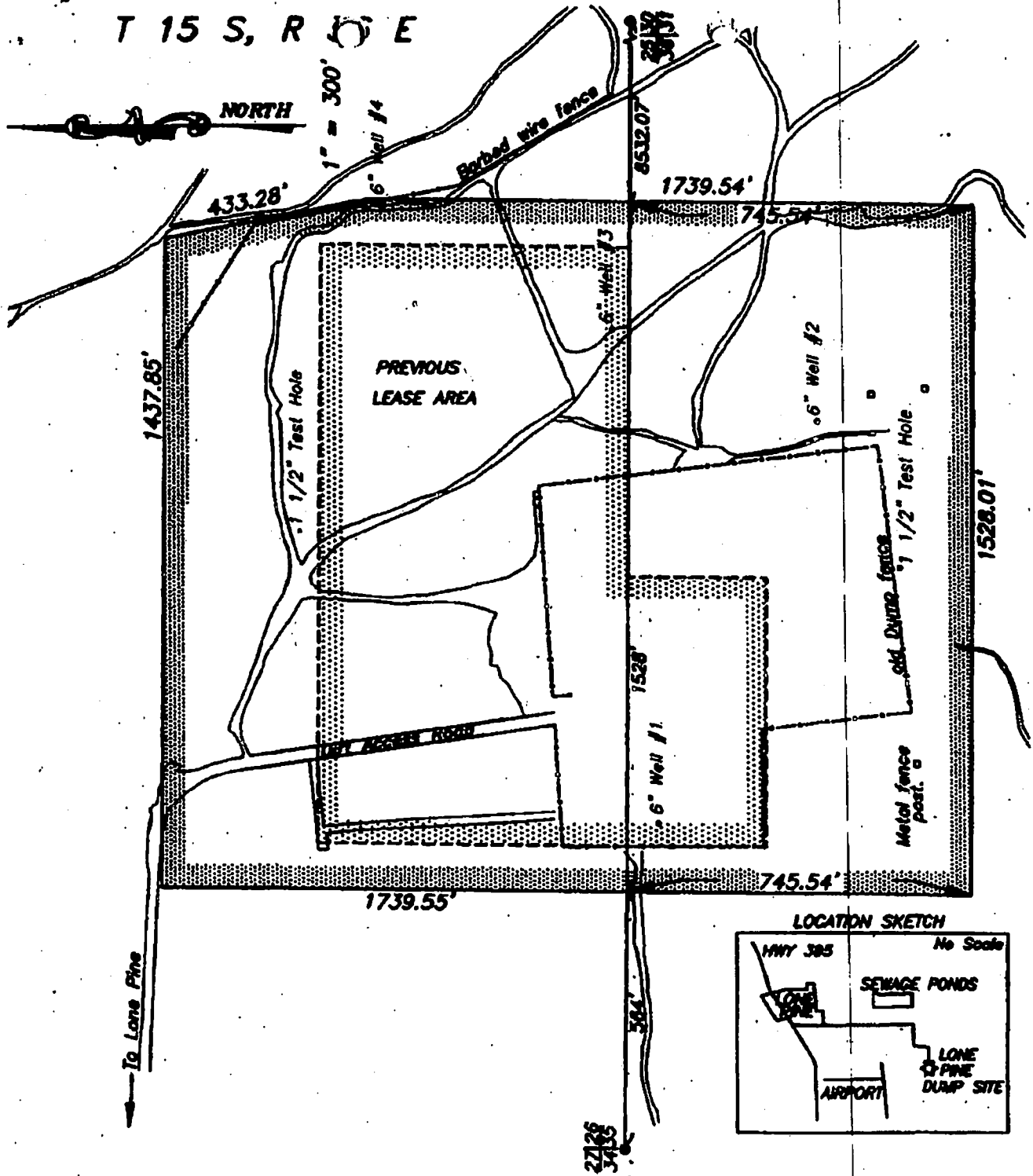
LEASED PREMISES
88.82 Ac.

