26 OCT 23 AM 10:27

FILE KERN CO. CLERK OF THE BD. OF SUPERVISORS
DEPUTY

SUM-100

SUMMONS
(CITACION JUDICIAL)

FOR COURT USE ONLY
(SOLO PARA USO DE LA CORTE)

ELECTRONICALLY FILED
Superior Court of California,
County of Kern
By: Javen Silva
Deputy Clerk
09/11/2026

NOTICE TO DEFENDANT:
(AVISO AL DEMANDADO):

521 SHAFTER LLC, a California Limited Liability Company; GERACI LAW FIRM; CHICAGO TITLE COMPANY; TICOR TITLE; FIRST AMERICAN TITLE COMPANY; WALLIS BANK, a Texas Banking Corporation; CAL TOP REALTY & INVESTMENTS INC. 401K DEFINED BENEFIT PLAN; MCG PROPERTY INVESTMENT LLC; COUNTY OF KERN TAX COLLECTOR; and DOE ONE through DOE TWENTY, inclusive

YOU ARE BEING SUED BY PLAINTIFF:
(LO ESTÁ DEMANDANDO EL DEMANDANTE):

THE STATE OF CALIFORNIA, acting by and through the High-Speed Rail Authority

NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.

You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (*www.courtinfo.ca.gov/selfhelp*), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (*www.lawhelpcalifornia.org*), the California Courts Online Self-Help Center (*www.courtinfo.ca.gov/selfhelp*), or by contacting your local court or county bar association. **NOTE:** The court has a statutory lien for waived fees and costs on any settlement or arbitration award of $10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case. *¡AVISO! Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación.*

Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de $10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.

The name and address of the court is:
(El nombre y dirección de la corte es):

Kern County Superior Court, 1215 Truxtun Avenue, Bakersfield, CA 93301

CASE NUMBER:
(Número del Caso):
26CUB03553

The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is: Jesus Corral
(El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es):
California Department of Transportation - Legal Division, 1120 "N" Street, (MS 57), Sacramento, CA 95814 Tel.: 916-654-2630

DATE: *(Fecha)* **09/11/2026** Tara Leal Clerk, by *(Secretario)* **Javen Silva** , Deputy *(Adjunto)*

(For proof of service of this summons, use Proof of Service of Summons *(form POS-010).)*
(Para prueba de entrega de esta citatión use el formulario Proof of Service of Summons, *(POS-010)).*

[SEAL]

NOTICE TO THE PERSON SERVED: You are served

1. ☐ as an individual defendant.
2. ☐ as the person sued under the fictitious name of *(specify):*
3. ☑ on behalf of *(specify):* COUNTY OF KERN TAX COLLECTOR
   under: ☐ CCP 416.10 (corporation) ☐ CCP 416.60 (minor)
   ☐ CCP 416.20 (defunct corporation) ☐ CCP 416.70 (conservatee)
   ☐ CCP 416.40 (association or partnership) ☐ CCP 416.90 (authorized person)
   ☑ other *(specify):* 416.50 public entity
4. ☑ by personal delivery on *(date):*

Form Adopted for Mandatory Use
Judicial Council of California
SUM-100 [Rev. July 1, 2009]

SUMMONS

Code of Civil Procedure §§ 412.20, 465
www.courts.ca.gov

ELECTRONICALLY FILED
Superior Court of California,
County of Kern
By: Javen Silva
Deputy Clerk
09/9/26 3:55 PM

ERIN E. HOLBROOK, Chief Counsel
ALAN M. STEINBERG, Deputy Chief Counsel
PAUL R. BROWN, Assistant Chief Counsel
JOSEPH CARROLL, Attorney Supervisor
JESUS CORRAL, Attorney, State Bar No. 225777
California Department of Transportation - Legal Division
1120 "N" Street (MS 57), Sacramento, CA 95814
P.O. Box 1438, Sacramento, CA 95812-1438
Telephone: (916) 654-2630
Facsimile: (916) 654-6128
Jesus.Corral@dot.ca.gov

Attorneys for Plaintiff

(NO FILING FEE PURSUANT TO GOV. CODE, § 6103)

SUPERIOR COURT OF THE STATE OF CALIFORNIA

FOR THE COUNTY OF KERN

THE STATE OF CALIFORNIA, acting by and through the High-Speed Rail Authority,

Plaintiff,

vs.

521 SHAFTER LLC, a California Limited Liability Company;
GERACI LAW FIRM;
CHICAGO TITLE COMPANY;
TICOR TITLE;
FIRST AMERICAN TITLE COMPANY;
WALLIS BANK, a Texas Banking Corporation;
CAL TOP REALTY & INVESTMENTS INC. 401K DEFINED BENEFIT PLAN;
MCG PROPERTY INVESTMENT LLC;
COUNTY OF KERN TAX COLLECTOR;
and DOE ONE through DOE TWENTY, inclusive

Defendants.

Case No.: 26CUB03553

Parcel: FB-15-1015

COMPLAINT IN EMINENT DOMAIN (Code Civ. Proc. § 1250.310)

BY ORDER OF THE BD/SUPV
Referred To County Counsel
27 pgs
Copies Furnished
Risk Management
Process Server
Date 10-23-26
Clerk of the Board of Supervisors
By _____, Deputy

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Plaintiff, THE PEOPLE OF THE STATE OF CALIFORNIA, acting by and through the High-Speed Rail Authority, alleges that:

1. The High-Speed Rail Authority is, and at all times herein mentioned has been, the duly authorized body in charge of developing and constructing the California high-speed train system and is by law vested with authority to exercise in the name of the State of California the power of eminent domain for the purpose of acquiring property necessary for high-speed train system purposes, a public use.

2. Pursuant to Code of Civil Procedure section 1245.210, subdivision (l), the governing body for the Authority is the State Public Works Board (the Board).

3. After notice and hearing pursuant to Code of Civil Procedure section 1245.235, at a meeting of the Board duly and regularly convened on May 20, 2026 in Sacramento; the Board, pursuant to Code of Civil Procedure sections 1245.210 through 1245.240, duly and regularly passed and adopted Resolution of Necessity No.2026-03544, declaring that certain real property or an interest therein is necessary for high-speed train system purposes. The Board found and determined and, in its resolution, declared:

a. The public interest and necessity require the project.

b. The project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury.

c. The property sought to be acquired is necessary for the project and is to be acquired by eminent domain pursuant to the High-Speed Rail Act (Division 19.5 of the Public Utilities Code) and the California Eminent Domain Law (Title 7 of Part 3 of the Code of Civil Procedure).

d. The offer required by Government Code section 7267.2 has been made to the owner of record.

