

# CASE NO: MCC 1701320

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Weber Valley Heights Association

V.

Reed & Wrench

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**CA EVIDENCE CODE SECTION 410, "Direct evidence" means evidence that directly proves a fact, without an inference or presumption, and which in itself, if true, conclusively establishes that fact. The direct evidence herein leans in a direction that identifies real property rights were trespassed upon by persons using a fictitious business to perpetrate a manipulation of fact?**

This fact remains to be answered, what properly recorded Grant Deed or documentation provides a third party business called Weber Valley Heights Water Association legal authority of land ownership rights greater than those bestowed by Grant Deeds seen herein?



OFFICE OF COUNTY COUNSEL  
COUNTY OF RIVERSIDE

3960 ORANGE STREET, SUITE 500  
RIVERSIDE, CA 92501-3674  
TELEPHONE: 951/955-6300  
FAX: 951/955-6322 & 951/955-6363

January 13, 2017

Greg Reed  
44100 Ginger Circle  
Hemet, CA 92554

Re: Your Email dated December 19, 2016  
Letter from Counsel dated December 12, 2016

Dear Mr. Reed:

This office represents the Riverside County Department of Environmental Health (DEH). We are in receipt of your email to Steve Van Stockum, the Director of Environmental Health, dated December 19, 2016 and the related letter from Justin G. Robinson, dated December 12, 2016. Collectively, the email and letter demand DEH take four separate actions related to a well that is on your property located at 44100 Ginger Circle, which is part of the Weber Valley Heights Water Association (WVHWA).

Please be advised that DEH cannot take any of the actions that you demand. With respect to your first demand, DEH completed the permitting process for the well on your property in 1990. The permitting process pursuant to Riverside County Ordinance number 682, which governs the construction of wells only, was then completed. As such, there is no current permit required for the well. While we understand your issues regarding the address listed on the permit, based on the information that DEH has reviewed it appears that the 1990 permit address was erroneously entered as Perryman at that time; however, the permit was intended for the well that was constructed on your property. This is based on the following: the well on your property was completed in 1990, corresponding to when the permit was issued; (2) there is an easement on your property, from the previous owner of the property to a group of people who would ultimately form the WVHWA, allowing for the construction and maintenance of a well; (3) there have been annual inspections of the well on your property since the state small water system permit was issued to WVHWA; and (4) the fact that there is no known well on the property located at the Perryman address.

DEH now monitors the well pursuant to Title 22 of the California Code of Regulations section 64211 et seq. To date there are no known violations warranting action on the well. Therefore,

Greg Reed  
January 13, 2017  
Page 2

regarding your second demand, that DEH require you to disconnect the electricity to the water supply, there is no reason to deactivate, or otherwise shut down the well. Further, DEH has reviewed the easement for the well on your property which was provided for the "drilling, construction, installation, equipping, operation, and use" of a well. DEH does not have the legal authority to take action against, what appears to be, a valid easement.

Your third demand is that DEH revoke the WVHWA permit, number 1790, and the 1990 permit, number 16245, for the well construction. As noted above, the well was properly constructed and completed in 1990 so permit number 16245 can no longer be revoked. Permit number 1790, the state small water system permit for the WVHWA, is regulated pursuant to the same regulations listed above, Title 22 of the California Code of Regulations section 64211 et seq. To date, there are no known violations that would require DEH to take any regulatory action, including revocation of permit number 1790.

As a result of the foregoing, DEH is also unable to comply with the fourth demand regarding confirmation that your well is no longer part of the WVHWA system.

Sincerely,

GREGORY P. PRIAMOS  
County Counsel



ERIC STOPHER  
Deputy County Counsel

ES:nh  
cc: Client

## Weber Valley Heights Association

V.

Reed &amp; Wrench

*Defendants, AKA the Reed's,*

Gregory Reed hereby submits these defense files,  
Case # MCC – 170132  
County of Riverside California.

Pages 1- 9 are related Laws and Regulations including California Safe Drinking Water Act Section 64216, whereas “Mutual Associations prohibited. No state small water system which was not in existence on November 12, 1991 shall be issued a permit to operate if the water supplier is an unincorporated association organized under Title 3 (commencing with Section 20000) of Division 3 of the Corporations Code.”

Evidence emailed by Mr. Matt Riha Department of Environmental Health, County of Riverside identified the appurtenant well on the Reeds land was not properly permitted. According to California Water Code and County of Riverside Ordinance 682 Reeds well was required a permit. June 12, 1992 Reeds well was then electrified without properly obtaining a County of Riverside Building and Safety permit. Individuals claiming to be an official CA non-profit Association used that un-permitted singular well and water delivery system to generate a profit. Someone acting as an officer of the defunct group was responsible for operating a scheme. Thereby they attempted to use altered documents to fool the Reed's into thinking the well in question was legally permitted. See the letter dated June 22, 2016 from the law firm Best, Best and Krieger to Mathew L. May whom at that time was the Attorney representing the Reeds. Those exhibits from that June 22, 2016 letter are showing an address of 44100 Ginger Cir.. The application, permit and invoice are all three altered from the originals. See the County Dept. of Environmental Health (DEH) documents issued for use at 44135 Perryman Lane APN 571-030-037-0, Record of Survey 53/47 par3. The originals are currently on file within DEH archives. The fact is a trail of recorded evidence provides real property rights of authority are officially maintained as County of Riverside records and State of CA records.

December 31, 1989 County of Riverside ordinance 682 became effective. By February 15, 1990 the State of CA Water Code 13801 clearly mandated all new wells drilled in the State needed to be permitted prior to excavation. Permit #16245 was issued in error on February 27, 1990. The permit was issued for use at 44135 Perryman Lane. That address was correct; however, the named owner (Weber Valley Non-profit Assn.) was not. See instrument #74567 showing Roger Schmid was the named deed holder from April 12, 1984 until

May 8, 2002 as was officially recorded by instrument #2002-240973. Recorded facts prove the rights to real property transfer by Grant deed to Robert Franko and Deborah St Pierre on May 8, 2002 plaintiffs hereto.

The following CA Water Code Divisions identify facts related to water wells, pages 4-10.

## **CA Water Code DIVISION 7, WATER QUALITY**

Chapter 10, Water Wells, Cathodic Protection Wells, Monitoring Wells, and Geothermal Heat Exchange

### Article 2. Definitions

13710. "Well" or "water well" as used in this chapter, means any artificial excavation constructed by any method for the purpose of extracting water from, or injecting water into, the underground. This definition shall not include: (a) oil and gas wells, or geothermal wells constructed under the jurisdiction of the Department of Conservation, except those wells converted to use as water wells; or (b) wells used for the purpose of (1) dewatering excavation during construction, or (2) stabilizing hillsides or earth embankments.

### Wells Article 3. Reports

**13750.5** No person shall undertake to dig, bore, or drill a water well, cathodic protection well, groundwater monitoring well, or geothermal heat exchange well, to deepen or re-perforate such a well, or to abandon or destroy such a well, unless the person responsible for that construction, alteration, destruction, or abandonment possesses a C-57 Water Well Contractor's License.

13751. (a) Every person who digs, bores, or drills a water well, cathodic protection well, groundwater monitoring well, or geothermal heat exchange well, abandons or destroys such a well, or deepens or re-perforates such a well, shall file with the department a report of completion of that well within 60 days from the date its construction, alteration, abandonment, or destruction is completed.

(b) The report shall be made on forms furnished by the department and shall contain information as follows:

(1) In the case of a water well, cathodic protection well, or groundwater monitoring well, the report shall contain information as required by the department, including, but not limited to all of the following information:

(A) A description of the well site sufficiently exact to permit location and identification of the well.

(B) A detailed log of the well.

(C) A description of type of construction.

(D) The details of perforation.

(E) The methods used for sealing off surface or contaminated waters.

(F) The methods used for preventing contaminated waters of one aquifer from mixing with the waters of another aquifer.

(G) The signature of the well driller.

WATER CODE - WAT

DIVISION 7. WATER QUALITY [13000 - 16104] ( Division 7 repealed and added by Stats. 1969, Ch. 482. )

CHAPTER 10. Water Wells and Cathodic Protection Wells [13700 - 13808.8] ( Chapter 10 added by Stats. 1969, Ch. 482. )

ARTICLE 4. Quality Control [13800 - 13806] ( Article 4 added by Stats. 1969, Ch. 482. )13801.

(a) The regional board, upon receipt of a report from the department pursuant to Section 13800, shall hold a public hearing on the need to establish well standards for the area involved. The regional board may hold a public hearing with respect to any area regardless of whether a report has been received from the department if it has information that standards may be needed.

(b) Notwithstanding subdivision (a), the state board shall, not later than September 1, 1989, adopt a model water well, cathodic protection well, and monitoring well drilling and abandonment ordinance implementing the standards for water well construction, maintenance, and abandonment contained in Bulletin 74-81 of the department. If the model ordinance is not adopted by this date, the state board shall report to the Legislature as to the reasons for the delay. The state board shall circulate the model ordinances to all cities and counties.

(c) Notwithstanding any other law, each county, city, or water agency, where appropriate, shall, not later than January 15, 1990, adopt a water well, cathodic protection well, and monitoring well drilling and abandonment ordinance that meets or exceeds the standards contained in Bulletin 74-81. Where a water agency that has permit authority over well drilling within the agency adopts a water well, cathodic protection well, and monitoring well drilling and abandonment ordinance that meets or exceeds the standards contained in Bulletin 74-81, a county or city shall not be required to adopt an ordinance for the same area.

(d) If a county, city, or water agency, where appropriate, fails to adopt an ordinance establishing water well, cathodic protection well, and monitoring well drilling and abandonment standards, the model ordinance adopted by the state board pursuant to subdivision (b) shall take effect on February 15, 1990, and shall be enforced by the county or city and have the same force and effect as if adopted as a county or city ordinance.

**ORDINANCE NO. 682  
(AS AMENDED THROUGH 682.4)  
AN ORDINANCE OF THE COUNTY OF RIVERSIDE REGULATING  
THE CONSTRUCTION, RECONSTRUCTION, ABANDONMENT  
AND DESTRUCTION OF WELLS AND INCORPORATING BY REFERENCE  
ORDINANCE NO. 725**

The Board of Supervisors of the County of Riverside, Ordains that Ordinance No. 682 is amended in its entirety to read as follows:

**Section 1. PURPOSE, AUTHORITY AND IMPLEMENTATION.**

The purpose of this ordinance is to provide minimum standards for construction, reconstruction, abandonment, and destruction of all wells in order to: (a) protect underground water resources, and (b) provide safe water to persons within Riverside County. Pursuant to the authority cited in Chapter 13801(c) of the California Water Code, the Riverside County Department of Environmental Health shall enforce the provisions of this ordinance within its jurisdiction.

**Section 2. DEFINITIONS.**

Whenever in this ordinance the following terms are used, they shall have the meanings respectively ascribed to them in this section:

- A. "Abandoned Wells" and "Abandonment, shall apply to a well whose original or functional purpose and use has been discontinued for a period of one (1) year and which has not been declared for reuse with the Department by the legal owner, or a well in such a state of disrepair that it cannot be functional for its original purpose or any other function regulated under this ordinance. Exploration holes shall be considered abandoned twenty-four (24) hours after construction and testing work has been completed.
- B. "Agriculture Well" shall mean any water well used to supply water for irrigation or other agricultural purposes, including so-called "Stock Wells".
- C. "Annular Seal" or "Sanitary Seal" shall mean the approved material placed in the space between the well casing and the wall of the drilled hole (the annular space).
- D. "Boring" shall mean a temporary hole for immediate exploration drilled or driven into the ground to determine underground conditions.
- E. "Cathodic Protection Well" shall mean any artificial excavation in excess of fifty (50') feet constructed by any method for the purpose of installing equipment or facilities for the protection electrically of metallic equipment in contact with the ground, commonly referred to as cathodic protection.
- F. "Community Water Supply Well" shall mean any well which provides water for public water supply systems.
- G. "Contamination" shall mean an impairment of the quality of the waters of the state by waste to a degree which creates a hazard to the public health through poisoning or through the spread of disease.