3-98 G.L.T.
REF: S-105-A

Exhibit "A"

22-140-06A,B

T 15 S, R 0 E



LEASED PREMISES

60.57 Ac.

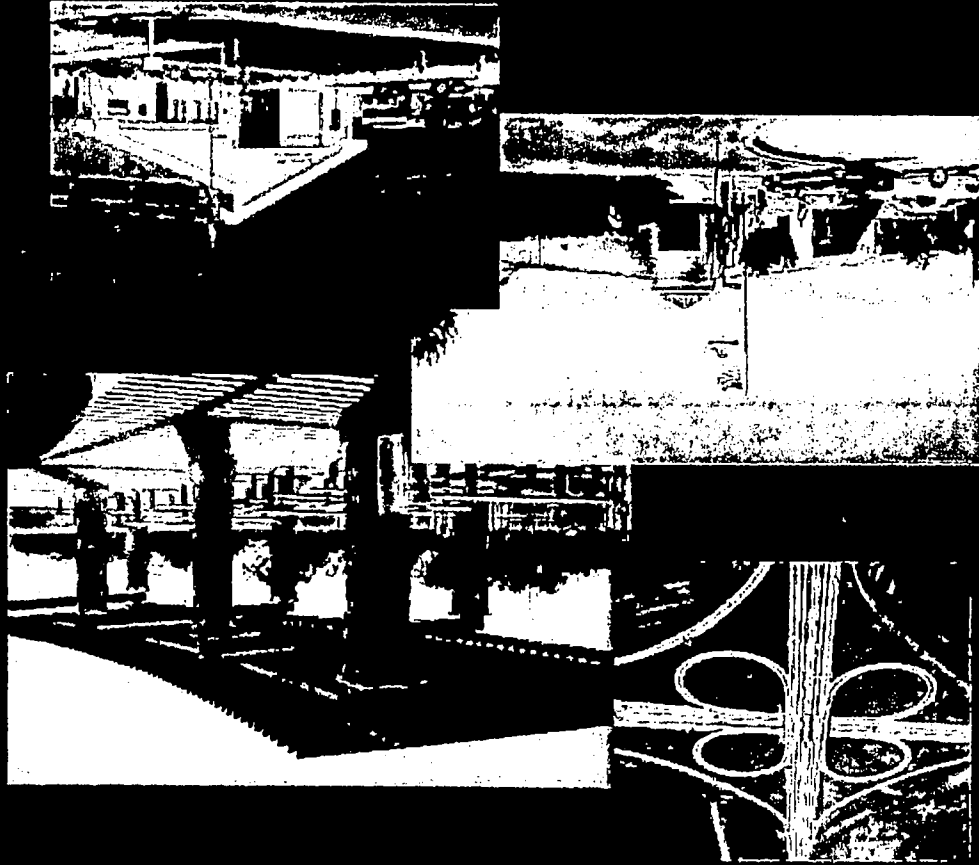
Exhibit "A"

3-98 G.L.T.
REF: S-105-A1

26-060-02A

Property Owner's Information Pamphlet On Use of Eminent Domain in California

A summary of the Process and Owner's Rights



ABOUT THE EMINENT DOMAIN PAMPHLET

SB 698 which went into effect on January 1, 2008, requires that every property owner who is the subject of an eminent domain action must be given an "informational pamphlet" outlining the property owner's rights under the Eminent Domain Law of California.

This pamphlet has been put together through the efforts of the following organizations:

League of California Cities
California State Association of Counties
Association of California Water Agencies
California Special Districts Association
California Redevelopment Association

EMINENT DOMAIN – Information Pamphlet (SB 698)

I. Introduction

Eminent domain is the power of the government to purchase private property for a "public use" so long as the property owner is paid "just compensation." Whenever possible, the County of Inyo ("County") tries to avoid use of the eminent domain power, exercising it only when it is necessary for a public project. The decision to acquire private property for a public project is made by the County only after a thorough review of the project, which often includes public hearings.

This pamphlet provides general information about the eminent domain process and the rights of the property owner in that process.¹

What is a "public use"?

A "public use" is a use that confers public benefits, like the provision of public services or the promotion of public health, safety, and welfare. Public uses include a wide variety of projects such as street improvements, construction of water pipelines or storage facilities, construction of civic buildings, redevelopment of blighted areas, and levee improvements to increase flood protection. Some public uses are for private entities, such as universities, hospitals and public utilities, which serve the public.

What is "just compensation"?