4. The Board, through adoption of Resolution of Necessity No. 2026-03544, authorized the High-Speed Rail Authority to acquire the real property or interests in real property situated in the County of Kern, State of California, described more particularly in **Exhibit "1"**, attached hereto.

///

5. Maps portraying the property described in the complaint and showing its location in relation to the project for which it is to be acquired are attached as **Exhibits "A" and "B"**, and by this reference are made a part of this Complaint.

6. All of the above-described property lying within the boundaries of streets, highways, or other public easements is subject to an easement or prescriptive right of the public for use for that purpose.

7. Each defendant named in this paragraph appears of record or is known by plaintiff to have or claim an interest in the property described. For the convenience of the court and parties, and not as allegations to which plaintiff intends to be bound, plaintiff has set out opposite each named defendant a statement of the respective interest of that defendant in the described parcel:

Parcel: FB-15-1015

521 SHAFTER LLC, a California Limited Liability Company	Owner Deed of Trust Trustor Recorded May 11, 2020 Instrument No. 220058943, O.R. Deed of Trust Trustor Recorded September 1, 2021 Instrument No. 221166682, O.R. Deed of Trust Trustor Recorded May 27, 2022 Instrument No. 222084720, O.R. Deed of Trust Trustor Recorded August 2, 2024 Instrument No. 224089623, O.R. Deed of Trust Trustor Recorded June 26, 2025 Instrument No. 225072785, O.R. Deed of Trust Trustor

	Recorded January 15, 2026 Instrument No. 226005635, O.R.
GERACI LAW FIRM	Deed of Trust Trustee Recorded May 11, 2020 Instrument No. 220058943, O.R. Deed of Trust Trustee Recorded September 1, 2021 Instrument No. 221166682, O.R.
CHICAGO TITLE COMPANY	Deed of Trust Trustee Recorded May 27, 2022 Instrument No. 222084720, O.R.
TICOR TITLE	Deed of Trust Trustee Recorded August 2, 2024 Instrument No. 224089623, O.R.
FIRST AMERICAN TITLE COMPANY	Deed of Trust Trustee Recorded June 26, 2025 Instrument No. 225072785, O.R. Deed of Trust Trustee Recorded January 15, 2026 Instrument No. 226005635, O.R.
WALLIS BANK, a Texas Banking Corporation	Deed of Trust Beneficiary Recorded May 11, 2020 Instrument No. 220058943, O.R. Deed of Trust Beneficiary Recorded September 1, 2021 Instrument No. 221166682, O.R. Deed of Trust Beneficiary Recorded May 27, 2022 Instrument No. 222084720, O.R.
CAL TOP REALTY & INVESTMENTS INC. 401K DEFINED BENEFIT PLAN	Deed of Trust Beneficiary Recorded August 2, 2024 Instrument No. 224089623, O.R.

	Deed of Trust Beneficiary Recorded June 26, 2025 Instrument No. 225072785, O.R.
MCG PROPERTY INVESTMENT LLC	Deed of Trust Beneficiary Recorded January 15, 2026 Instrument No. 226005635, O.R.
COUNTY OF KERN TAX COLLECTOR	General and special taxes and assessments for the fiscal year 2025-2026 The lien of defaulted taxes for the fiscal year 2024-2025, and any subsequent delinquencies

8. Defendants DOE ONE through DOE TWENTY, inclusive, have, or claim to have, an interest in the described parcel, the exact nature of which is unknown to plaintiff. The true names or capacities, whether individual, corporate, associate, or otherwise of defendants DOE ONE through DOE TWENTY are unknown to plaintiff, who therefore sues these defendants by these fictitious names and will ask leave to amend this complaint to show their true names and capacities and state of incorporation when they have been ascertained.

9. Parcel FB-15-1015 is being acquired for a use pursuant to Code of Civil Procedure section 1245.235.

10. Parcel FB-15-1015 is being acquired for a compatible use pursuant to Code of Civil Procedure section 1240.510.

11. Parcel FB-15-1015 is being acquired for a more necessary public use pursuant to Code of Civil Procedure section 1240.610.

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WHEREFORE, plaintiff prays judgment that:

(1) The described property be condemned to plaintiff's use in fee simple absolute, unless a lesser estate is described herein, for the purposes set forth in the resolution of necessity;

(2) The compensation be ascertained and assessed and the amount of the award for the described property be first determined between plaintiff and all defendants claiming any interest therein;

(3) All liens and encumbrances against the described property be deducted from the judgment; and,

(4) The court allow such other and further relief as may be deemed proper.

DATED: 9/9/2026

ERIN E. HOLBROOK, Chief Counsel
ALAN M. STEINBERG, Deputy Chief Counsel
PAUL R. BROWN, Assistant Chief Counsel
JOSEPH P. CARROLL, Attorney Supervisor
JESUS CORRAL, Attorney

By: _____
JESUS CORRAL
Attorneys for Plaintiff
THE STATE OF CALIFORNIA, acting by and through the High-Speed Rail Authority

EXHIBIT 1

RESOLUTION OF NECESSITY

LEGAL DESCRIPTION

FB-15-1015 (FEE)

For High-Speed Rail purposes, the real property is situated in the City of Shafter, County of Kern, State of California, in the Northeast quarter of Section 9, Township 28 South, Range 25 East, Mount Diablo Meridian, is described as follows:

Parcel 1 of Parcel Map No. 10866, in the County of Kern, State of California, as per Map recorded December 31, 2002 in Book 52, Pages 156 and 157 of Parcel Maps, in the Office of the County Recorder of said County.

END DESCRIPTION

This real property description has been prepared by me, or under my direction, in conformance with the requirements of the Professional Land Surveyors' Act (Bus. & Prof. Code §8700).