H. "Cross-Connection" shall mean any unprotected connection between any part of a water system used or intended to supply water for domestic purposes and any source or system containing water or other substances that are not or cannot be approved as safe, pure, wholesome, and potable for human consumption.

Ord. 682 – Page 2

I. "Department" shall mean the Riverside County Department of Environmental Health.

J. "Director" shall mean the Director of Environmental Health or his duly authorized representative.

K. "Distribution System" shall include the facilities, conduits, or any other means used for the delivery of water from the source facilities to the customer's system.

L. "Geothermal Heat Exchange Well" shall mean any uncased excavation by any method for the purpose of using the heat exchange capacity of the earth for heating and cooling and in which the ambient ground temperature is 860 Fahrenheit (300

Celsius) or less and which uses a closed loop fluid system to prevent the discharge or escape of its fluid into the surrounding aquifers or geologic formations. Geothermal

Heat Exchange Wells are also known as ground source heat pump wells (California Water Code 13713). Such wells or boreholes are not intended to produce water or steam.

M. "Exploration Hole" shall mean an uncased excavation for the purpose of immediately determining the existing geological and/or hydrological conditions at the site either by direct observation or other means.

N. "Extraction Well" shall mean any well used to extract water for treatment, dewatering or other processes but not to include domestic or agricultural uses.

O. "Individual Domestic Well" shall mean any well used to supply water for domestic needs other than a public water supply system.

P. "Industrial Well" shall mean any well used primarily to supply water for industrial processes and may supply water intentionally or incidentally for domestic purposes.

Q. "Injection or Recharge Well" shall mean any well used to inject water of approved quality into groundwater basins (Special approval required).

R. "Lateral (horizontal) Well" shall mean a well drilled or constructed horizontally or at an angle with the horizon as contrasted with the common vertical well and does not include horizontal drains or "wells" constructed to remove subsurface water from hillside, cuts, or fills.

S. "Monitoring Well" shall mean an artificial excavation by any method for the purpose of observing, monitoring, or supplying the conditions of a water bearing Aquifer, such as fluctuations in groundwater levels, quality of ground waters, or the concentration of contaminants in underground waters.

T. "Person" shall mean any individual, firm, corporation, association, profit or non-profit organization, trust, partnership, special district, or governmental agency to the extent authorized by law.

U. "Pollution" shall mean an alteration of water by waste to a degree which unreasonably affects such water for beneficial uses, or facilities which serve such beneficial uses "Pollution" may include "contamination".

V. "Public Water System" shall mean:

1. A system, regardless of type of ownership, for the provision of piped water to the public for domestic use, if such system has at least five (5) service connections or regularly serves an average of at least twenty-five (25) individuals daily at least sixty (60) days of the year. A public water system includes:

Ord. 682 – Page 3

a. Any collection, treatment, storage, and distribution facilities which are used primarily in connection with such system and which are under control of the water supplier.

b. Any collection or pretreatment storage facilities which are used primarily in connection with such system but are not under control of the water supplier.

2. A Labor Camp as defined by the California Code of Regulations, Title 25, Housing.

W. "Reconstruction" means certain work done to an existing well in order to restore its production, replace defective casing, seal off certain strata or surface water, or similar work, not to include the cleaning out of sediments, surging, or maintenance to the pump or appurtenances where the integrity of the annular seal or water bearing strata are not violated.

X. "Source Facilities" shall include wells, stream, diversion works, infiltration galleries, springs, reservoirs tanks, and all other facilities used in the production, treatment, disinfection, storage, or delivery of water to the distribution system.

Y. "Vapor Extraction Well" shall be a hole drilled and cased to extract vapor from underground.

Z. "Water Well" shall mean any artificial excavation constructed by any method for the purpose of extracting water from, or injecting water into the ground. This definition shall not include:

1. Oil and gas wells, or geothermal wells constructed under the jurisdiction of the California State Department of Conservation, except those wells converted to use as water wells; or
2. Wells used for the purpose of:
  - a. Dewatering excavation during construction; or
  - b. Stabilizing hillsides or earth embankments, unless located within 500 feet of a potential source of groundwater contamination.

Section 3. PERMIT REQUIREMENTS.

A. No person or entity, or agent, contractor, subcontractor, representative, or employee thereof, shall dig, drill, bore, drive, reconstruct or destroy (1) a well that is to be, or has been, used to produce or inject water, (2) a cathodic protection well, (3) a monitoring well or (4) geothermal heat exchange well, without first filing a written application to do so with the Department, and receiving and retaining a valid permit as provided herein.

Said written application shall contain a statement which is substantially in the following form: I declare under penalty of perjury under the laws of the State of California that the information furnished as part of this application is true and correct. I also understand that I am legally obligated to obey all requirements of state law and Riverside County ordinances in connection with the approval of this application.

Property Owner's Signature \_\_\_\_\_

Date \_\_\_\_\_

Ord. 682 – Page 4

B. No person or entity shall engage in any activity subject to the jurisdiction of this ordinance without first paying all applicable fees to the Department of Environmental Health for each activity in the amounts set forth in Riverside County Ordinance No. 671 and any subsequent amendments thereto. Such fees may be waived in cases where corrective or replacement work is being undertaken to replace property damaged or destroyed in a disaster recognized in a resolution adopted by the Board of Supervisors.

C. Any person who shall commence any work for which a permit is required by this Department without having obtained a permit therefore, shall, if subsequently granted a permit, pay double the permit fee for such work; provided, however, that this provision shall not apply to emergency work when it shall be established in writing to the satisfaction of the Director that such work was urgently necessary and that it was not practical to obtain a permit before commencement of the work. In all cases in which emergency work is necessary, a permit shall be applied for within three (3) working days after commencement of the

work. The applicant for a permit for any such emergency work shall, in any case, demonstrate that all work performed is in compliance with the technical standards of Section 10. of this ordinance.

D. An application for a permit to construct a water well, monitoring well, cathodic protection well, or geothermal heat exchange well shall be submitted to the Department on a form and in a manner prescribed by the Department, and shall include the following information:

1. A Plot Plan showing the proposed well location with respect to the following items within a radius of five hundred feet (500') from the well:

- a. Property lines, including ownership.
- b. Sewage or waste disposal systems (including reserved waste disposal expansion areas), or works for carrying or containing sewage or waste.
- c. All intermittent or perennial, natural, or artificial bodies of water or watercourses.
- d. The approximate drainage pattern of the property.
- e. Other wells, including abandoned wells.
- f. Access road(s) to the well site.
- g. Structures.

2. Location of the property with a vicinity map including the legal description of the property (Assessor Parcel Map/Tract Map Number, Township, Range and Section).

3. The C-57 license number and signature of the person responsible for constructing the well.

4. For a monitoring well the name and telephone number of the consultant.

5. The proposed well depth, including casing size and zones of perforations and strata to be sealed off if such data can be reasonably projected.

Ord. 682 – Page 5

6. The proposed use of the well.

7. Location of underground storage tank(s) within five hundred feet (500') of the proposed well.

8. Location and classification by visual inspection of any solid, liquid, or hazardous waste disposal sites to include municipal and individual package sewage treatment plants within two thousand feet (2,000') of the proposed well.

9. Where proposed work is reconstruction or destruction of a water well, monitoring well, cathodic protection well or geothermal heat exchange well, provide the following information, if available:

- a. Method of reconstruction or destruction of well.
- b. Total depth.
- c. Depth and type of casing used.
- d. Depth of perforation.
- e. Well log.
- f. Any other pertinent information.

10. Other information as may be deemed necessary for the Department to determine if the underground waters will be adequately protected.

E. As a condition of a construction or reconstruction permit, any abandoned wells on the property shall be destroyed in accordance with standards provided in this ordinance.

F. All complete and accurate permit applications shall be approved or denied within six (6) working days after the date of filing of the application or shall be deemed approved. The term working days shall be defined to mean a day in which the County of Riverside is open to members of the public for the regular conduct of business. In the event that the application is denied, the applicant shall be informed of any deficiencies contained in the application at the time of being notified of such denial. The applicant, after initial denial, may resubmit a corrected application that addresses the deficiencies that were identified

as part of the application denial. The applicant shall resubmit a corrected application within thirty (30) days after being notified of the application denial or thereafter a new permit application will need to be submitted.

## **Section 6**

### **EXPIRATION OR EXTENSION OF PERMIT,**

**A.** Each permit issued pursuant to this ordinance shall expire and become null and void if the work authorized thereby has not been completed within six (6) months following the issuance of the permit.

**B.** The permit fee shall be non-refundable.

**C.** Any permit issued pursuant to this ordinance may be extended at the option of the Department. Each individual extension granted by the Department shall be for not longer than one hundred twenty (120) days. In no event shall the Department grant an extension which would make the total term of the permit exceed one (1) year.

Application for extension shall be made on a form provided by the Department.

**D.** Upon expiration of any permit issued pursuant hereto, no further work may be done in connection with construction, repair, reconstruction, or abandonment of a well unless and until a new permit for such purpose is secured in accordance with the provisions of this ordinance. If, the permit has expired before the final inspection is conducted, the permittee must pay a renewal fee for the final inspection to take place.

## **Section 7 PERMIT REVOCATION OR SUSPENSION.**

**A.** The Director may revoke or suspend a permit issued pursuant to this ordinance upon a finding that:

1. A determination of violation exists.
2. Said determination has been sent to the permittee by first class mail in the form of a written notice specifying the violation.
3. The permittee has failed or neglected to correct the violation within twenty (20) days from the date the written notice is mailed.

**B.** A permit violation exists where any of the following conditions are present:

1. The permit was issued in error.
2. The permit was issued on the basis of incorrect information supplied by the permittee.
3. The permittee violated any of the provisions of this ordinance or the conditions and requirements attached to the permit.

**Source;** [CA Water Laws 2003 - Department of Water Resources](https://www.water.ca.gov/media/DWRWebsite/WebPages/Programs/GroundwaterManagement/Wells/Files/California-Laws-for-WellsOctober2016.pdf)

<https://www.water.ca.gov/media/DWRWebsite/WebPages/Programs/GroundwaterManagement/Wells/Files/California-Laws-for-WellsOctober2016.pdf>

[http://leginfo.legislature.ca.gov/faces/codes\\_displaySection.xhtml?lawCode=WAT&sectionNum=13801](http://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=WAT&sectionNum=13801)

