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8 TOWN OF APPLE VALLEY

9 SUPERIOR COURT OF THE STATE OF CALIFORNIA

10 COUNTY OF SAN BERNARDINO

11 TOWN OF APPLE VALLEY, a municipal  
12 corporation,

13 Plaintiff,

14 v.

15 APPLE VALLEY RANCHOS WATER  
COMPANY, a California corporation;  
16 DOES 1-1000; and,  
17 ALL PERSONS UNKNOWN CLAIMING  
AN INTEREST IN THE PROPERTY,

18 Defendants.

Case No.

CIVDS1600180

**COMPLAINT IN EMINENT DOMAIN**

[Complaint deemed verified pursuant to  
Cal. Code. Civ. Proc., § 446; lis pendens filed  
concurrently]

EXEMPT FROM FILING FEES,  
PURSUANT TO GOVERNMENT CODE  
SECTION 6103

**FILED**  
SUPERIOR COURT OF CALIFORNIA  
COUNTY OF SAN BERNARDINO  
SAN BERNARDINO DISTRICT

JAN 07 2016

BY   
JESSICA JOANIS, DEPUTY

1 Plaintiff TOWN OF APPLE VALLEY alleges:

2 **PARTIES**

3 1. The TOWN OF APPLE VALLEY ("the Town" or "Apple Valley") is a general  
4 law city organized and existing under the laws of the State of California and located within San  
5 Bernardino County. The Town is vested with authority to exercise in its own name the power of  
6 eminent domain to acquire property for the operation of an integrated, publicly owned and  
7 operated water system pursuant to Sections 1240.010, 1240.050, 1240.110, 1240.120, 1240.125,  
8 1240.610, *et seq.*, and 1240.650 of the California Code of Civil Procedure; Sections 37350.5 and  
9 38730 of the California Government Code; and Article I, Section 19, Article X, Section 5 and  
10 Article XI, Section 9 of the Constitution of the State of California.

11 2. Defendant APPLE VALLEY RANCHOS WATER COMPANY (sometimes  
12 hereafter "the Water Company" ) is a corporation duly organized and existing under the laws of  
13 the State of California.

14 3. Defendants DOES 1-1000, inclusive, have, or claim to have, an interest in the  
15 property described herein, the exact nature of which interest is unknown to the Town. The true  
16 names or capacities of the individual, corporate, associate or otherwise of DOES 1-1000 are  
17 unknown to Town, who therefore sues such defendants by such fictitious name and will ask leave  
18 to amend this pleading to show the true names and capacities and state of incorporation, if  
19 applicable, when the names and identities of defendants are ascertained.

20 4. The Town hereby names All Persons Unknown Claiming an Interest in the  
21 Property described herein as party defendants to this action.

22 5. All defendants identified in Paragraphs 2 through 4 above are hereby referred to  
23 collectively as the "Defendants."

24 **THE PROPOSED PROJECT AND ACQUISITION**

25 6. By this action, the Town seeks to acquire the Water Company's water supply and  
26 distribution system located within the boundaries of the Town and the County of San Bernardino  
27 as described in *Exhibit A* (henceforth "the Water System" or "the Property"). The Town's  
28 proposed public project is the public ownership, operation, and maintenance of the Water System