Jakeob Cooper
Professional Land Surveyor
California No. 9564



December 01, 2025
Date

EXHIBIT A

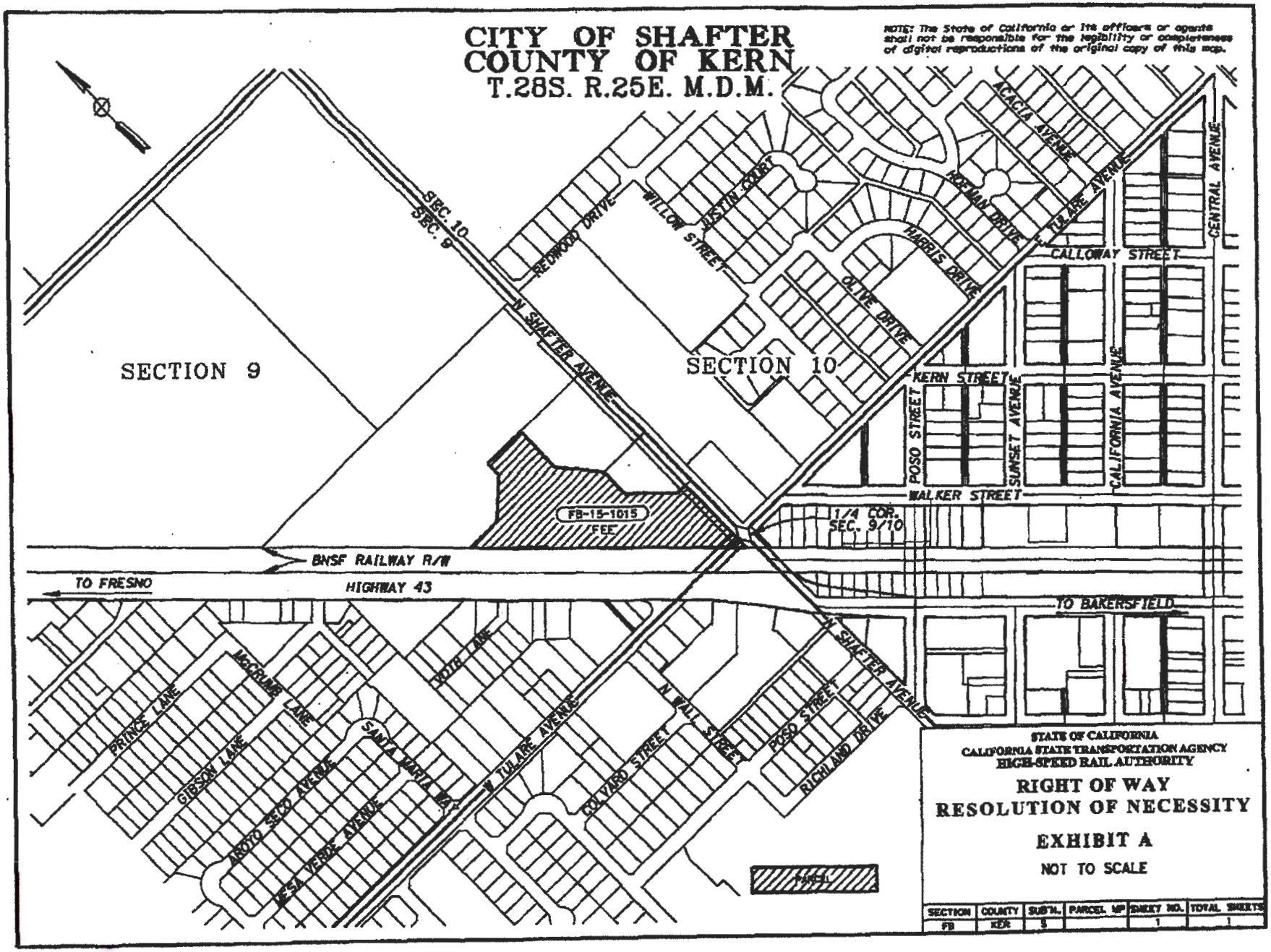
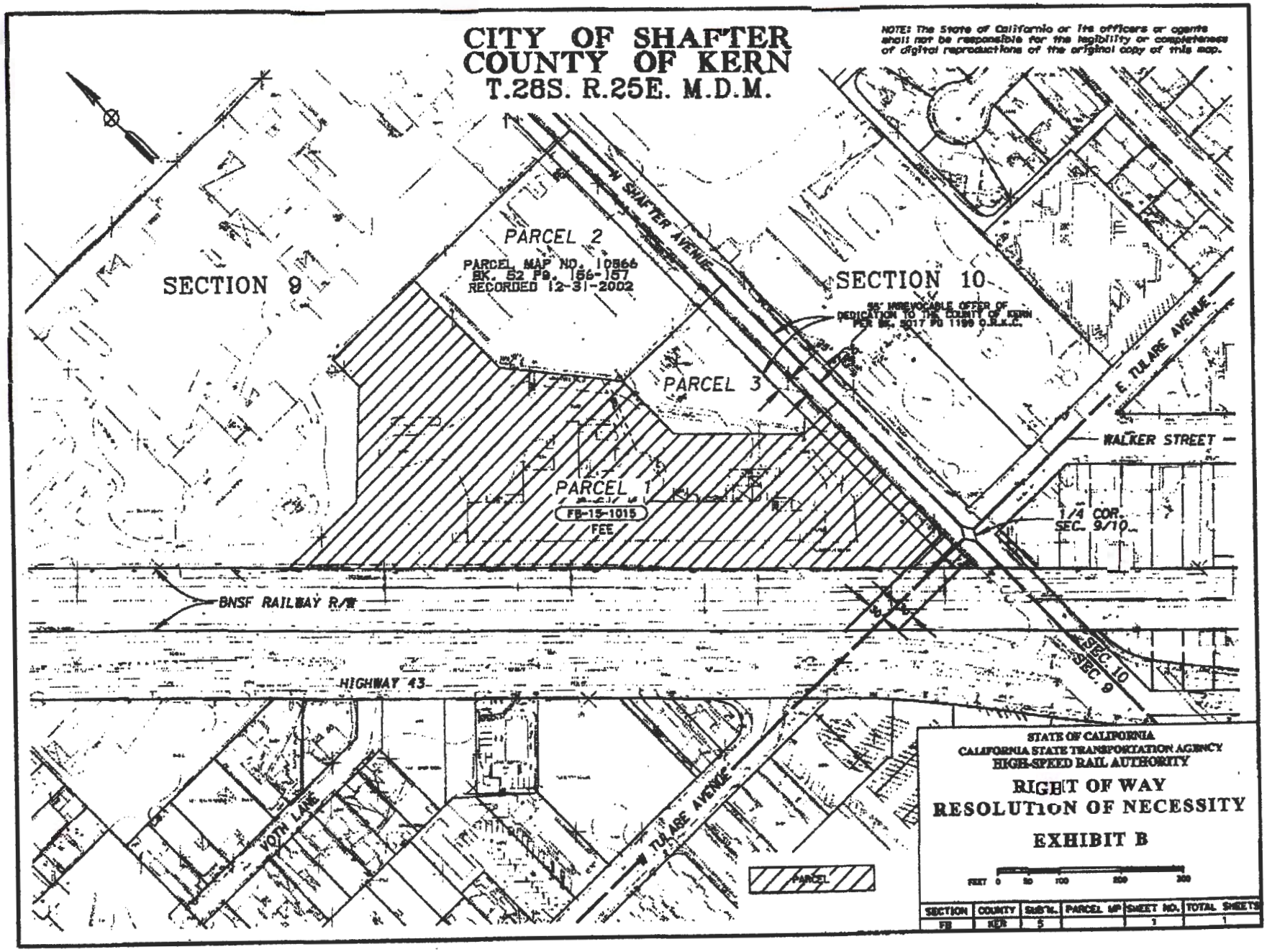