County of Riverside ordinance 682, <https://www.rivcocob.org/ords/600/682.3.pdf>

**TLMA Permit Assistance Team Riverside Office**

Wendell Bugtai

Riverside county CAC

4080 Lemon St., 14th Fl.

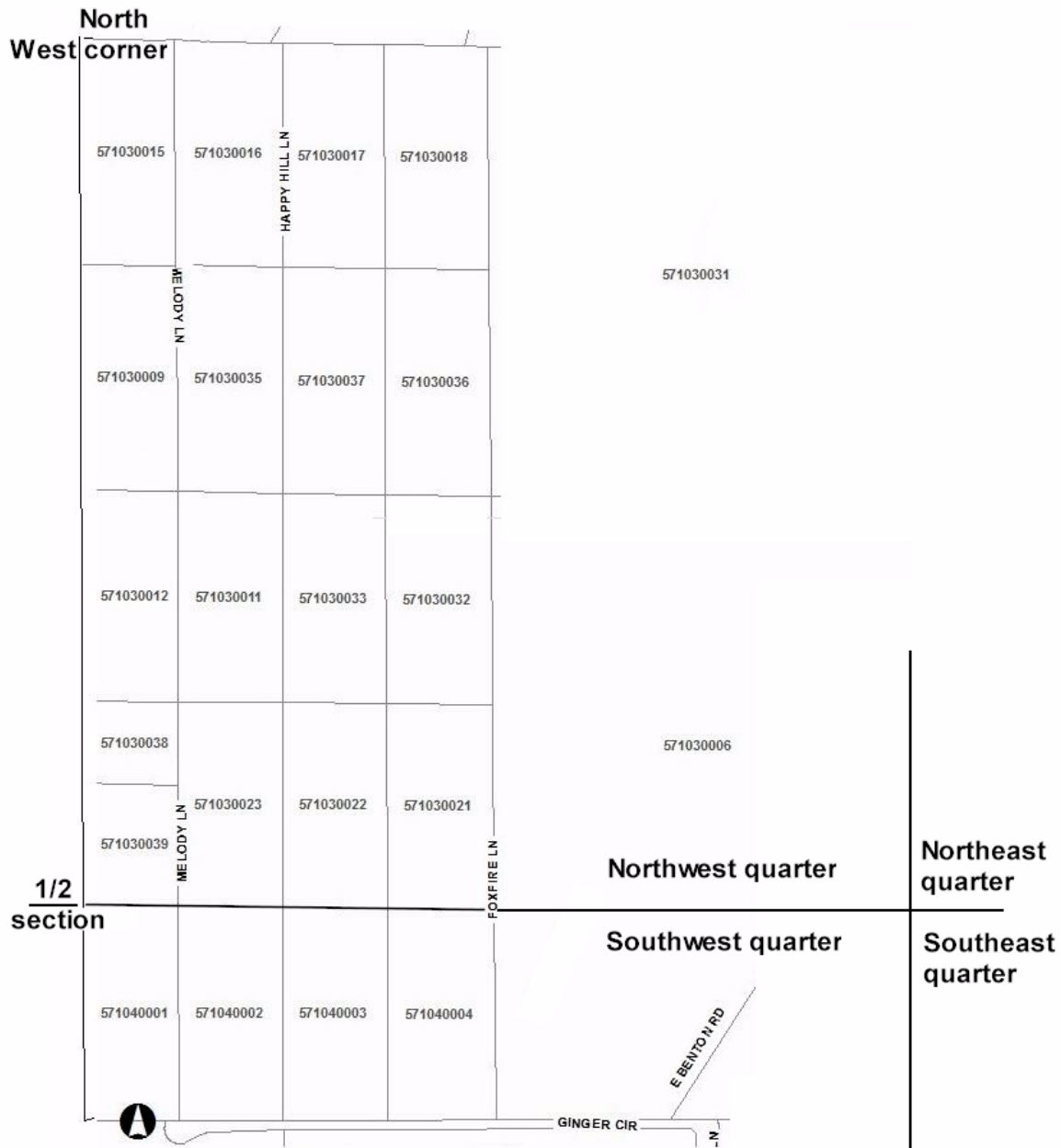
P.O. Box 1605

Riverside, CA

92502-1605

Phone: 951-955-2459

Northwest 1/2 of Northwest 1/4 and Northwest 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 4



Road running from east to northwest 1/2 of Section 4.

VERSIDE, STATE OF CALIFORNIA  
**AP NO. 16,649**  
 OF PARCEL MAP NO. 9452 ON FILE IN  
 REEL MAPS, RECORDS OF RIVERSIDE  
 'ON 4, T. 7S., R. 1E., S.B.M.  
 ENGINEERING - SCALE: 1" = 200' AUGUST, 1981

*anno. for  
 .28, 1978.*

*on Co., for  
 communication  
 records of*

*garet G. Rose,  
 11, 1968,  
 not be plotted.*

SHEET 1 OF 1 SHEET

**RECORDER'S CERTIFICATE**  
 Filed this 2 day of DEC  
 19 81, at 12:00 P. M. in Book 98 of  
 Parcel Maps, of Page 87, at the request  
 of the County Clerk.  
 No. 224490  
 Fee \$ 6.00  
 DONALD D. SULLIVAN, County Recorder

By: Debbie Ann Stoggs, Deputy  
 Subdivision Guarantee Safeco Title Ins. Co.

**SURVEYOR'S CERTIFICATE**  
 This map was prepared by me or under my direction  
 and is based upon a field survey in conformance with  
 requirements of the Subdivision Map Act and local  
 ordinance at the request of Marion W. Stoggs  
 in July, 1980 I hereby state that this  
 parcel map substantially conforms to the approved  
 conditionally approved tentative map, if any.

Ronald A. Musser  
 RONALD A. MUSSER, L.S. 4230

**COUNTY SURVEYOR'S CERTIFICATE**  
 This Map conforms with the requirements of the  
 Subdivision Map Act and local ordinances. I hereby  
 certify that I have examined this map and found  
 it to be substantially the same as it appeared on  
 tentative map of Parcel Map 16,649 as filed, amended,  
 and approved by the Board of Supervisors on July  
 1981, the expiration date being July 29, 1983; and  
 that I am satisfied this map is technically correct.

Dated Nov. 24 1981

WEBER VALLEY HEIGHTS WATER ASSOCIATION  
MEMBERS BALLOT

REED

9-27-2010

1. Should Weber Valley Heights Members, send Greg & Sherry Reed,  
A termination notice for furnishing water to a non-member ? The water  
Is going to the property that has already been terminated.

( ) YES

( ) NO



## State Water Resources Control Board

November 18, 2014

Mr. Gregory E. Reed  
44100 Ginger Circle  
Hemet, CA 92544

In reply refer to:  
AH G334518

Dear Mr. Gregory E. Reed:

### FIRST NOTICE GROUNDWATER DIVERSION, GROUNDWATER RECORDATION PROGRAM IN RIVERSIDE COUNTY

The State Water Resources Control Board, Division of Water Rights (Division), received your First Notice of Groundwater Diversion form on September 8, 2014. A Groundwater Recordation number has been assigned to the State Well Number listed below.

<u>Recordation Number</u>	<u>State Well Number</u>	<u>Owner's Well Designation</u>
<b>G334518</b>	<b>07S/01E-4M01S</b>	<b>Reed's Well</b>

These number(s) should be referenced in all future communications with the Division concerning your use of water. Please notify the Division of any change in ownership or mailing address.

Each year in accordance with the California Water Code, an Annual Notice of Extraction and Diversion of Water (Annual Notice) must be filed with the State Water Board to report the amount of water extracted during the previous calendar year. In accordance with the California Code of Regulations, each Annual Notice must be filed online and the annual filing fee of \$50.00 must be sent to the Division on or before June 30th. Although there is no penalty for failure to file the Annual Notice, failure to file a notice by June 30 is considered nonuse of water for the reporting year.

Should you have questions regarding this matter you can contact me at (916) 341-5801, or Ashley.Holloman@waterboards.ca.gov.

Sincerely,

Ashley Holloman  
Staff Analyst  
Data Management Unit

FELICIA MARQUEZ, CHAIR | THOMAS HOWARD, EXECUTIVE DIRECTOR

1001 J Street, Sacramento, CA 95814 | Mailing Address: P.O. Box 100, Sacramento, Ca 95812-0100 | [www.waterboards.ca.gov](http://www.waterboards.ca.gov)





State Water Resources Control Board

February 2018

**ACTION REQUIRED: ANNUAL WATER USE REPORTING FOR 2017**

GREGORY E REED  
44100 GINGER CIRCLE  
HEMET, CA 92544

Dear GREGORY E REED:

**The State Water Resources Control Board (State Water Board) Division of Water Rights (Division) has determined that you are the legally responsible party for the Water Right(s) listed on the following page(s) and you must complete online reporting for your 2017 water use.**

State law requires that Water Right holders electronically file water diversion and use reports each year (Cal. Code Reg, tit. 23, §910). The information you report is critical in managing California's most vital natural resource, and we appreciate your cooperation.

**To report, go online to:** [www.rms.waterboards.ca.gov](http://www.rms.waterboards.ca.gov) and login with your Water Right ID and Password (see below). For assistance with reporting online, see the Report Management System (RMS) training videos at: [www.waterboards.ca.gov/videos/rms.html](http://www.waterboards.ca.gov/videos/rms.html). You must file a separate report for each Water Right ID. Do not combine information for multiple Water Right IDs on one report.

**Measurement Requirements Reminder:** As part of their 2017 water use reporting, parties who divert or are authorized to divert 10 or more acre-feet per year are required to provide information on their measurement device. More information is available at: [www.waterboards.ca.gov/waterrights/measurement.html](http://www.waterboards.ca.gov/waterrights/measurement.html).

If you do not file your report on time, you may be liable for a violation in the amount of \$500 for each day in which the violation occurs (Water Code section 1846). Previous enforcement actions for failure to comply with the State Water Board's reporting regulations have resulted in fines of up to \$10,000. To avoid receiving an Administrative Civil Liability Complaint (fine) for failure to file, please complete your 2017 use reports by the appropriate due date (see below).

If you have questions please contact Division Staff by email at: [ewrims@waterboards.ca.gov](mailto:ewrims@waterboards.ca.gov) or by phone at: (916) 323-9393.

Sincerely,

Eloise Berryman, Manager  
Reporting and Data Management Unit  
Division of Water Rights

FELICIA MARCUS, CHAIR | EILEEN SOBECK, EXECUTIVE DIRECTOR

1001 I Street, Sacramento, CA 95814 | Mailing Address: P.O. Box 100, Sacramento, CA 95812-0100 | [www.waterboards.ca.gov](http://www.waterboards.ca.gov)



LIST OF WATER RIGHTS. Total Number = 1

Water Right ID	Password	Water Right Type	Reporting Deadline
G334518	[REDACTED]	Groundwater Recordation	July 1 2018

WEBER VALLEY HEIGHTS ASSOCIATION  
 44350 BENTON ROAD  
 HEMET CA. 92544

WATER USAGE STATEMENT

DATE: 2-3-17

TO: Reed

METER READING FOR THE MONTH OF: January 2017

DUE UPON RECEIPT

START: 345920

FINISH: 367170

CUBIC FEET USED: 1210

COST: 36.30

BALANCE DUE THIS BILL: 36.30

BALANCE ON BOOKS: 2-months - 61.30 + 38.40 = 99.70

CREDIT ON BOOKS: \_\_\_\_\_

LATE CHARGE: \_\_\_\_\_

ASSESSMENTS: 135.00 Due 6-1-17

BALANCE DUE THIS BILL: \$ 136.00

COMMENTS: "Termination Notice" will be issued 10 days from date of Billing Invoice on 2-13-17 via Certified Mail, by order of Jan Jeff Hall President + Bob Franks - Vice President.

5/22/2018

eWRIMS RMS



ANNUAL NOTICE OF GROUNDWATER EXTRACTION & DIVERSION FOR 2017

Water Right ID: G334518  
 Primary Owner: GREGORY E REED

INVOICE

Your Notice of Groundwater Extraction & Diversion (G334518) has been successfully submitted.

Please mail a check or money order for the \$50.00 filing fee along with a printout of this invoice to the following address:

State Water Resources Control Board  
 Division of Water Rights  
 Groundwater Recordation Program  
 PO Box 2000  
 Sacramento, CA 95812-2000

Check or money order should indicate your recordation number(s) and be made payable to: State Water Resources Control Board.

Do not send cash.

DEADLINE: Payment must be postmarked no later than June 30th in order to be recorded.

THIS SPACE FOR OFFICE USE ONLY R. \_\_\_\_\_ AMT. \_\_\_\_\_

After printing this invoice screen, please click the 'Return to List of Reports' button below to view reports for this Recordation Number. The listing will give you the option of printing the submitted report for your records.

Return to List of Reports

**UNITED STATES POSTAL SERVICE®** **CUSTOMER'S RECEIPT**

SEE BACK OF THIS RECEIPT FOR IMPORTANT CLAIM INFORMATION  
 NOT NEGOTIABLE

Pay to: *WRCB*  
 Address: *POB 2000 Sacramento*

KEEP THIS RECEIPT FOR YOUR RECORDS

Serial Number: **25161483385** Year, Month, Day: *2018-05-31* Post Office: *925870* Amount: **\$50.00** Clerk: **15**

TEMECULA 30777 RANCHO CALIFORNIA TEMECULA CA	92591-3209 0577580591 (800) 275-8777	Product Description	Sale Qty	Dom M.O. Value (Serial#: 25161483385)	Dom M.O. Fee	Dom M.O. Value (Serial#: 25161483396)	Dom M.O. Fee	Total

Debit Card Remit'd (Card Name: VISA)  
 (Account #: XXXXXXXXXXXXXXXX)  
 (Approval #:  
 (Transaction #: 880)  
 (Receipt #: 015472)  
 (Debit Card Purchase: \$27)  
 (Cash Back: \$0.00)  
 (Entry Mode: Chip)  
 (AID: A0000000980840)  
 (Application Label: US DE  
 (PIN: Verified by PIN)  
 (Cryptogram: 989105654990  
 (ARC: 00)  
 (CVR: 420000)  
 (IAD: 06010A03600000)  
 (TSI: 6800)  
 (TVR: 8000048000)

Billing #: 840-59200245-4-2194556-1  
 Clerk: 15

**To Water Resource Control Board**

ATT: Matthew Kurtz or whom it may Concern:

I am the owner of the real property where THE GROUNDWATER RECORDATION PROGRAM #G334518 is issued. I Gregory E. Reed did not assign nor relinquish my personal property rights or any real property rights into the interest of any association as named below,

**Owner**

Weber Valley Heights Water Association  
44350 Benton Road  
Hemet, CA 9254

See supporting documents.