Just compensation is the **fair market value** of the property being acquired by the government. The state law definition of fair market value is "the highest price on the date of valuation that would be agreed to by a seller, being willing to sell but under no particular or urgent necessity for so doing, nor obliged to sell, and a buyer, being ready, willing, and able to buy but under no particular necessity for so doing, each dealing with the other with full knowledge of all the uses and purposes for which the property is reasonably adaptable and available."

II. The Eminent Domain Process and the Property Owner's Rights

The eminent domain process begins with a public use project. When selecting a project location, the goal is to render the greatest public good and the least private injury or inconvenience. If it is determined that all or a portion of your property may be necessary for a public use project, the County will begin the appraisal process to determine the property's fair market value

¹ The information in this pamphlet reflects existing law. However, it is not, nor should it be construed as, legal advice. You should consult with qualified legal counsel regarding your specific situation rather than relying on this pamphlet as legal advice.

How is the fair market value of my property determined?

The County will retain an independent, accredited appraiser familiar with local property values to appraise your property. The appraiser will invite you to accompany him or her during an inspection of your property. You may give the appraiser any information about improvements and any special features that you believe may affect the value of your property. It is in your best interest to provide the appraiser with all the useful information you can in order to ensure that nothing of value will be overlooked. If you are unable to meet with the appraiser, you may wish to have a person who is familiar with your property meet with the appraiser instead.

After the inspection, the appraiser will complete an appraisal that will include the appraiser's determination of your property's fair market value and the information upon which the fair market value is based. The appraiser will provide the County with the appraisal. The County will then make a written offer to purchase the property. The offer will also include a summary of the appraisal. The offer will be for no less than the amount of the appraisal.

What factors does the appraiser consider in determining fair market value?

Each parcel of real property is different and, therefore, no single formula can be used to appraise all properties. Among the factors an appraiser typically considers in estimating fair market value are:

- The location of the property;
- The age and condition of improvements on the property;
- How the property has been used;
- Whether there are any lease agreements relating to the property;
- Whether there are any environmental issues, such as contaminated soil;
- Applicable current and potential future zoning and land use requirements;
- How the property compares with similar properties in the area that have been sold recently;
- How much it would cost to reproduce the buildings and other structures, less any depreciation; and
- How much rental income the property produces, or could produce if put to its highest and best use.

Will I receive a copy of the appraisal?

The County is required to provide you with its purchase offer, a summary of the appraiser's opinion, and the basis for the County's offer. Among other things, this summary must include:

- A general statement of the County's proposed use for the property;
- An accurate description of the property to be acquired;
- A list of the improvements covered by the offer;
- The amount of the offer; and
- The amount considered to be just compensation for each improvement which is owned by a tenant and the basis for determining that amount.

However, the County is only required to show you a copy of the full appraisal if your property is an owner-occupied residential property with four or fewer residential units. Otherwise, the County may,

but is not required, to disclose its full appraisal during negotiations (though different disclosure requirements apply during the litigation process if the issue of fair market value goes to court).

Can I have my own appraisal done?

Yes. You may decide to obtain your own appraisal of the property in negotiating the fair market value with the County. At the time of making its initial offer to you, the County must offer to reimburse you the reasonable costs, not to exceed \$5,000, of an independent appraisal of your property. To be eligible for reimbursement, the independent appraisal must be conducted by an appraiser licensed by the State Office of Real Estate Appraisers.

What advantages are there in selling my property to the County?

A real estate transaction with the County is typically handled in the same way as the sale of private property. However, there may be a financial advantage to selling to the County.

- You will not be required to pay for real estate commissions, title costs, preparation of documents, title policy or recording fees required in closing the sale. The County will pay all these costs.

- Although the County cannot give you tax advice or direction, you might also be eligible for certain property and income tax advantages. You should check with the Internal Revenue Service (IRS) for details or consult your personal tax advisor.

If only a portion of my property is taken, will I be paid for the loss to my remaining property?

In general, when only a part of your property is needed, every reasonable effort is made to ensure you do not suffer a financial loss to the "remainder" property. The County will pay you the fair market value of the property being taken as well as compensation for any loss in value to your remaining property that is not offset by the benefits conferred by the project. The compensation for the loss in value to your remaining property is often referred to as "severance damages." Also, if any remaining part is of such a size, shape, or condition as to be of little market value, the County will offer to acquire that remaining part (or remnant) from you, if you so desire.