CITY OF SHAFTER
COUNTY OF KERN
T.28S. R.25E. M.D.M.
NOTE: The State of California or its officers or agents shall not be responsible for the legibility or completeness of digital reproductions of the original copy of this map.
SECTION 9
SECTION 10
SEC. 10
SEC. 9
N. SHAFTER AVENUE
REDWOOD DRIVE
WILLOW STREET
JUSTIN COURT
ACACIA AVENUE
ROEMAN DRIVE
HARRIS DRIVE
OLIVE DRIVE
TULARE AVENUE
CENTRAL AVENUE
CALLOWAY STREET
KERN STREET
POSO STREET
SUNSET AVENUE
CALIFORNIA AVENUE
WALKER STREET
FB-15-1015
FEE
1/4 COR.
SEC. 9/10
BNSF RAILWAY R/W
TO FRESNO
HIGHWAY 43
TO BAKERSFIELD
PRINCE LANE
McCRUMB LANE
GIBSON LANE
AROTO SECO AVENUE
MESA VERDE AVENUE
SANTA MARIA WAY
CROTH LANE
W. TULARE AVENUE
COLVARD STREET
N. WALL STREET
POSO STREET
HIGHLAND DRIVE
N. SHAFTER AVENUE
STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
HIGH-SPEED RAIL AUTHORITY
RIGHT OF WAY
RESOLUTION OF NECESSITY
EXHIBIT A
NOT TO SCALE
SECTION
COUNTY
SUB'N.
PARCEL NO.
SHEET NO.
TOTAL SHEETS
FB
KER
5
1
1

EXHIBIT B


CITY OF SHAFTER
COUNTY OF KERN
T.28S. R.25E. M.D.M.
NOTE: The State of California or its officers or agents shall not be responsible for the legibility or completeness of digital reproductions of the original copy of this map.
SECTION 9
SECTION 10
PARCEL 2
PARCEL MAP NO. 10866
BK. 52 PG. 156-157
RECORDED 12-31-2002
N SHAFTER AVENUE
25' IRREVOCABLE OFFER OF DEDICATION TO THE COUNTY OF KERN PER BK. 5017 PG 1199 O.R.K.C.
PARCEL 3
E TULARE AVENUE
WALKER STREET
PARCEL 1
FB-15-1015
FEE
1/4 COR. SEC. 9/10
BNSF RAILWAY R/W
HIGHWAY 43
SEC. 10
SEC. 9
VOTH LANE
W TULARE AVENUE
PARCEL
STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
HIGH-SPEED RAIL AUTHORITY
RIGHT OF WAY
RESOLUTION OF NECESSITY
EXHIBIT B
FEET 0 50 100 200 300
SECTION | COUNTY | SUB'N. | PARCEL MP | SHEET NO. | TOTAL SHEETS
FB | KER | S | | 1 | 1

ATTORNEY OR PARTY WITHOUT ATTORNEY STATE BAR NUMBER: 225777
NAME: Jesus Corral
FIRM NAME: California Department of Transportaion-Legal Division
STREET ADDRESS: 1120 N Street, MS 57
CITY: Sacramento STATE: CA ZIP CODE: 95814
TELEPHONE NO.: 916-654-2630 FAX NO.: 916-654-6128
EMAIL ADDRESS: Jesus.Corral@dot.ca.gov
ATTORNEY FOR (name): Plaintiff

FOR COURT USE ONLY

ELECTRONICALLY FILED
Superior Court of California,
County of Kern
By: Javen Silva
Deputy Clerk
09/9/26 3:55 PM

SUPERIOR COURT OF CALIFORNIA, COUNTY OF KERN
STREET ADDRESS: 1215 Truxtun Avenue
MAILING ADDRESS: 1215 Truxtun Avenue
CITY AND ZIP CODE: Bakersfield, CA 93301
BRANCH NAME:

CASE NAME:
The People of the State of CA, a/b/t, High-Speed Rail Authority v. 521 Shafter LLC, et al.

CASE NUMBER: 26CUB03553

JUDGE:
DEPT.:

CIVIL CASE COVER SHEET

- [X] **Unlimited** (Amount demanded exceeds $35,000)
- [ ] **Limited** (Amount demanded is $35,000 or less)

Complex Case Designation

- [ ] Counter
- [ ] Joinder

Filed with first appearance by defendant (Cal. Rules of Court, rule 3.402)

Items 1–6 below must be completed (see instructions on page 2 and examples on page 3).

1. Check **one** box below for the case type that best describes this case:

Auto Tort
- [ ] Auto (22)
- [ ] Uninsured motorist (46)

Asbestos
- [ ] Asbestos (04)

Other PI/PD/WD (Personal Injury/Property Damage/Wrongful Death) Tort
- [ ] Product liability (24)
- [ ] Medical malpractice (45)
- [ ] Other PI/PD/WD (23)

Non-PI/PD/WD (Other) Tort
- [ ] Business tort/Unfair business practice (07)
- [ ] Civil rights (08)
- [ ] Defamation (13)
- [ ] Fraud (16)
- [ ] Intellectual property (19)
- [ ] Professional negligence (25)
- [ ] Other non-PI/PD/WD tort (35)

Employment
- [ ] Wrongful termination (36)
- [ ] Other employment (15)

Contract
- [ ] Breach of contract/warranty (06)
- [ ] Song-Beverly Act: Motor Vehicle Lemon Law (49)
- [ ] Rule 3.740 collections (09)
- [ ] Other collections (09)
- [ ] Insurance coverage (18)
- [ ] Other contract (37)

Real Property
- [X] Eminent domain/Inverse condemnation (14)
- [ ] Wrongful eviction (33)
- [ ] Other real property (26)

Unlawful Detainer
- [ ] Commercial (31)
- [ ] Residential (32)
- [ ] Drugs (38)

Judicial Review
- [ ] Asset forfeiture (05)
- [ ] Petition re arbitration award (11)
- [ ] Writ of mandate (02)
- [ ] Other judicial review (39)

Employment Development Department (EDD)
- [ ] EDD decision review (48)

Provisionally Complex Civil Litigation (Cal. Rules of Court, rules 3.400–3.404)
- [ ] Antitrust/Trade regulation (03)
- [ ] Construction defect (10)
- [ ] Mass tort (40)
- [ ] Securities litigation (28)
- [ ] Environmental/Toxic tort (30)
- [ ] Comprehensive groundwater adjudication (47)
- [ ] Insurance coverage claims arising from the above listed provisionally complex case types (41)