1. My Grant Deed does not name Weber Valley Heights Water Association as a rights owner, See Exhibit 1, 1-A and 1-B
2. No such legal non-profit business entity named Weber Valley Heights Water Association legally exists, Exhibit 2
3. A 1990 Grant of Easement related to the use of my real property does not name Weber Valley Heights Water Association as a benefactor of rights granted by my predecessor in interest Mr. Charles Campbell and his wife Mrs. Jo Ann Campbell, Exhibit A as seen in Best, Best & Krieger Exhibit B, B&K pg4.
4. A letter dated June 22, 2016 from Best, Best & Krieger provides proof the Weber Valley Heights Water Association claims are 100% fabricated. After careful examination of well drilling application Exhibit 4 that proceeded permit #16245 Exhibit 5 prove d that those two documents were not for use on the Reeds property APN 571-040-002..
5. On December 6, 2012 Mr. Matt Riha wrote there is no permit for the well Exhibit 6, and then on 12/16/14 a Building and Safety request for permit proves there is not an Electrical permit for a well. BFE060056 is for a hay Barn.

I contend the well on my real property is allegedly owned by a Weber Valley Heights Water Association.

Therefore I. Gregory E. Reed hereby request, the Water Resource Control Board remove the name Weber Valley Heights Water Association from THE GROUNDWATER RECORDATION #G334518.

**Conclusion,**

I Gregory E Reed own certain land as conveyed by our April 27, 2007 Grant Deed Exhibit 1. The well herein question is an appurtenance of my land and was designated as Reeds Well by me and then assigned the #G334518 by WRCB.

At this time I respectfully request the WRCB to please return the correct property ownership rights back into my name,

Gregory E. Reed

"Reeds Well" my address remains the same,

44100 Ginger Circle

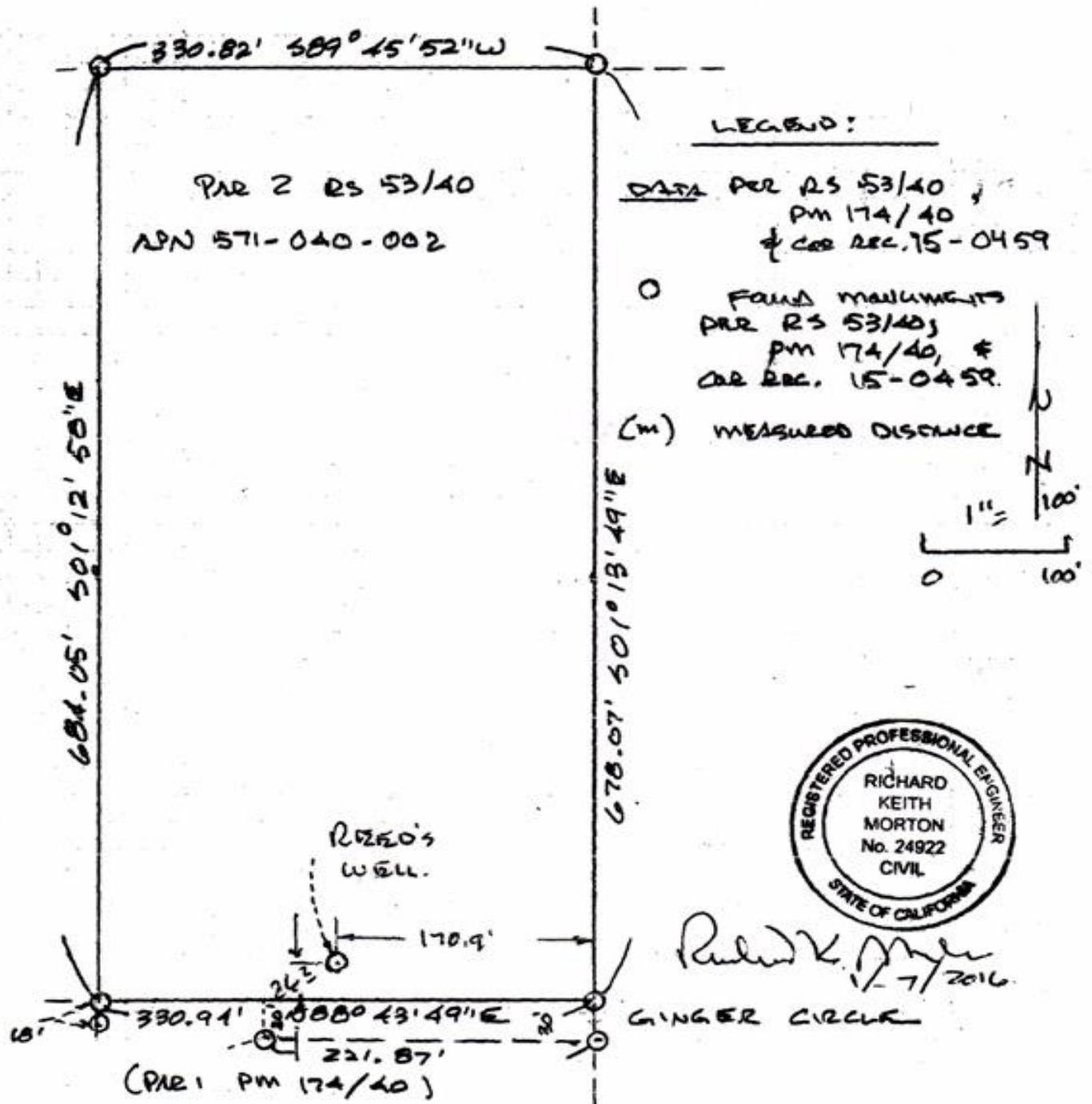
Hemet, CA 92544.

County of Riverside record of survey 53/40 parcel 2 Exhibit 6 APN# 571-040-002 as seen on Assessor map 571-04 par 2 Exhibit 7.

See the attached maps for the well location vicinity.

12/21/2015

LOCATION OF EXISTING  
WELL ON PAR 2, R/S 53/40;  
APN 571-040-002; DEED DOC.  
No. 2007-0277515, 4/25/2007





Greg <hemet.net@gmail.com>  
 To: "Riha, Matt" <MRiha@rivcocha.org>

Thu, Dec 6, 2012 at 11:22 AM

Matt, Would you please provide me the RCEH permit number for the drilling of the well on parcel 571-040-002.

Riha, Matt <MRiha@rivcocha.org>  
 To: Greg <hemet.net@gmail.com>

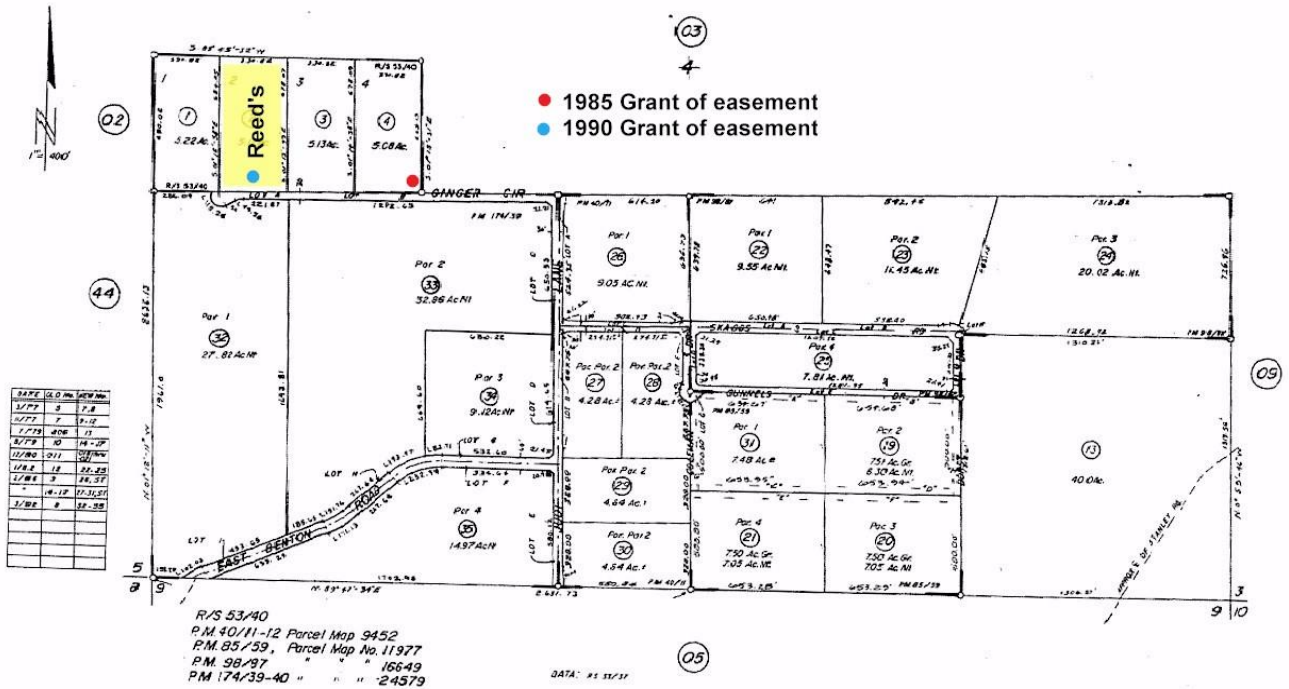
Thu, Dec 6, 2012 at 4:54 PM

Hi Greg

Within our data base and files, a permit to construct a well on this parcel is not available.

Thank you

Matt



JANUARY 1970

ASSESSOR'S MAP BK 571 PG 04  
 RIVERSIDE COUNTY, CALIF.



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**NOTICE OF INTENT TO INSPECT**

October 4, 2016

GREGORY REED  
44100 GINGER CIR  
(Property Where "Well" Is Located)  
HEMET, CA 92544

— RE CASE NO: CV1604789

Subject: NOTICE OF INTENTION TO INSPECT AND INVESTIGATE SUBJECT PROPERTY AND STRUCTURES FOR REPORTED VIOLATIONS OF RIVERSIDE COUNTY CODE NUMBER(S); 15.08.010 (Ord. 457) ,15.28.010 (Ord. 457).

Subject Property: 44240 BENTON RD, in the community of HEMET and further described as APN: 571-040-004. As the property owner(s), occupant(s) or interested party of the above-described property, located in the unincorporated area of the County of Riverside, you are hereby notified that the undersigned has received information regarding reported violations of Riverside County Code(s); 15.08.010 (Ord. 457) ,15.28.010 (Ord. 457). These alleged violations include, but are not limited to: (RCC 15.08.010 - Construction Without Permits 'Unpermitted Electric to Well' [RCO 457 Sec. 2]) & (RCC 15.28.010 - Substandard Electrical 'Unpermitted, Uninspected, Underground Electrical, running approximately 800 ft. to Off-Site Well' [RCO 457 Section 7])

If you are in violation of the Code (s) listed above, and an investigation is conducted, you will be billed for the investigative costs at the rate of \$109.00 per hour (as determined by the Riverside County Board of Supervisors).

As the property owner(s) or occupant(s) you may give or refuse written consent as hereafter provided, for the County of Riverside to enter upon your property for the purpose of inspecting the property and structures to verify the existence of these violations.