Will I be compensated for loss of goodwill to my business?

If you are the owner of a business that is conducted on the property being acquired, you may have a right to compensation for lost business goodwill if the loss is caused by the acquisition of the property. "Goodwill" consists of the benefits that accrue to a business as a result of its location, reputation for dependability, skill or quality, and any other circumstances resulting in probable retention of old or acquisition of new patronage.

What will happen to the loan on my property?

Where the County is acquiring the entire property, generally the compensation payable to the owner is first used to satisfy outstanding loans or liens as in a typical real estate transaction. Where less than the entire property is being acquired, whether outstanding loans or liens are paid from the compensation will depend on the particular facts and circumstances.

Do I have to sell at the price offered?

No. If you and the County are unable to reach an agreement on a mutually satisfactory price, you are not obligated to sign an offer to sell or enter into a purchase agreement.

If I agree to accept the County's offer, how soon will I be paid?

If you reach a voluntary agreement to sell your property or an interest in the property to the County, payment will be made at a mutually acceptable time. Generally, this should be possible within 30 to 60 days after a purchase/sale contract is signed by all parties.

What happens if we are unable to reach an agreement on the property's fair market value?

The County, to the greatest extent practicable, will make every reasonable effort to acquire your property by negotiated purchase. If, however, the negotiations are unsuccessful, the County may either file an eminent domain action in a court located within the same county where your property is located or it may decide to abandon its intention to acquire the property. If the County abandons its intention to acquire, it will promptly notify you.

If the County proceeds with eminent domain, the first step is for County staff to request authority from the Board of Supervisors to file a condemnation action. The approval from the Board of Supervisors is called a "Resolution of Necessity." In considering whether condemnation is necessary, the Board of Supervisors must determine whether the public interest and necessity require the project, whether the project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury, and whether your property is necessary for the project. You will be given notice and an opportunity to appear before the Board of Supervisors when it considers whether to adopt the Resolution of Necessity. You may want to call an attorney or contact an attorney referral service right away. You or your representatives can raise any objections to the Resolution of Necessity and the condemnation either orally before the Board of Supervisors or in writing to the Board of Supervisors.

If the Board of Supervisors adopts the Resolution of Necessity, the County can file a complaint in court to acquire title to the property upon payment of the property's fair market value. The County is the plaintiff. Anyone with a legal interest in the property, generally determined from a title report on the property (including tenants or mortgage holders), are named as defendants. Often, the County will also deposit the amount the County believes is the "probable amount of compensation" with the State Treasurer where the complaint is filed. A deposit must be made if the County is seeking to acquire possession of the property before agreement is reached on the fair market value.

- Can the County acquire possession of my property before the property's fair market value is determined in the eminent domain lawsuit?**

In some cases, the County may decide it needs possession of the property before the property's fair market value is finally determined. In such a case, the County must apply to the court for an "order for possession" to allow it to take possession and control of the property prior to resolution of the property's fair market value. The County is required to schedule a hearing with the court on the proposed order for possession and to give you notice of the hearing. Notice must generally be sent at least 90 days before the hearing date if the property is occupied and 60 days before the hearing date if the property is unoccupied. A judge will decide whether the order for possession should be granted. As noted above, the County must deposit with the State Treasurer the probable amount of just compensation in order to obtain possession of the property.

- Can I oppose the motion for an order for possession?**

Yes. You may oppose the motion in writing by serving the County and the court with your written opposition within the period of time set forth in the notice from the County.

- Can I rent the property from the County?**

If the County agrees to allow you or your tenants to remain on the property after the County acquires possession, you or the tenants will be required to pay a fair rent to the County. Generally, such rent will not be more than that charged as rent for the use of a property similar to yours in a similar area.

- Can I withdraw the amount deposited with the State Treasurer before the eminent domain action is completed, even if I don't agree that the amount reflects the fair market value of my property?**

Yes. Subject to the rights of any other persons having a property interest (such as a lender, tenant, or co-owner), you may withdraw the amount deposited with the State Treasurer before the eminent domain action is completed. If you withdraw the amount on deposit, you may still seek a higher fair market value during the eminent domain proceedings, but you may not contest the right of the County to acquire the property, meaning you cannot contest that the acquisition of your property is for a public purpose or is otherwise improper.