Enforcement of Judgment
- [ ] Enforcement of judgment (20)

Miscellaneous Civil Complaint
- [ ] RICO (27)
- [ ] Other complaint *(not specified above)* (42)

Miscellaneous Civil Petition
- [ ] Partnership and corporate governance (21)
- [ ] Other petition *(not specified above)* (43)

2. Is this case complex under rule 3.400 of the California Rules of Court? ☐ Yes ☒ No
   If the case is complex, mark the factors requiring exceptional judicial management:
   a. ☐ Large number of separately represented parties
   b. ☐ Extensive motion practice raising difficult or novel issues that will be time-consuming to resolve
   c. ☐ Substantial amount of documentary evidence
   d. ☐ Large number of witnesses
   e. ☐ Coordination with related actions pending in one or more courts in other counties, states, or countries, or in a federal court
   f. ☐ Substantial postjudgment judicial supervision
3. Remedies sought *(check all that apply):*
   a. ☒ monetary
   b. ☒ nonmonetary; declaratory or injunctive relief
   c. ☐ punitive
4. Number of causes of action *(specify):*
5. Is this case a class action suit? ☐ Yes ☒ No
6. If there are any known related cases, file and serve a notice of related case. *(You may use form CM-015.)*

Date: 9/9/2026

Jesus Corral
Type or print name

Jesus Corral
Signature of party or attorney for party

NOTICE

- Plaintiff must file this cover sheet with the first paper filed in the action or proceeding (except small claims cases or cases filed under the Probate Code, Family Code, or Welfare and Institutions Code). (Cal. Rules of Court, rule 3.220.) Failure to file may result in sanctions.
- File this cover sheet in addition to any cover sheet required by local court rule.
- If this case is complex under rule 3.400 et seq. of the California Rules of Court, or a collections case under rule 3.740, you must serve a copy of this cover sheet on all other parties to the action or proceeding. (Cal. Rules of Court, rule 3.220.)
- Unless this is a collections case under rule 3.740 or a complex case, this cover sheet will be used for statistical purposes only.

INSTRUCTIONS ON HOW TO COMPLETE THE COVER SHEET

To Plaintiffs and Others Filing First Papers. If you are filing a first paper (for example, a complaint) in a civil case, you **must** complete and file, along with your first paper, the Civil Case Cover Sheet contained on pages 1 and 2. This information will be used to compile statistics about the types and numbers of cases filed. You must complete items 1 through 6 on the sheet. In item 1, you must check **one** box for the case type that best describes the case. If the case fits both a general and a more specific type of case listed in item 1, check the more specific one. If the case has multiple causes of action, check the box that best indicates the **primary** cause of action. To assist you in completing the sheet, examples of the cases that belong under each case type in item 1 are provided on page 3 of this form. A cover sheet must be filed only with your initial paper. Failure to file a cover sheet with the first paper filed in a civil case may subject a party, its counsel, or both to sanctions under rules 2.30 and 3.220 of the California Rules of Court.

To Parties in Rule 3.740 Collections Cases. A "collections case" under rule 3.740 of the California Rules of Court is defined as an action for recovery of money owed in a sum stated to be certain that is not more than $35,000, exclusive of interest and attorney's fees, arising from a transaction in which property, services, or money was acquired on credit. A collections case does not include an action seeking the following: (1) tort damages, (2) punitive damages, (3) recovery of real property, (4) recovery of personal property, or (5) a prejudgment writ of attachment. The identification of a case as a rule 3.740 collections case on this form means that it will be exempt from the general time-for-service requirements and case management rules, unless a defendant files a responsive pleading. A rule 3.740 collections case will be subject to the requirements for service and obtaining a judgment in rule 3.740.

To Parties in Complex Cases. In complex cases only, parties must also use the Civil Case Cover Sheet to designate whether the case is complex. If a plaintiff believes the case is complex under rule 3.400 of the California Rules of Court, this must be indicated by completing the appropriate boxes in items 1 and 2. If a plaintiff designates a case as complex, the cover sheet must be served with the complaint on all parties to the action. A defendant may file and serve no later than the time of its first appearance a joinder in the plaintiff's designation, a counter-designation that the case is not complex, or, if the plaintiff has made no designation, a designation that the case is complex.

SEE PAGE 3 FOR INFORMATION PURPOSES ONLY.

CASE TYPES AND EXAMPLES

The list below provides explanations and examples for the case type checkboxes listed in item 1 on this form. The lists of examples below are not meant to be exhaustive, and some case types may have causes of action not listed here.

Auto Tort
- Auto (22)–Personal Injury/Property Damage/Wrongful Death
- Uninsured Motorist *(if the case involves an uninsured motorist claim subject to arbitration, check this item instead of Auto)* (46)

Asbestos
- Asbestos (04)
  - Asbestos Property Damage
  - Asbestos Personal Injury/Wrongful Death

Other PI/PD/WD (Personal Injury/Property Damage/Wrongful Death) Tort
- Product Liability *(not asbestos or environmental/toxic tort)* (24)
- Medical Malpractice (45)
  - Medical Malpractice–Physicians & Surgeons
  - Other Professional Health Care Malpractice
- Other PI/PD/WD (23)
  - Premises Liability (e.g., slip and fall)
  - Intentional Bodily Injury/PD/WD (e.g., assault, vandalism)
  - Intentional Infliction of Emotional Distress
  - Negligent Infliction of Emotional Distress
  - Other PI/PD/WD

Non-PI/PD/WD (Other) Tort
- Business Tort/Unfair Business Practice (07)
- Civil Rights (e.g., discrimination, false arrest) *(not civil harassment)* (08)
- Defamation (e.g., slander, libel) (13)
- Fraud *(other than contract)* (16)
- Intellectual Property (19)
- Professional Negligence (25)
  - Legal Malpractice
  - Other Professional Malpractice *(not medical)*
- Other Non-PI/PD/WD Tort (35)

Employment
- Wrongful Termination (36)
- Other Employment (15)

Contract
- Breach of Contract/Warranty (06)
  - Breach of Rental/Lease Contract *(not unlawful detainer or wrongful eviction)*
  - Contract/Warranty Breach–Seller Plaintiff *(not fraud)*
  - Negligent Breach of Contract/Warranty
  - Other Breach of Contract/Warranty
- Song-Beverly Act: Motor Vehicle Lemon Law *(check this item if the case involves a Song-Beverly Act claim regarding a motor vehicle)* (49)
- Rule 3.740 Collections *(as defined in Cal. Rules of Court, rule 3.740(a))* (09)
- Other Collections (e.g., money owed, open book accounts, promissory note) (09)
- Insurance Coverage *(not provisionally complex)* (18)
  - Auto Subrogation
  - Other Coverage
- Other Contract (37)
  - Contractual Fraud
  - Other Contract Dispute