Please be advised, however, that your refusal to consent to such an inspection will result in the County of Riverside seeking a warrant from the Superior Court authorizing the inspection of the subject property notwithstanding your objection. Obviously, your voluntary compliance with this request is preferred.

FAILURE TO RESPOND WITHIN FIVE (5) DAYS OF THIS NOTICE WILL BE DEEMED A TACIT DENIAL OF PERMISSION FOR THE COUNTY OF RIVERSIDE AND ITS DESIGNEES TO ENTER UPON SAID PROPERTY TO CONDUCT AN INSPECTION OF THE PROPERTY AND STRUCTURES REPORTED TO BE IN VIOLATION OF RIVERSIDE COUNTY CODE(S); 15.08.010 (Ord. 457) ,15.28.010 (Ord. 457).

Please return your signed consent or refusal in the enclosed envelope. A duplicate copy of this document is enclosed for your records.

CODE ENFORCEMENT DEPARTMENT

37600 SKY CANYON DRIVE SUITE G #507, MURRIETA, CALIFORNIA 92563  
(951) 696-1606 • FAX (951) 677-9052

## Property Address:

44100 GINGER CIR HEMET/571-040-002-9

Records &lt;records@rctlma.org&gt;

12/16/14

Re: APN: 571-040-002-9/44100 GINGER CIR HEMET

## To Whom It May Concern:

In regards to the above referenced address, we have located the following permits:

Permit Number:	Use of Permit:
021140	Mobile Home Site Preparation
120185	Mobile Home Site Preparation
124692	Mobile Home Installation
BFE060056	Agriculture Registration

Our records date back to 1963. All building permit records prior to 1963 have been destroyed.

Sincerely,

Riverside County Building and Safety, Records (951) 955-2017 records@rctlma.org

Records &lt;records@rctlma.org&gt;

**ROB SCHELLING**

ATTORNEY AT LAW

445 South "D" Street, 2nd Floor  
 Perris, California 92570  
 909/940-1980  
 909/657-2406 FAX

October 15, 2001

**CERTIFIED MAIL RETURN RECEIPT REQUESTED**

Gary and Pat Boer  
 5381 Nelson Street  
 Cypress, CA 90630

Jack and Della Dickey  
 8122 San Dimas Circle  
 Buena Park, CA 90620

Sue Lueschen  
 36401 Melody Lane  
 Hemet, CA 92544

Robert and Jennifer Mowrey  
 36040 Happy Hill Lane  
 Hemet, CA 92544

Lee and Janice Smith  
 17801 El Mineral Road  
 Gavilan Hills, CA 92570

Matt Perez  
 44020 Perryman Lane  
 Hemet, CA 92544

Dave and Darlene Hadden  
 44240 Ginger Circle  
 Hemet, CA 92544

Lee Johnson  
 44251 Melody Lane  
 Hemet, CA 92544

Mike Switzer  
 36251 Melody Lane  
 Hemet, CA 92544

**Re: Use of Access Easement(Private Road)**

Dear Property Owners:

I have been retained by Robert Franko, Deborah St. Pierre and Bill and Veronica Moore for the purpose of informing you of their increased concern regarding the use of the access easement (private road) that affects all of your properties. Specifically, they are concerned about the increased motorcycle and quad-runner traffic and the added burden those uses have placed on the easement, both from a practical and safety standpoint, as well as the excessive speed some people drive on the road.

As you all well know, the right to use of this private road is by permission only and is limited to allow reasonable access to and from the affected the properties. Motorcycle and quad-runner use is not allowed. Moreover, this easement is not a public highway, there are children at play and the users of this road must be mindful of this when driving to and from their properties. Namely, the use of the private road requires that you drive at a safe speed.

In connection with these issues, signs will be posted on the road setting the maximum speed limit at 20 miles per hour. The speed limit will be strictly enforced pursuant to prevailing Riverside County law. Permission has been given to the Riverside County Sheriff to come onto to the road and enforce the speed limit. In addition, my clients will be constructing speed bumps on the road to help insure that the speed limit is obeyed. Furthermore, motorcycles and quad-runners will no longer be allowed to ride on the road. In accordance with Riverside County Ordinance No. 529, (see attached) motorcycles and quad-runners may be driven on your own property only! Once again, this ordinance will be strictly enforced. Also, any business use of this road is strictly prohibited. The permitted use is for access to and from your property, only!

**ROB SCHELLING**  
ATTORNEY AT LAW

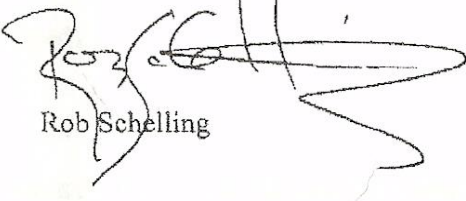
October 15, 2001

Page 2

For most of you, these restrictions on the use of our private road will not be a burden, since you are already very mindful of the safety of the neighborhood children and of the peace and enjoyment of the other property owners. Some, however, have decided to abuse the privilege of using this road and it's because of them that these precautions are necessary. In the event, some of you continue with non-conforming use of the private road, or if the posted signs or speed bumps are removed, be advised that my clients are fully prepared to go to court to obtain injunctions prohibiting such use and to obtain further declaratory relief on everyone's rights and duties with respect to the use of the road. If you have tenants living on your property, you should immediately make them aware of these restrictions and requirements.

Thank you very much your attention to this matter and for your anticipated cooperation. If you should have any questions or concerns, please don't hesitate to contact my office.

Very truly yours,



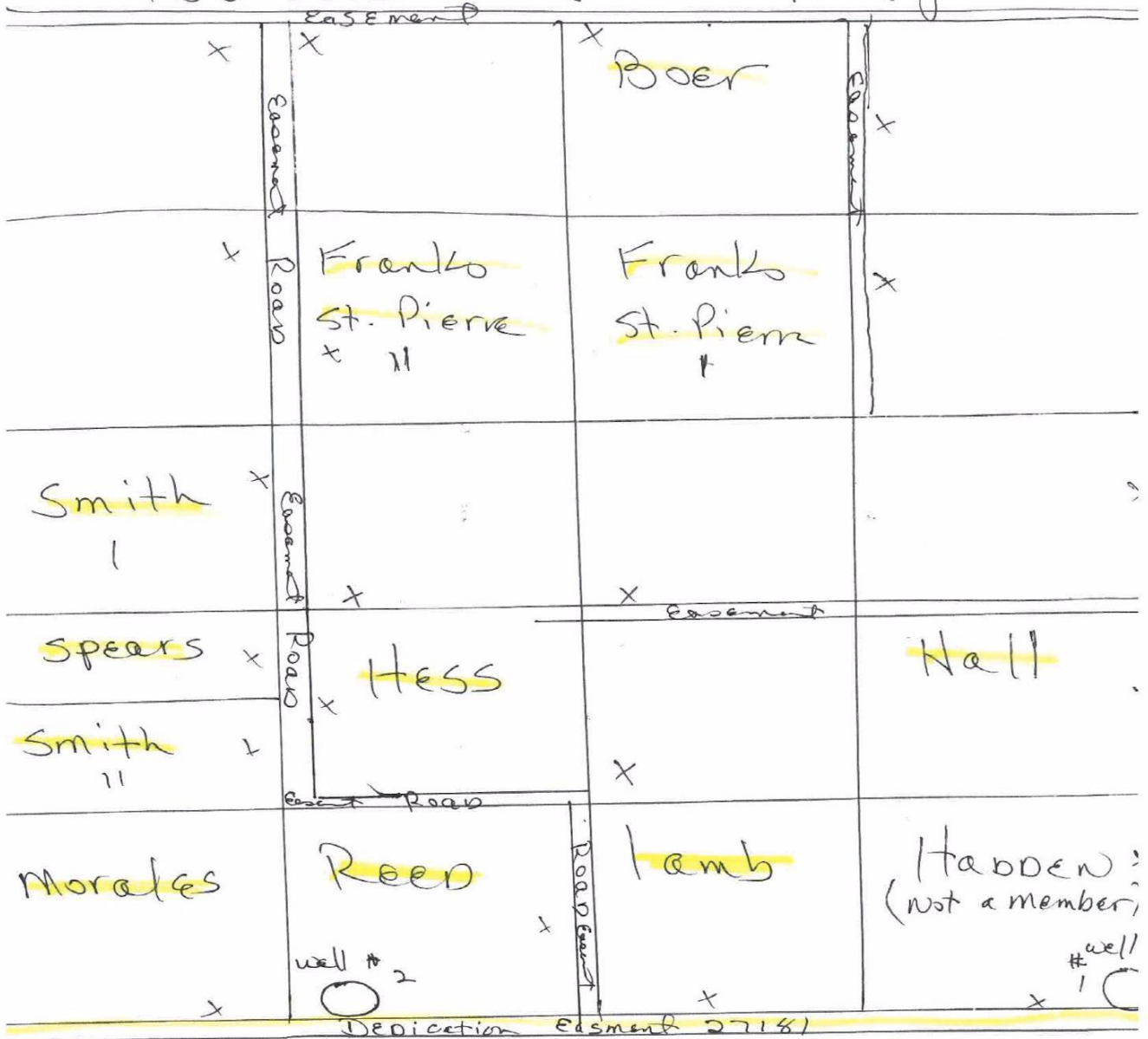
Rob Schelling

/rs

enc

cc: Robert Franko/Deborah St. Pierre  
Bill and Veronica Moore

100 Acres - Subject Property



6-18-2012  
 Current membership of WEBER Valley Heights Association

all 20 parcels were original members.  
 X - access points to Properties

**OWNER'S CERTIFICATE**  
 We hereby certify that we are the owners of the land included within the subdivision shown hereon, that we are the only persons whose consent is necessary to pass a clear title to said land and that we consent to the making and recording of this Parcel Map as shown within the following border line. We hereby dedicate to public use for street and public utility purposes, Lots 27 through 31, inclusive.

*Walter M. Shoggy* *Walter M. Shoggy*  
 WALTER M. SHOGGY WALTER M. SHOGGY  
*Henry E. Shoggy* *Henry E. Shoggy*  
 HENRY E. SHOGGY HENRY E. SHOGGY  
*George L. Shoggy* *George L. Shoggy*  
 GEORGE L. SHOGGY GEORGE L. SHOGGY

**NOTARY ACKNOWLEDGEMENT**

State of California  
 County of San Diego  
 On this 27th day of October, 1981,  
 before me, *Walter M. Shoggy*, Notary Public in and for said County and State, personally appeared *Walter M. Shoggy, Henry E. Shoggy, George L. Shoggy, and* *Walter M. Shoggy, Henry E. Shoggy, and George L. Shoggy*, known to me to be the persons identified in, and whose names is/are subscribed to the within instrument, and they acknowledged to me that they executed the same.  
 Witness my hand and official seal.