You also have the right to ask the court to require the County to increase the amount deposited with the State Treasurer if you believe the amount the County has deposited less than the "probable amount of compensation."

- Can I contest the condemning agency's acquisition of the property?**

Yes. Provided you have not withdrawn the amount deposited, you can challenge in court the County's right to acquire or condemn the property.

What happens in an eminent domain trial?

The main purpose of an eminent domain trial is to determine the fair market value of your property, including compensable interests such as lost business goodwill caused by the taking or severance damages. The trial is usually conducted before a judge and jury. You (and any others with interests in the property) and the County will have the opportunity to present evidence of value, and the jury will determine the property's fair market value. In cases where the parties choose not to have a jury, the judge will decide the property's fair market value. Generally, each party to the litigation must disclose its respective appraisals to the other parties prior to trial.

If you challenge the County's right to acquire the property, the eminent domain trial will also determine whether or not the County has the legal right to acquire the property. In such cases, the judge (not the jury) will make this determination before any evidence is presented concerning the property's fair market value.

At the end of the trial, the judge will enter a judgment requiring the County to pay fair market value. Once the County pays the amount listed in the judgment, the judge will enter a final order of condemnation. The County will record the final order with the County Recorder, and title to the property will then pass to the County.

Am I entitled to interest?

Anyone receiving compensation in an eminent domain action is generally entitled to interest on that compensation from the date the condemning agency takes possession of the property until the person receiving the compensation has been fully paid. The rate and calculation of the interest is determined under formulas in State law.

Will the County pay my attorneys' fees and costs.

In an eminent domain action, you are entitled to be reimbursed by the condemning agency for your court costs such as court filing fees. In some circumstances, you may also be entitled to be reimbursed by the condemning agency for your attorneys' fees in the lawsuit. Whether you will be entitled to receive reimbursement for your attorneys' fees will depend on the particular facts and circumstances of the case and the offers and demand for compensation made in the action.

Will I receive assistance with relocation?

Any person, business, or farm operation displaced as a result of the property acquisition is typically entitled to relocation advisory and financial assistance for eligible relocation expenses, such as moving expenses. The amount of relocation compensation is determined on a case-by-case basis in accordance with prescribed law. Relocation benefits are handled separate and apart from the determination of the property's fair market value and are not part of the eminent domain process.

III. Contact Information

We are available to answer your questions and to assist you in understanding the acquisition program and the eminent domain process. Should you desire further information, please contact the County.

EXHIBIT 4



COUNTY OF INYO

ADMINISTRATOR'S OFFICE

KEVIN D. CARUNCHIO
COUNTY ADMINISTRATIVE OFFICER



May 8, 2017

David H. Wright, General Manager
Los Angeles Department of Water and Power
15th Floor
111 North Hope Street
Los Angeles, California 90012

Re: Government Code section 7267.2 Precondemnation Offer
Bishop-Sunland Landfill, 110 Sunland Reservation Road, Bishop

As you are aware, the County of Inyo ("County") is planning the acquisition of properties owned by the Los Angeles Department of Water and Power ("LADWP") and operated by the County as landfill sites in the cities of Bishop, Independence, and Lone Pine (the "Properties"). This letter addresses the acquisition of the Bishop landfill site, which is more particularly identified on the enclosed Exhibit ("Bishop Site").

In March 2017, you were informed that the County would be completing an appraisal of the Properties. The appraisals have been completed by the County's independent appraiser and reviewed by the County. The appraisals are believed to have concluded values representing the fair market values of the Properties.

The appraisal concluded a value for the Bishop Site of \$297,000, using a date of value of December 1, 2016. This value is the amount being offered herein as just compensation for the Bishop Site. The basis for the computation of compensation is explained in the Appraisal Summary enclosed herewith. The Appraisal Summary is presented in compliance with state laws.

You will find the following documents enclosed for your review:

- Property Exhibit
- Informational Brochure
- Appraisal Summary Statement

EL CAMINO SIERRA

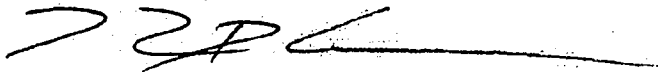
David H. Wright
May 8, 2017
Page Two

Pursuant to Code of Civil Procedure section 1263.025 should LADWP, as the owner of the Bishop Site, elect to obtain an independent appraisal, the County will pay for the actual reasonable costs of the appraisal up to \$5,000, subject to the following:

- a) LADWP, not the County, must order the appraisal. Should LADWP enter into a contract with an appraiser, the County will not be a party to the contract.
- b) The selected appraiser must be licensed with the Office of Real Estate Appraisers (OREA).
- c) The costs must be reasonable.