Real Property
- Eminent Domain/Inverse Condemnation (14)
- Wrongful Eviction (33)
- Other Real Property (e.g., quiet title) (26)
  - Writ of Possession of Real Property
  - Mortgage Foreclosure
  - Quiet Title
  - Other Real Property *(not unlawful detainer)*

Unlawful Detainer
- Commercial (31)
- Residential (32)
- Drugs *(if the case involves illegal drugs, check this item; otherwise, choose Commercial or Residential)* (38)

Judicial Review
- Asset Forfeiture (05)
- Petition re Arbitration Award (11)
- Writ of Mandate (02)
  - Writ–Administrative Mandamus
  - Writ–Mandamus on Limited Court Case Matter
  - Writ–Other Limited Court Case Review
- Other Judicial Review (39)
  - Review of Health Officer Order
  - Notice of Appeal–Labor Commissioner Appeals

Employment Development Department (EDD)
- EDD Decision Review *(if the case involves an Employment Development Department decision, check this item instead of wrongful termination or other employment)* (48)

Provisionally Complex Civil Litigation (Cal. Rules of Court, rules 3.400–3.404)
- Antitrust/Trade Regulation (03)
- Construction Defect (10)
- Mass Tort (40)
- Securities Litigation (28)
- Environmental/Toxic Tort (30)
- Comprehensive Groundwater Adjudication (47)
- Insurance Coverage Claims *(arising from provisionally complex case type listed above)* (41)

Enforcement of Judgment
- Enforcement of Judgment (20)
  - Abstract of Judgment (Out of County)
  - Confession of Judgment *(non-domestic relations)*
  - Sister-State Judgment
  - Administrative Agency Award
  - Petition/Certification of Entry of Judgment on Unpaid Taxes
  - Other Enforcement of Judgment Case

Miscellaneous Civil Complaint
- RICO (27)
- Other Complaint *(not specified above)* (42)
  - Declaratory Relief Only
  - Injunctive Relief Only *(non-harassment)*
  - Mechanic's Lien
  - Other Commercial Complaint Case *(non-tort/non-complex)*
  - Other Civil Complaint *(non-tort/non-complex)*

Miscellaneous Civil Petition
- Partnership and Corporate Governance (21)
- Other Petition *(not specified above)* (43)
  - Civil Harassment
  - Workplace Violence
  - Elder/Dependent Adult Abuse
  - Election Contest
  - Petition for Name Change
  - Petition for Relief From Government Claim Requirement
  - Other Civil Petition

SUPERIOR COURT OF CALIFORNIA, COUNTY OF KERN
ALTERNATIVE DISPUTE RESOLUTION (ADR)
INFORMATION PACKET

Kern County Superior Court encourages, and under certain circumstances, may require parties to try ADR before trial. Courts have also found ADR to be beneficial when used early in the case process. The courts, community organizations and private providers offer a variety of ADR processes to help people resolve disputes without a trial. Below is information about the potential advantages and disadvantages of ADR, the most common types of ADR, and how to find a local arbitrator, mediator or neutral evaluator. You may find more information about these ADR processes at www.courts.ca.gov/programs/adr.

Possible Advantages and Disadvantages of ADR

ADR may have a variety of advantages or disadvantages over a trial depending on the type of ADR process used as well as the particular type of case involved.

Possible Advantages: Saves time; saves money; gives the parties more control over the dispute resolution process and outcome; helps to preserve and/or improve party relationships.

Possible Disadvantages: May add additional time and costs to the litigation if ADR does not resolve the dispute; procedures such as discovery, jury trial, appeals, and other legal protections may be limited or unavailable.

Most Common Types of ADR

Mediation: A neutral person or "mediator" helps the parties communicate in an effective and constructive manner so the parties can try to resolve their dispute. The mediator does not decide the outcome, but helps the parties to do so. Mediation is generally confidential and may be particularly useful where ongoing relationships are involved, such as between family members, neighbors, employers/employees or business partners.

Settlement Conferences: A judge or another neutral person assigned by the court helps the parties to understand the strengths and weaknesses of their case and to discuss settlement. The judge or settlement conference neutral does not make a decision in the case but helps the parties to negotiate a settlement. Settlement conferences may be particularly helpful when the parties have very different views about the likely outcome of a trial in their case.

Neutral Evaluation: The parties briefly and informally present their facts and arguments to a neutral person who is often an expert in the subject matter of the dispute. The neutral does not decide the outcome of the dispute, but helps the parties to do so by providing them with a non-binding opinion about the strengths, weaknesses and likely outcome of their case. Depending on the neutral evaluation process, and with the parties' consent, the neutral may then help the parties try to negotiate a settlement. Neutral evaluation may be appropriate when the parties desire a neutral's opinion about how the case might be resolved at trial; and, if the primary dispute is about the amount of damages or technical issues, the parties would like a neutral expert to resolve those disputes.

Arbitration: The parties present evidence and arguments to a neutral person or "arbitrator" who then decides the outcome of the dispute. Arbitration is less formal than a trial, and the rules of evidence are generally more relaxed. If the parties agree to *binding* arbitration, they waive their right to a jury trial and agree to accept the arbitrator's decision. With *nonbinding* arbitration, any party may reject the arbitrator's decision and request a trial. Arbitration may be appropriate when the parties want another person to decide the outcome of their dispute but would like to avoid the formality, time and expense of a trial, or desire an expert in the subject matter of their dispute to make a decision.

Local Court ADR Programs

The Superior Court, County of Kern offers two types of ADR: Arbitration in cases in which the amount in controversy as to each plaintiff is $50,000 or less; and DRPA mediation services on the day of the hearing, settlement conference or trial.

Arbitration: The Superior Court of California, County of Kern does use Arbitrators in civil cases where the amount in controversy as to each individual plaintiff is $50,000 or less. The Court may order the parties to Arbitration or the parties may agree to Arbitration any time before the first case management conference statement is filed. See Local Rule 3.14 at https://www.kern.courts.ca.gov/system/files/local_rules_of_court.pdf

Dispute Resolution Program Act (DRPA): The Superior Court of California, County of Kern also offers mediation services in small claims and unlawful detainer, civil harassment, family law and probate matters. The Court has contracted with the Better Business Bureau (BBB) under the Dispute Resolution Programs Act (DRPA) to provide these mediation services. For more information about BBB Mediation Services go to https://www.bbb.org/local-bbb/bbb-serving-central-california-and-inland-empire-counties.