*Walter M. Shoggy*  
 Notary Public in and for said County and State  
 My commission expires *May 11, 1984*

**NOTARY ACKNOWLEDGEMENT**

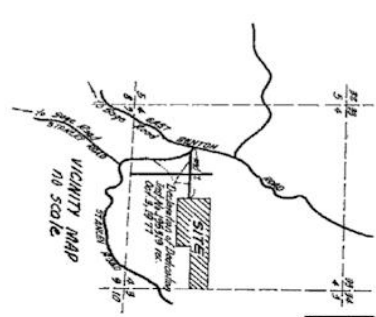
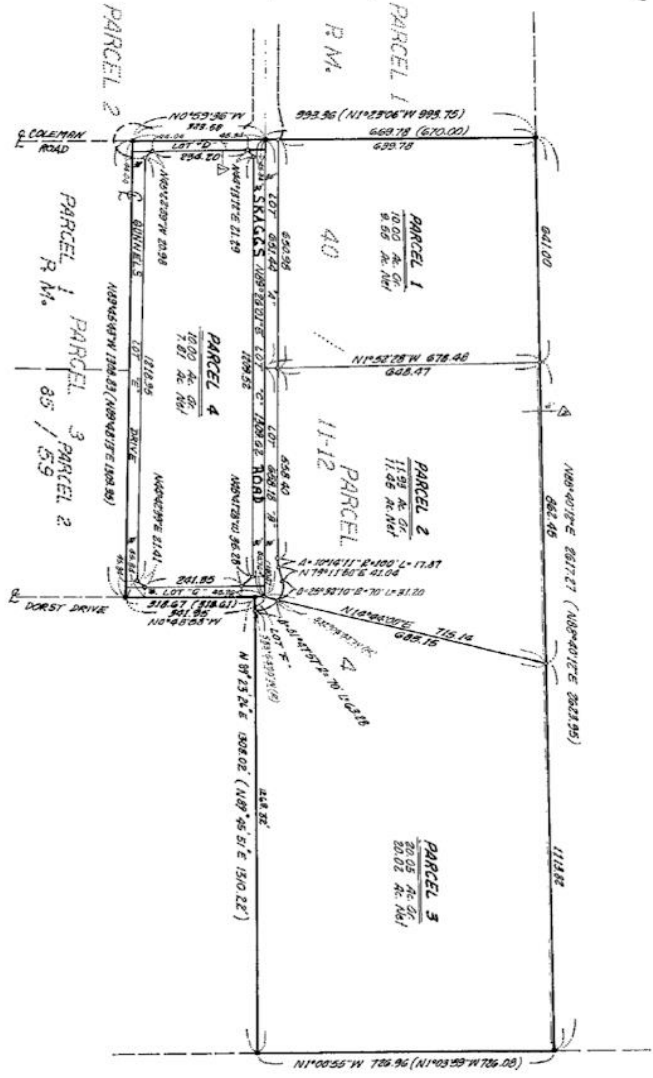
State of California  
 County of \_\_\_\_\_  
 On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,  
 before me, \_\_\_\_\_, Notary Public in and for said County and State, personally appeared \_\_\_\_\_, known to me to be the \_\_\_\_\_ and \_\_\_\_\_, known to me to be the \_\_\_\_\_, and \_\_\_\_\_, known to me to be the \_\_\_\_\_, all of whom are known to me to be the persons identified in, and whose names is/are subscribed to the within instrument, and they acknowledged to me that they executed the same.  
 Witness my hand and official seal.  
 My commission expires \_\_\_\_\_

**PARCEL MAP NO. 16,649**

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
 BEING A DIVISION OF PARCEL 4 OF PARCEL MAP NO. 9452 ON FILE IN  
 ROLL 40 PAGES 11 AND 12 OF PARCEL MAPS RECORDS OF RIVERSIDE  
 CALIFORNIA LYING WITHIN SECTION 4, T. 7S., R. 1E., S. 8M.  
 AGENS & MISSER, LAND SURVEYING & CIVIL ENGINEERING--SCALE 1"=200' AUGUST, 1981

**EMSEMENT NOTE:**

1. An easement in favor of *George L. Shoggy, Walter M. Shoggy, Henry E. Shoggy, and George L. Shoggy*, for *water, sewer, gas, telephone, electric, and other utility lines*, over the *land* shown on this Parcel Map, is hereby granted to the *benefit* of *George L. Shoggy, Walter M. Shoggy, Henry E. Shoggy, and George L. Shoggy*.
2. An easement in favor of *George L. Shoggy, Walter M. Shoggy, Henry E. Shoggy, and George L. Shoggy*, for *water, sewer, gas, telephone, electric, and other utility lines*, over the *land* shown on this Parcel Map, is hereby granted to the *benefit* of *George L. Shoggy, Walter M. Shoggy, Henry E. Shoggy, and George L. Shoggy*.



**RECORDERS CERTIFICATE**  
 Filed this 27th day of October, 1981, at \_\_\_\_\_ o'clock of the day of \_\_\_\_\_, A.D. 1981, in \_\_\_\_\_ of the County of \_\_\_\_\_, California.  
 No. 224342  
 By *Donald D. Sullivan*, County Recorder  
 Donald D. Sullivan, County Recorder  
 Submission date: \_\_\_\_\_  
 Submitted by: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**  
 This map was prepared by me or under my direction and is based upon a field survey in accordance with the requirements of the Subdivision Map Act and local ordinances of the County of Riverside, California, in July, 1980. I hereby state that this parcel map substantially conforms to the approved or conditionally approved tentative map, if any.  
*Donald D. Sullivan*  
 DONALD D. SULLIVAN, L.S. 4230  
 COUNTY SURVEYOR OF RIVERSIDE

**BOARD OF SUPERVISORS CERTIFICATE**  
 The Board of Supervisors of the County of Riverside, California, on this 27th day of October, 1981, has approved the above described parcel map and has authorized the County Clerk to file the same as provided in the Subdivision Map Act and local ordinances of the County of Riverside, California, in July, 1980. The expiration date of this certificate is July 24, 1982, and this map is hereby certified to be a true and correct copy of the original map as filed with the County Clerk.  
 Filed: \_\_\_\_\_  
 Date: \_\_\_\_\_

**DOING BUSINESS**  
 County of Riverside, State of California  
 By *Donald D. Sullivan*  
 DONALD D. SULLIVAN  
 County Clerk and Ex-Officio  
 Clerk of the Board of Supervisors  
 By *Walter M. Shoggy*  
 Deputy

**SURVEYOR'S NOTES**  
 1. The survey was made in accordance with the provisions of the Subdivision Map Act and local ordinances of the County of Riverside, California, in July, 1980.  
 2. The survey was made in accordance with the provisions of the Subdivision Map Act and local ordinances of the County of Riverside, California, in July, 1980.  
 3. The survey was made in accordance with the provisions of the Subdivision Map Act and local ordinances of the County of Riverside, California, in July, 1980.  
 4. The survey was made in accordance with the provisions of the Subdivision Map Act and local ordinances of the County of Riverside, California, in July, 1980.  
 5. The survey was made in accordance with the provisions of the Subdivision Map Act and local ordinances of the County of Riverside, California, in July, 1980.

**OWNERS' CERTIFICATE**  
 We hereby certify that we are the owners of the land included within the subdivision shown hereon; that we are the only persons whose consent is necessary to pass a clear title to said land and that we consent to the making and recording of this parcel map shown within the colored border line. We hereby dedicate to public use for street and public utility purposes, Lots "X" through "Z" inclusive.

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**PARCEL MAP NO. 11,977**  
 BEING A DIVISION OF PARCEL 3, LOT 7 OF PARCEL MAP 9,452, AS SHOWN BY MAP ON FILE IN BOOK 40, PAGE 12 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, LYING WITHIN SECTION 4, T.7S., R.1E., S. 6M.  
 RONALD A. MUSSER, LICENSED LAND SURVEYOR  
 SCALE: 1" = 200'  
 APRIL, 1979

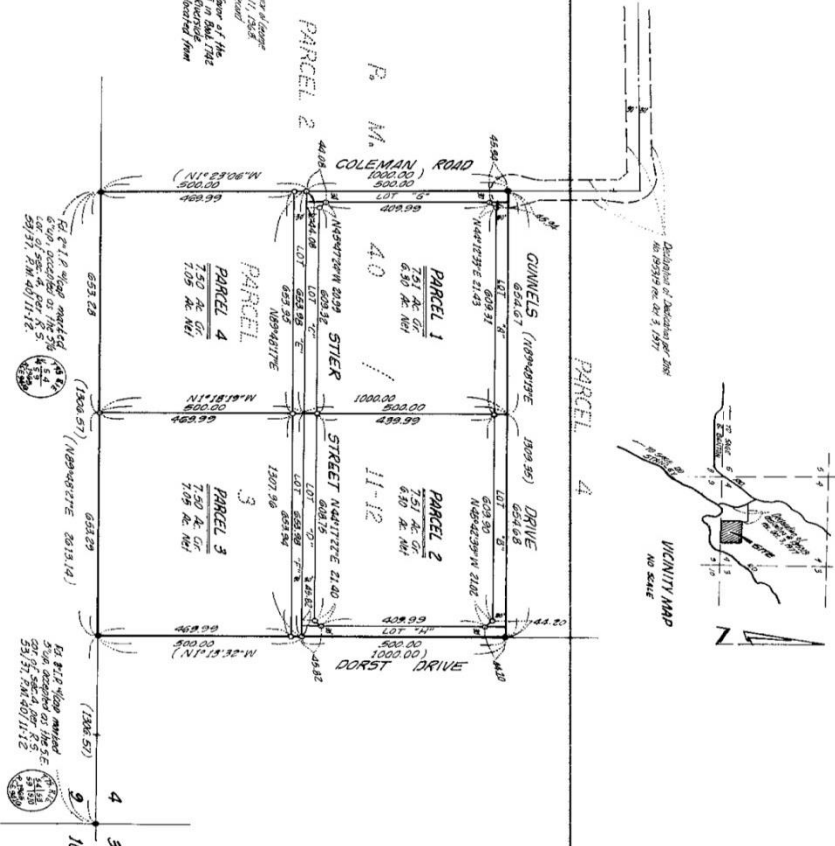
**NOTARY ACKNOWLEDGEMENT**  
 State of California  
 County of San Diego  
 I, Notary Public, do hereby certify that the foregoing is a true and correct copy of the original as shown to me by the undersigned and acknowledged to me by the same.  
 Witness my hand and official seal this 11th day of April, 1979.  
 My Commission Expires 11/26/80

**NOTARY ACKNOWLEDGEMENT**  
 State of California  
 County of San Diego  
 I, Notary Public, do hereby certify that the foregoing is a true and correct copy of the original as shown to me by the undersigned and acknowledged to me by the same.  
 Witness my hand and official seal this 11th day of April, 1979.  
 My Commission Expires 11/26/80

**NOTARY ACKNOWLEDGEMENT**  
 State of California  
 County of San Diego  
 I, Notary Public, do hereby certify that the foregoing is a true and correct copy of the original as shown to me by the undersigned and acknowledged to me by the same.  
 Witness my hand and official seal this 11th day of April, 1979.  
 My Commission Expires 11/26/80

**NOTARY ACKNOWLEDGEMENT**  
 State of California  
 County of San Diego  
 I, Notary Public, do hereby certify that the foregoing is a true and correct copy of the original as shown to me by the undersigned and acknowledged to me by the same.  
 Witness my hand and official seal this 11th day of April, 1979.  
 My Commission Expires 11/26/80

**NOTARY ACKNOWLEDGEMENT**  
 State of California  
 County of San Diego  
 I, Notary Public, do hereby certify that the foregoing is a true and correct copy of the original as shown to me by the undersigned and acknowledged to me by the same.  
 Witness my hand and official seal this 11th day of April, 1979.  
 My Commission Expires 11/26/80



**SHEET 1 OF 1 SHEET**  
**RECORDER'S CERTIFICATE**  
 Filed this 11th day of April, 1979, at San Diego, California, in Book 40, Page 12, of Parcel Maps, at the request of the County Clerk.  
 Fee 30.02 Dollars  
 By Donald D. Sullivan, County Recorder  
 Subdivision Guarantee Yes  
**SURVEYOR'S CERTIFICATE**  
 This map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance of the County of Riverside, California, in 1978.  
 I hereby state that the parcel map substantially conforms to the approved or conditionally approved tentative map if any.  
**COUNTY SUPERVISOR'S CERTIFICATE**  
 This map conforms with the requirements of the Subdivision Map Act and local ordinance.  
 Dated: 11-26-80  
A. E. Newcomb, County Supervisor  
**BOARD OF SUPERVISOR'S CERTIFICATE**  
 The County of Riverside, State of California, by and through its duly authorized officers, hereby approves said parcel map.  
 The officers of dedication made hereon are hereby authorized.  
 Dated: 11-26-80  
County of Riverside, State of California  
 By Donald D. Sullivan, Deputy  
 ATTEST:  
 DONALD D. SULLIVAN  
 County Clerk and Ex-Officio  
 Clerk of the Board of Supervisors  
 By Donald D. Sullivan, Deputy  
**BASIS OF BEARINGS:**  
 The basis of bearings for this survey is the south line of the 1/4 section of 36 Township 7 South, Range 1 East, 6 Meridian, per P.M. 4071-12.  
**LEGEND:**  
 --- 8 1/4" I.D. gdw, l.r. (flush, with L.S.  
 --- 4230 10g, 6 down on centerlines.  
 --- Rd. T.L.P.W.S. 3265 10g, flush, per P.M. 4071-12 unless otherwise noted.  
 ( ) --- Measured and record per P.M. 4071-12. Containing 30.02 Acres Gross