Please contact me at your earliest convenience at (760) 878-0292 to discuss this offer and address any questions that you may have.

Sincerely,



Kevin D. Carunchio
Inyo County Administrative Officer

cc: Board of Supervisors
Board of Water and Power Commissioners
Richard F. Harasick, Senior Assistant General Manager – Water System

EL CAMINO SIERRA

APPRAISAL SUMMARY STATEMENT

Appraisers:

Smith & Associates, Inc.
Terry S. Larson, MAI
William Schnitzer, ASA

Statutory Basis of Valuation

The market value for the property to be acquired by the County of Inyo is based upon an appraisal in accordance with accepted appraisal principles and procedures.

Code of Civil Procedure Section 1263.320 defines Fair Market Value as follows:

- a) The fair market value of the property taken is the highest price on the date of valuation that would be agreed to by a seller, being willing to sell but under no particular or urgent necessity for so doing, nor obliged to sell, and a buyer, being ready, willing, and able to buy but under no particular necessity for so doing, each dealing with the other with full knowledge of all the uses and purposes for which the property is reasonably adaptable and available.
- b) The fair market value of property taken for which there is no relevant, comparable market is its value on the date of valuation as determined by any method of valuation that is just and equitable.

The fair market value for the property to be acquired by the County of Inyo is based upon Code of Civil Procedure section 1263.320(a) as defined above.

Basic Property Data

Property Location: Southeast corner of Sunland Reservation Road and Sunland Drive, Bishop, California

Assessor's Parcel No.: Portion of 013-020-07

Current Use: Solid Waste Landfill Facility

Improvements: None

Larger Parcel Size: 118.53 acres

Owner: Los Angeles Department of Water and Power (LADWP)

Proposed Acquisition: 118.53 acres – Full Acquisition of Larger Parcel

Property Interest Appraised: Fee Simple Estate

Applicable Zoning: P, Public

General Plan: PF, Public Facilities

Highest and Best Use: Recreation, grazing or single family home site

Basis of Valuation

Date of valuation: December 1, 2016

1. The Sales Comparison approach is based on the consideration and adjustment of comparable land sales.

Indicated value by Sales Comparison Approach:

118.53 acres x \$2,500 per acre = \$296,325

Rounded: \$297,000

See attached sheet for principal transactions.

2. The Cost Approach is based in part on a replacement cost new of improvements less depreciation.

The Cost Approach was not used as it was concluded that it would not be a good indicator of value for this property.

3. The income approach is based on an analysis of income and expenses to the property.

The income approach was not used as it was concluded that it would not be a good indicator of value for this property.