ADR Coordinator:

Although complaints about arbitrators and mediators are rare, the Superior Court of California, County of Kern does provide a complaint procedure in our Local Rules, Rule 3.14.7. If you have a complaint or a concern with any of this Court's ADR programs, or simply have a question about ADR, please contact the ADR Administrator at ADRAdministrator@kern.courts.ca.gov or 661-868-5695.

Resources:

California Department of Consumer Affairs: https://www.dca.ca.gov/consumers/mediation_guides.shtml

Judicial Branch California Courts – ADR: www.courts.ca.gov/selfhelp-adr.htm

ADR Stipulation Form: https://www.kern.courts.ca.gov/system/files/adr_stipulation_and_order_form.pdf

SUPERIOR COURT OF CALIFORNIA COUNTY OF KERN Bakersfield Metropolitan Justice 1215 Truxtun Ave Bakersfield, CA 93301 Phone: (661) 610-6000	FOR COURT USE ONLY FILED SUPERIOR COURT OF CALIFORNIA COUNTY OF KERN September 11, 2026 /s/ Javen Silva, Deputy Clerk
The State of California, acting by and through the High-Speed Rail Authority v. 521 Shafter LLC, a California Limited Liability Company, et al	
Notice of Assignment to Judicial Officer for All Purposes, Notice of Order to Show Cause Re: California Rules of Court, Rule 3.110, and Notice of Case Management Conference	Case Number: 26CUB03553

By order of the presiding judge, the above-entitled case is assigned to the Honorable Thomas S. Clark for all purposes. It will be managed in Department/Division 17 until its conclusion. Peremptory challenges, if any, must be made within the times set out in Code of Civil Procedure §170.6.

To Plaintiff(s) and Plaintiff(s) Counsel:
You are required to serve this Notice of Assignment and Notice of Order to Show Cause date and Notice of Case Management Conference date with the Summons, Complaint [Local Rule 3.7(a), Alternative Dispute Resolution (ADR) Information Packet, and ADR Stipulation and Order Form (California Rules of Court, Rule 3.221).

You are ordered to appear on December 23, 2026 at 8:30 A.M. in Department 17 at 1415 Truxtun Ave, Bakersfield, CA 93301 to give any legal reason why sanctions shall not be imposed for failure to serve the complaint on all named defendants and file proof(s) of service with the court within sixty (60) days after the filing of the complaint pursuant to California Rules of Court, Rule 3.110. All appearances are mandatory, unless the court receives the required proof(s) of service five (5) court days prior to the hearing date, and then no appearance is necessary.

To each party and their respective attorney(s) of record:
Your attention is directed to the California Rules of Court and the Code of Civil Procedure provisions regarding mandatory expedited jury trial procedures, specifically to California Rules of Court Rules 3.1546, et seq., and Code of Civil Procedure section 630.20, et seq.

This case is set for Case Management Conference on March 8, 2027 at 8:15 A.M. in Department 17 located at 1415 Truxtun Ave, Bakersfield, CA 93301. Parties shall comply with and file case management statements at least fifteen (15) days prior to the conference in accordance with California Rules of Court, Rules 3.720 – 3.730.

To Cross Complainant(s) and Cross Complainant(s) Counsel:
If you are bringing cross complaint against new parties, you are, likewise, required to serve this Notice of Assignment pursuant to California Rules of Court, Rule 3.110, Notice of Order to Show Cause date and Notice of Case Management Conference date on the new cross defendants.

Tara Leal
Clerk of the Superior Court

Date: September 11, 2026

By: /s/ Javen Silva
Javen Silva, Deputy Clerk

The State of California, acting by and through the High-Speed Rail Authority v. 521 Shafter LLC, a California Limited Liability Company, et al
26CUB03553

The Clerk of the Superior Court's office has received a civil complaint from you for filing. Pursuant to the Trial Court Delay Reduction Act, your case has been assigned to the Honorable Thomas S. Clark as monitoring judge.

Judge Thomas S. Clark has instituted a direct calendaring system for all cases assigned to him/her as the monitoring judge.

All law and motion, case management and trial setting conferences, ex parte matters and trials will be scheduled before him/her in Department 17 at 1415 Truxtun Ave, Bakersfield, CA 93301.

Law & Motion and Ex-Parte hearing dates must be pre-cleared by contacting the Direct Calendaring Clerk at 661-610-6460. Tentative rulings are not provided in advance of the hearing.

At the time of filing the complaint, plaintiff's counsel will be given a Notice of Case Management Conference which sets a conference approximately one hundred eighty (180) days after filing of the complaint. This notice must be served with the summons and complaint on all defendants. Defendants must serve the notice on all cross-defendants named. The notice must also be served on interveners and lien claimants.

Pursuant to Local Rule 3.2.1. a party wishing to appear remotely in any civil proceeding other than an evidentiary hearing or trial, including conferences and law and motion hearings, is permitted to appear without advance notice to the court or other parties. By appearing remotely those persons will be deemed to have requested a remote appearance. Instructions for accessing Remote Court Hearings can be found on the court's website. Each judicial officer retains the discretion to require a party to appear in person at a conference, hearing, or proceeding, as authorized by Code of Civil Procedure section 367.75. Remote proceedings for evidentiary hearings or trials in all divisions shall be noticed and conducted as authorized by Code of Civil Procedure section 367.75 and California Rules of Court, rule 3.672.

The Court does not provide court reporters for civil matters. Parties wishing to have a matter reported must provide their own reporter. The court maintains a list of pre-approved official reporters pro tem. Your preferred reporter can be added to this list. Information regarding the court's list is on the court's website.

Another judge will hear settlement conferences in cases assigned to Judge Thomas S. Clark. However, those cases that do not settle will be set for trial before him/her.

Superior Court Of California County Of Kern Special Rules Relating To Case Management Conferences

At least fifteen (15) days prior to the case management conference, each party shall prepare, file and serve on each other party a case management conference statement providing the Court with the following information:

1. The "at-issue" status of the case including any new parties that may be contemplated;

2. A brief statement of the type of case and the general facts or contentions;

3. A description of the discovery done to date and that contemplated to be done;

4. Estimated time for trial and whether a jury is demanded;

5. Whether or not the case is entitled to priority in trial setting and if so, the legal authority thereof;

6. An evaluation of the case for alternative dispute resolution, including arbitration (judicial or binding), mediation or private judge handling;

7. If a person injury action, a description of the injuries sustained by each plaintiff and the elements of claimed damage;

8. A statement of any settlement negotiations undertaken thus far;

9. The name of the attorney primary responsible for the case on behalf of the party filing the statement.

More than one party may join in the filing of a single statement.