**ACKNOWLEDGEMENT:**  
 I, Donald D. Sullivan, County Recorder, do hereby certify that the foregoing is a true and correct copy of the original as shown to me by the undersigned and acknowledged to me by the same.  
 Witness my hand and official seal this 11th day of April, 1979.  
 My Commission Expires 11/26/80

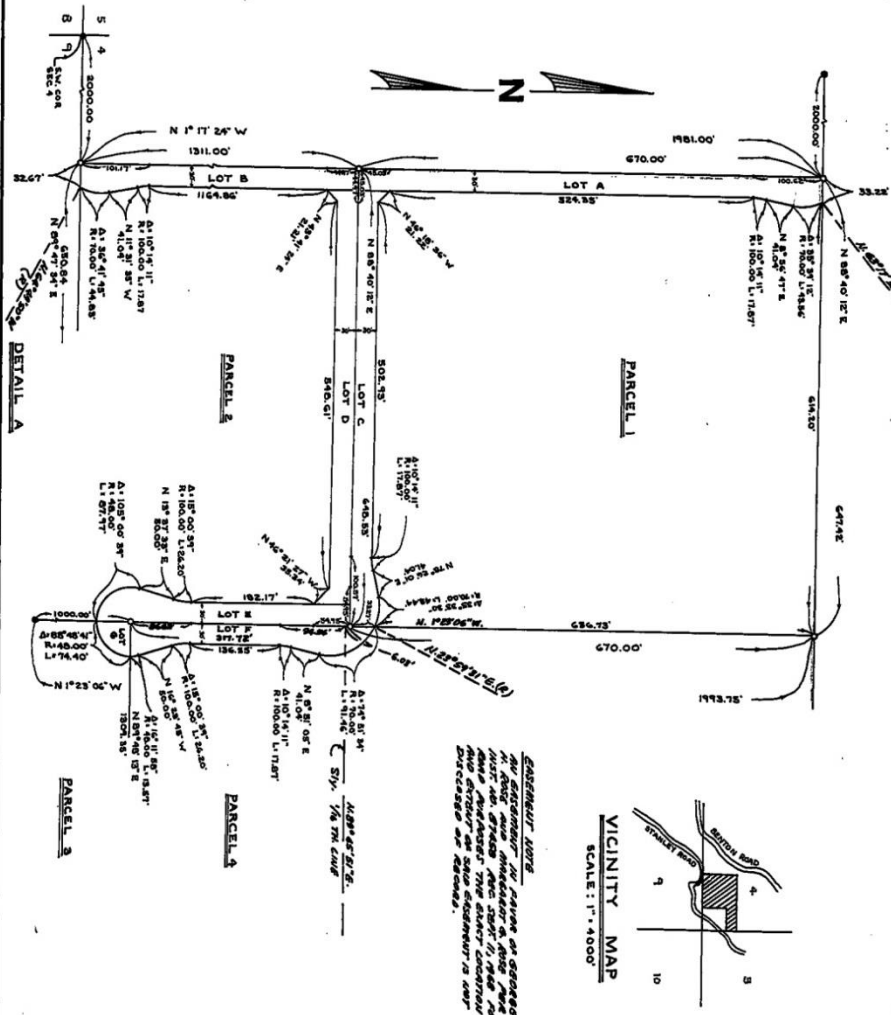
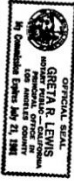
**OWNERS CERTIFICATE**  
 We hereby certify that we are the owners of the land included within the subdivision shown hereon; that we are the only persons whose consent is necessary to pass a clear title to said land and that we have no other persons claiming an interest therein. We show within the colored bands the recording of this parcel map as for street purposes, lots A through H, though they are not for completion and appearance of all public utilities.

*W.D. Balogh*  
 W.D. Balogh, County Recorder  
 Sheriff's Certification

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**PARCEL MAP NO. 9452**  
 BEING A DIVISION OF A PORTION OF THE SOUTH HALF OF SECTION 4, T. 7 S., R. 1 E., S. B. B. & M.  
 DENNIS J. BENNETT  
 JUNE, 1977  
 LICENSED LAND SURVEYOR  
 SCALE: 1" = 100'

**NOTARY ACKNOWLEDGEMENT**  
 State of California }  
 County of Riverside } ss.  
 On this day of \_\_\_\_\_, 1977,  
 before me a Notary Public in and for said County and State, personally appeared \_\_\_\_\_  
 known to me to be the person whose name and address are subscribed to the foregoing instrument and acknowledged to me that he executed the same.  
 Witness my hand and official seal  
 My Notary Public is and for said County and State My Commission Expires \_\_\_\_\_

**NOTARY ACKNOWLEDGEMENT**  
 State of California }  
 County of Riverside } ss.  
 On this day of \_\_\_\_\_, 1977,  
 before me \_\_\_\_\_, a Notary Public in and for said County and State, personally appeared \_\_\_\_\_  
 known to me to be the person whose name and address are subscribed to the foregoing instrument and acknowledged to me that he executed the same.  
 Witness my hand and official seal  
 My Notary Public is and for said County and State My Commission Expires \_\_\_\_\_



**CONSTRUCTION NOTES**  
 ALL DISTANCES AND BEARINGS ARE TO BE CONSIDERED AS GIVEN UNLESS OTHERWISE NOTED. THE SURVEYOR'S FIELD BOOKS AND FIELD NOTES ARE THE SOURCE OF THE DATA FOR THIS PARCEL MAP. THE SURVEYOR'S FIELD BOOKS AND FIELD NOTES ARE THE SOURCE OF THE DATA FOR THIS PARCEL MAP. THE SURVEYOR'S FIELD BOOKS AND FIELD NOTES ARE THE SOURCE OF THE DATA FOR THIS PARCEL MAP.

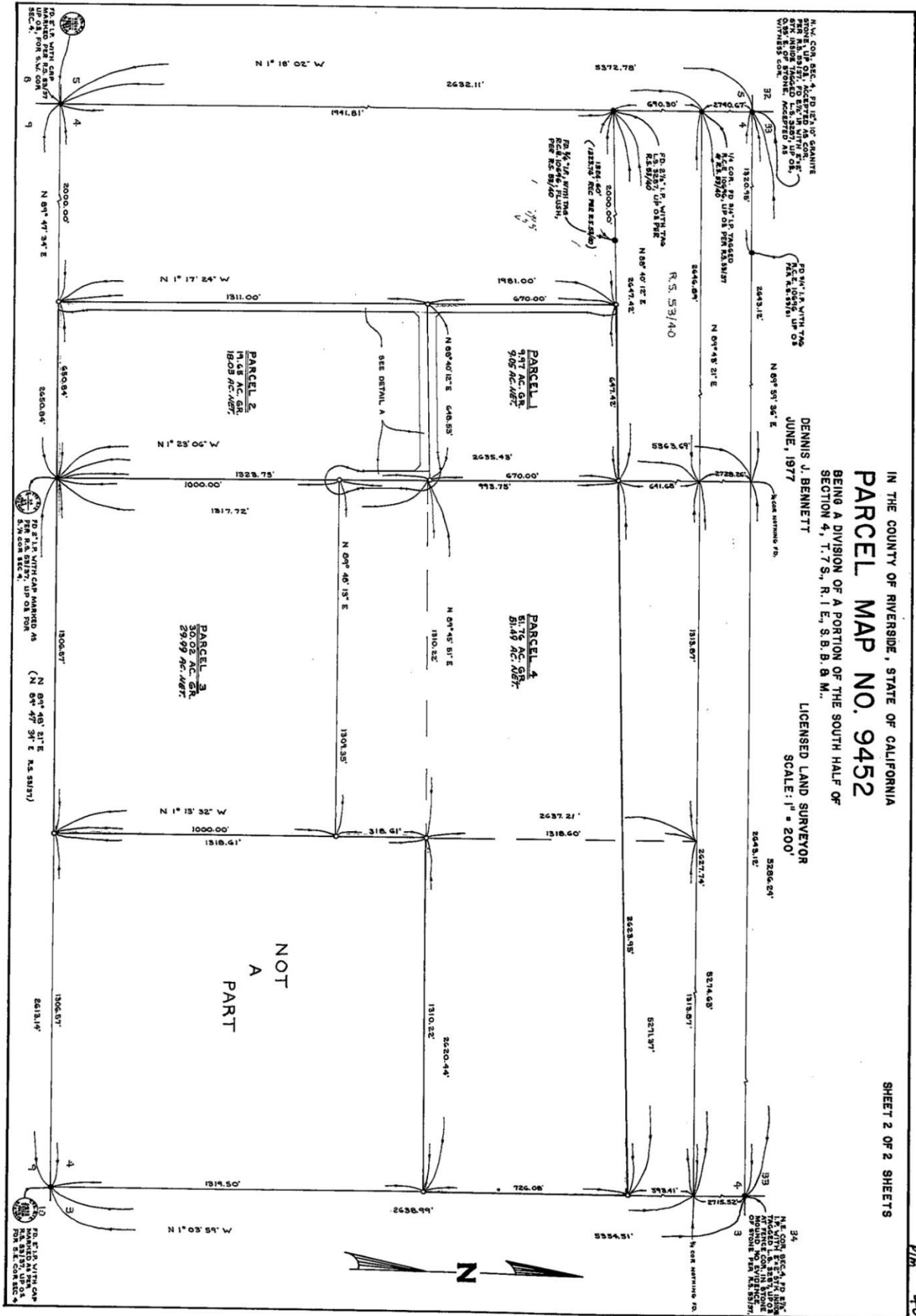
SHEET 1 OF 2 SHEETS  
**RECORDER'S CERTIFICATE**  
 Filed this 3<sup>rd</sup> day of October, 1977, at \_\_\_\_\_, in Book \_\_\_\_\_ of Parcel Maps, at page \_\_\_\_\_, at the request of the County Clerk. No. 19452  
 Fee \$7.00  
 W.D. BALOGH County Recorder  
 By: \_\_\_\_\_ Deputy  
 Subdivision Guarantee and Title Insurance

**SURVEYOR'S CERTIFICATE**  
 THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON MEASUREMENTS IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEYING AND MAPPING ACT AND LOCAL ORDINANCE. I HEREBY STATE THAT THE PARCEL MAP PROCEDURES OF THE LOCAL AGENCY HAVE BEEN COMPLIED WITH AND THAT THIS PARCEL MAP CONFORMS TO THE REQUIREMENTS AND STANDARDS AND PROCEDURE OF APPROVAL, THEREOF WHICH WERE REQUIRED TO BE FULFILLED PRIOR TO THE FILING OF THE PARCEL MAP.  
 DENNIS J. BENNETT L.S. 3838  
 COUNTY SURVEYOR'S CERTIFICATE  
 THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SURVEYING AND MAPPING ACT AND LOCAL ORDINANCE.  
 DATED: 6-20-1977  
 A.E. Newcomb COUNTY SURVEYOR

**BOARD OF SUPERVISOR'S CERTIFICATE**  
 The County of Riverside, State of California, by and through its duly authorized officers, hereby certifies that the officers of dedication made herein are hereby not accepted.  
 Dated \_\_\_\_\_ 1977.  
 County of Riverside, State of California  
 By: \_\_\_\_\_ Chairman of the Board of Supervisors  
 ATTEST:  
 DONALD D. SULLIVAN  
 County Clerk and Ex-Officio  
 Clerk of the Board of Supervisors  
 By: \_\_\_\_\_ Deputy

**LEGEND**  
 0--- SET 1" I.D. GALV. IRON PIPE, FLUSH WITH TAG L.S. 3835.  
 ● FOUND MONUMENT AS SHOWN.

**BASIS OF BEARINGS**  
 THE BASIS OF BEARINGS FOR THIS SURVEY IS THE MERIDIAN OF SECTION 4, T. 7 S., R. 1 E. THE MERIDIAN OF SECTION 4, T. 7 S., R. 1 E.