Reconciliation of values based on the above approaches to value: \$297,000

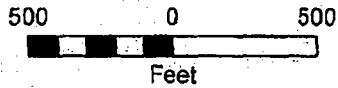
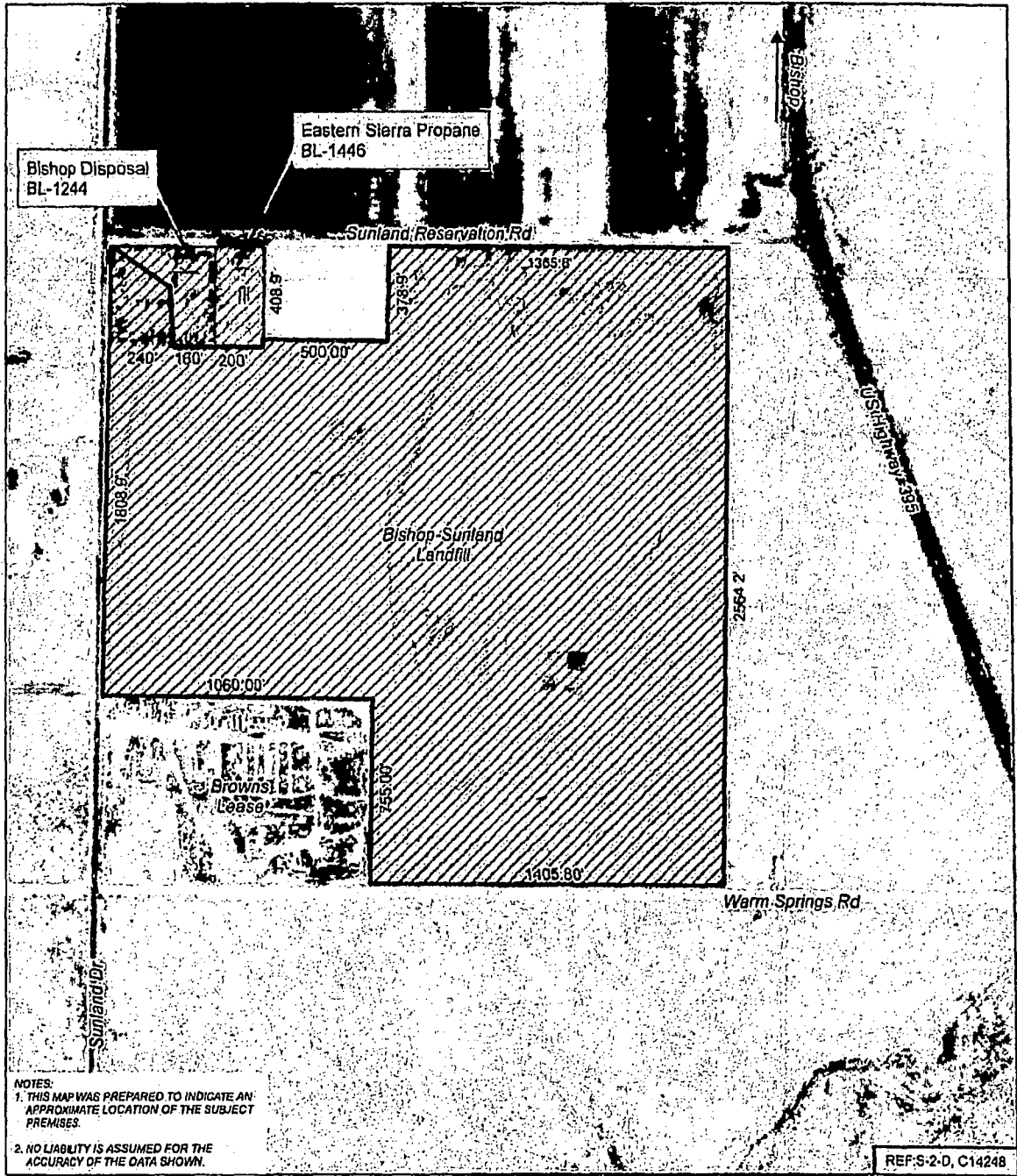
Damages: N/A

Benefits: N/A

JUST COMPENSATION FOR ACQUISITION: \$297,000

Land Sales Table						
No.	Location/APN	Recording Date	Parcel Size	Sale Price	Price per Acre	GP Zoning
	Subj. Bishop-Sundland 013-020-07 N. Owens Valley	N/A	118.53	N/A	N/A	A OS-40
1	S. of Olancha S. Owens Valley 033-510-050	04/28/15	120.81	\$120,000	\$993	RE RR/5.0
2	1512 Bramlett Ranch Road N. Owens Valley 024-080-011	05/07/10	99.98	\$250,000	\$2,501	AG (Land Use)
3	North of Bartlett N. Owens Valley 029-100-061	08/06/09	31.80	\$80,000	\$2,516	RP OS-40
4	350 Lakeview Rd. S. of Olancha S. Owens Valley 033-240-012	03/18/08	121.90	\$140,000	\$1,148	OSR OS-40
5	50066 Hwy 395 N. of Pearsonville S. Owens Valley 037-250-030	12/28/06	139.86	\$150,000	\$1,073	NR OS-40
6	295 W. Lake St. N. of Cartago S. Owens Valley 029-200-030, 050	04/21/05	46.00	\$65,000	\$1,413	RP/RRH OS-40/RR

EXHIBIT A



Subject Premises
118.53 Ac.
BL 1284

13-020-06A