The case management conference shall be attended by the attorney primarily responsible for the case on behalf of each party or a member of his or her firm or counsel formally associated in the case. The attorney attending shall be thoroughly familiar with the case, and be able to engage in meaningful discussions with court and counsel, and to enter into agreements on behalf of his or her client on the following subjects:

1. The "at-issue" status of the case including the dismissal of the unnamed doe defendants or cross-defendants by agreement of all parties;

2. Discovery conducted and remaining to be done;

3. Amenability of the case to alternative dispute resolution including, but no limited to, arbitration (judicial or binding), mediation, and private judge handling.

4. Delineation of issues including stipulation of facts not in substantial controversy;

5. Settlement prospects;

6. Setting the matter for trial, pre-trial conferences, settlement conference or further case management conference;

7. Any other matters relevant to the processing of the case to a final resolution.

Any violation of these rules shall result in the imposition of substantial sanctions which may include monetary, issue, termination, or other appropriate sanctions.

The State of California, acting by and through the High-Speed Rail Authority v. 521 Shafter LLC, a California Limited Liability Company, et al
26CUB03553

Certificate of Service

The undersigned, of said Kern County, certify: That I am a Deputy Clerk of the Superior Court of the State of California, in and for the County of Kern, that I am a citizen of the United States, over 18 years of age, I reside in or am employed in the County of Kern, that I am not a party to the within action and that my business address is 1215 Truxtun Ave, Bakersfield, CA 93301, that I served the Notice of Assignment to Judicial Officer for All Purposes, Notice of Order to Show Cause Re: California Rules of Court, Rule 3.110, and Notice of Case Management Conference attached hereto on all interested parties and any respective counsel of record in the within action, following standard Court practices, by: (a) enclosing true copies thereof in a sealed envelope(s) with postage fully prepaid and depositing/placing for collection and delivery in the United States mail at Bakersfield, California; and/or (b) enclosing true copies thereof in a Kern County interoffice envelope(s) and placing for collection and delivery; and/or (c) electronically transmitting true copies thereof by electronic service or e-mail. Service address(es) are indicated on the attached service list.

Date of service: September 11, 2026

Place of service: Bakersfield, California

Sent from electronic service address: donotreply@kern.courts.ca.gov

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

Tara Leal
Clerk of the Superior Court

Date: September 11, 2026

By: /s/ Javen Silva
Javen Silva, Deputy Clerk

The State of California, acting by and through the High-Speed Rail Authority v. 521 Shafter LLC, a California Limited Liability Company, et al
26CUB03553

Service List

Jesus Corral
1120 N Street (MS 57)
Sacramento, CA 95814
jesus.corral@dot.ca.gov

ELECTRONICALLY FILED
Superior Court of California,
County of Kern
By: Javen Silva
Deputy Clerk
09/9/26 3:55 PM

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Facsimile: (916) 654-6128
Jesus.Corral@dot.ca.gov

Attorneys for Plaintiff

(NO FILING FEE PURSUANT TO GOV. CODE, § 6103)

SUPERIOR COURT OF THE STATE OF CALIFORNIA

FOR THE COUNTY OF KERN

THE STATE OF CALIFORNIA, acting by and through the High-Speed Rail Authority,

Plaintiff,

vs.

521 SHAFTER LLC, a California Limited Liability Company;
GERACI LAW FIRM;
CHICAGO TITLE COMPANY;
TICOR TITLE;
FIRST AMERICAN TITLE COMPANY;
WALLIS BANK, a Texas Banking Corporation;
CAL TOP REALTY & INVESTMENTS INC. 401K DEFINED BENEFIT PLAN;
MCG PROPERTY INVESTMENT LLC;
COUNTY OF KERN TAX COLLECTOR;
and DOE ONE through DOE TWENTY, inclusive

Defendants.

Case No.: 26CUB03553

Parcel: FB-15-1015

NOTICE OF PENDENCY OF ACTION (Code Civ. Proc., § 405.20)

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NOTICE IS HEREBY GIVEN that the above-entitled proceeding was filed by plaintiff THE PEOPLE OF THE STATE OF CALIFORNIA, High-Speed Rail Authority, against defendants 521 SHAFTER LLC, a California Limited Liability Company; GERACI LAW FIRM; CHICAGO TITLE COMPANY; TICOR TITLE; FIRST AMERICAN TITLE COMPANY; WALLIS BANK, a Texas Banking Corporation; CAL TOP REALTY & INVESTMENTS INC. 401K DEFINED BENEFIT PLAN; MCG PROPERTY INVESTMENT LLC; COUNTY OF KERN TAX COLLECTOR; and DOE ONE through DOE TWENTY, inclusive.

The action affects title to, and the right of possession of, the real property or interests in real property, identified in the complaint in the action.

The object of this proceeding is to acquire under the laws of eminent domain certain real property or interests in real property hereinafter described for the public use of the plaintiff, to wit, for state high-speed rail purposes.

The real property or interests in real property affected by this proceeding are located in the County of Kern, State of California, and particularly described in **Exhibit 1** attached to this notice and incorporated in it by reference.

DATED: 9/9/2026

ERIN E. HOLBROOK, Chief Counsel
ALAN M. STEINBERG, Deputy Chief Counsel
PAUL R. BROWN, Assistant Chief Counsel
JOSEPH P. CARROLL, Attorney Supervisor
JESUS CORRAL, Attorney

By: _____
JESUS CORRAL
Attorneys for Plaintiff
THE STATE OF CALIFORNIA, acting by and through the High-Speed Rail Authority

EXHIBIT 1

RESOLUTION OF NECESSITY

LEGAL DESCRIPTION

FB-15-1015 (FEE)

For High-Speed Rail purposes, the real property is situated in the City of Shafter, County of Kern, State of California, in the Northeast quarter of Section 9, Township 28 South, Range 25 East, Mount Diablo Meridian, is described as follows:

Parcel 1 of Parcel Map No. 10866, in the County of Kern, State of California, as per Map recorded December 31, 2002 in Book 52, Pages 156 and 157 of Parcel Maps, in the Office of the County Recorder of said County.

END DESCRIPTION

This real property description has been prepared by me, or under my direction, in conformance with the requirements of the Professional Land Surveyors' Act (Bus. & Prof. Code §8700).

Jakeob Cooper
Professional Land Surveyor
California No. 9564

LICENSED LAND SURVEYOR
JAKEOB COOPER
LS9564
STATE OF CALIFORNIA

December 01, 2025
Date