13062

AFTER RECORDING PLEASE RETURN TO:

1 REDWINE AND SHERRILL (Atty)  
2 Suite 1020  
3 Security Pacific Plaza  
4 3737 Main Street  
5 RIVERSIDE, CALIFORNIA 92501  
6 Telephone 684-2520

Attorneys for Plaintiffs

RECEIVED FOR RECORD

JAN 31 1975  
30 Min. Post. 4  
Atty  
Book 1973, Page 13062  
Recorded in Official Records  
of Riverside County, California  
Wm. D. DeLoach  
FEE \$ 4

7  
8 IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA  
9 IN AND FOR THE COUNTY OF RIVERSIDE

11 A. E. STEWART CHAFFEY, ELSWOOD  
12 CHAFFEY KERR, AND KATHLEEN  
13 CHAFFEY MURRAY,

Plaintiffs,

No. 111275

14 vs

NOTICE OF LIS PENDENS

15 SAGE HILLS FARMS, a California  
16 General Partnership, JAMES  
17 BASSETT, HARRY LEONARD CRONE-  
18 BERGER, JOHN EPPERSON, LEE FRANK  
19 HARRISON, and DOES I through L,  
inclusive,

Defendants.

20 NOTICE IS HEREBY GIVEN that an action has been commenced  
21 in the above-entitled Court on a Complaint of plaintiffs against  
22 defendants SAGE HILLS FARMS, a California General Partnership,  
23 JAMES BASSETT, HARRY LEONARD CRONEBERGER, JOHN EPPERSON, and LEE  
24 FRANK HARRISON, for injunctive relief and for damages for inter-  
25 ference with prescriptive easement.

26 This action affects title to the following real property  
27 situated in Riverside County, California:  
28 ///

13062

LAW OFFICES  
REDWINE AND SHERRILL  
SUITE 1020  
SECURITY PACIFIC PLAZA  
3737 MAIN STREET  
RIVERSIDE, CALIFORNIA 92501  
TELEPHONE 864-2520

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That portion of Section 4, Township 7 South, Range 1 East, San Bernardino Base and Meridian, commencing at the northeasterly corner of said Section 4; thence north 87° 35' 45" west along the northerly line of said Section 4, a distance of 1,263.30 feet to the true point of beginning; thence south 39° 33' 00" west to the southerly prolongation of the westerly line of Government Lot 3 in said Section 4; thence northerly along the southerly prolongation of the westerly line of said Government Lot 3 to the southwesterly corner thereof; thence easterly along the southerly line of said Government Lot 3 to the southeasterly corner thereof; thence northerly along the easterly line of said Government Lot 3 to the northerly line of said Section 4; thence south 87° 35' 45" east along the northerly line of said Section 4 to the true point of beginning.

Dated: January 31, 1975

REDWINE AND SHERRILL

By Justin M. McCarthy  
Justin M. McCarthy  
Attorneys for Plaintiffs

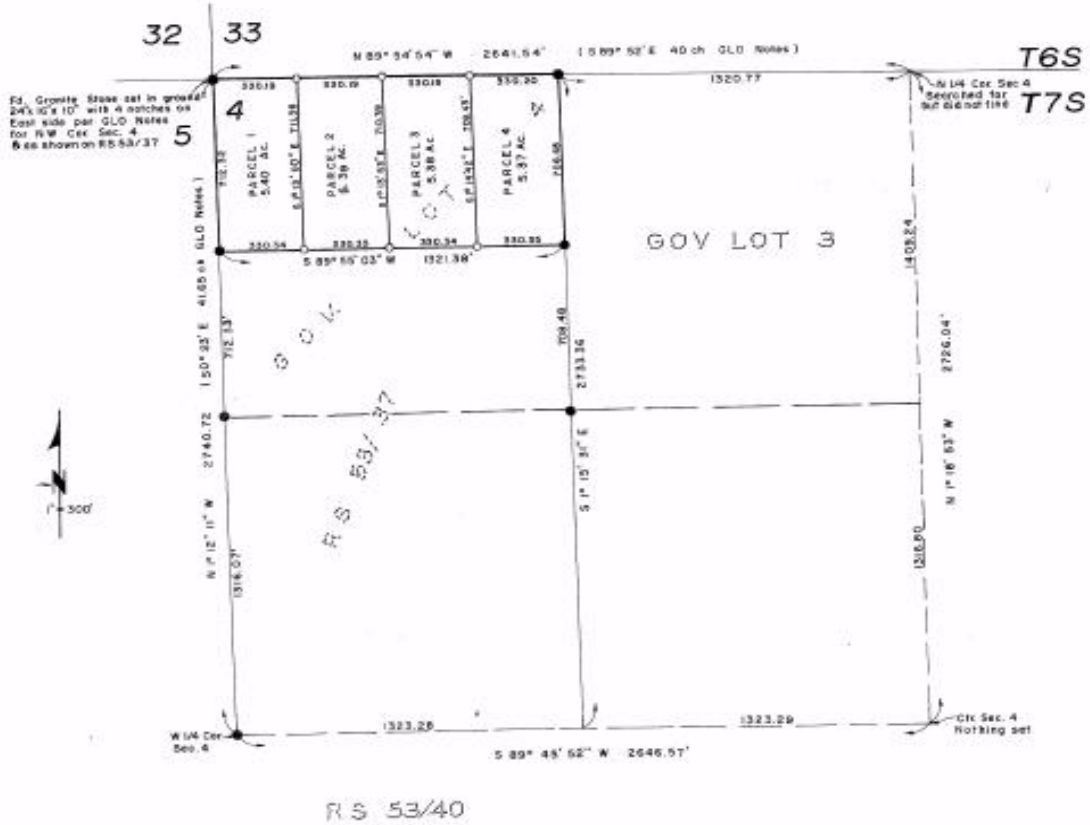
53 / 43

IN THE COUNTY OF RIVERSIDE  
**RECORD OF SURVEY**

OF THE N 1/2 of SOV. LOT 4, SEC. 4, T. 7 S., R. 1 E., S. 8 B. & M.  
 November 1968 Woodrow Rembold CE.

RECORDER'S CERTIFICATE  
 Filed this 3 day of JAN 1969 at 2:00 p.  
 in book 62 of Record of Surveys of page 85  
 at the request of the County Surveyor.

W. D. BALDOR  
 County Recorder  
 By *Paul B. Vaughn*  
 Deputy



SURVEYOR'S CERTIFICATE  
 This map correctly represents a survey made by me or under my direction in accordance with the requirements of the Land Surveyors' Act of the request of Walter C.G. Rosemarie Johnson in November 1968  
*Woodrow Rembold*  
 R.C.E. 10696

SURVEYOR'S NOTE  
 ○ Set 3/4" I.P. Tagged R.C.E. 10696 4" up  
 ● Fixed 3/8" I.P. Tagged R.C.E. 10696 on per R552/37, 0" up unless otherwise noted.  
 Basis of Bearings: The North line of Sec. 4, T7S, R1E, S8B&M Taken on N89° 54' 54" W ac per R552/37, Riv. Co. Records

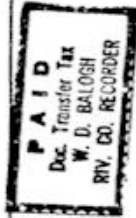
COUNTY SURVEYOR'S CERTIFICATE  
 This map has been examined for conformance with the requirements of the Land Surveyors' Act this 3 day of January, 1969.  
 A.C. KEITH  
 County Surveyor  
 By *W. Rembold*  
 Deputy

5433

Order No. 1301647  
Escrow No. 7783  
Loan No.

WHEN RECORDED MAIL TO:

Frank & Gladys Murphy  
132 Cambridge St.  
Long Beach, Ca. 90805



RECEIVED FOR RECORD  
JAN 15 1975  
AT 9:00 O'CLOCK A.M.  
At Request of  
FIRST AMERICAN TITLE COMPANY  
OF RIVERSIDE  
Book 1976, Page 5433  
Recorded in Official Records  
of Riverside County, California  
W.D. Balogh Recorder  
FBS 1-3

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

Same as above

DOCUMENTARY TRANSFER TAX \$ 8.80

X Computed on the consideration or value of property conveyed; OR  
..... Computed on the consideration or value less liens or encumbrances  
remaining at time of sale.

Bank of America  
Signature of Declarant or Agent determining tax - Firm Name  
Pt./A.P. #571-030-001-7

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

WALTER C. JOHNSON and ROSEMARIE R. JOHNSON, husband and wife

hereby GRANT(S) to

FRANK MURPHY and GLADYS MURPHY, husband and wife as Joint Tenants

the real property in the City of \_\_\_\_\_ unincorporated area  
County of Riverside State of California, described as

PARCEL A: Parcel 3, as shown on Record of Survey recorded January 3, 1968 in  
Book 53, page 43 of Records of Survey, Records of Riverside County,  
California;

Reserving therefrom non-exclusive easements for road and utility  
purposes 15 feet wide along the East, South and West lines, and  
30 feet wide along the North line.

PARCEL B: Non-exclusive easements not less than 30 feet wide, for road and  
utility purposes, from East Benton Road to Parcel A described  
hereinabove, together with the right to convey same.

Dated December 23, 1975

STATE OF CALIFORNIA  
COUNTY OF SAN DIEGO

On December 29, 1975

before me, the undersigned, a Notary Public in and for said  
State, personally appeared

Walter C. Johnson and

Rosemarie R. Johnson

known to me to be the persons whose names are set

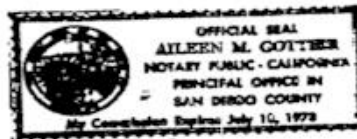
subscribed to the within instrument and acknowledged that

they executed the same.

WITNESS my hand and official seal.

Signature Aileen M. Gotter

Walter C. Johnson  
Rosemarie R. Johnson



(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

1002 (10/69)

END RECORDED DOCUMENT

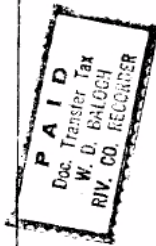
W. D. BALOGH, COUNTY RECORDER

Order No. RIV-1499379-DL  
Escrow No. 233-7746A  
Loan No.

156199

WHEN RECORDED MAIL TO:

Charles A. & Marion F. Rigo  
14818 Neartree Rd.  
La Mirada, Ca. 90638



RECEIVED FOR RECORD

DEC 16 1975

AT 9:00 O'CLOCK A.M.  
FIRST AMERICAN TITLE COMPANY  
OF RIVERSIDE

Book 1975, Page 156199  
Recorded in Official Records  
of Riverside County, California

W.D. Balogh Recorder

FEES \$ 3

INDEXED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

Same as above

DOCUMENTARY TRANSFER TAX \$ 7.70

...Computed on the consideration or value of property conveyed; OR  
... Computed on the consideration or value less liens or encumbrances  
remaining at time of sale.

*[Signature]* Bank of America  
Signature of Declarant or Agent determining tax - Firm Name

A.P. #571-030-001-7

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

WALTER C. JOHNSON AND ROSEMARIE R. JOHNSON, husband and wife

hereby GRANT(S) to

CHARLES A. RIGO AND MARION F. RIGO, husband and wife as Joint Tenants

the real property in the 646164 unincorporated area of the  
County of Riverside

State of California, described as

January 3, 1968

PARCEL A: Parcel 4, as shown by Record of Survey recorded/in Book 53, page 43, of  
Records of Survey, Records of Riverside County, California.

Reserving therefrom non-exclusive easements for road and utility  
purposes, 30 feet wide along the North and East lines of said land;  
15 feet wide along the South and West lines of said land; and 30  
feet wide over an existing road where it crosses over said land.

PARCEL B: Non-exclusive easements for road and utility purposes, not less  
than 30 feet wide, from East Benton Road to Parcel A described  
hereinabove.

Dated October 6, 1975

STATE OF CALIFORNIA  
COUNTY OF SAN DIEGO

*Walter C. Johnson*  
*Rosemarie R. Johnson*

On October 15, 1975

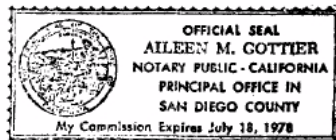
before me, the undersigned, a Notary Public in and for said  
State, personally appeared

Walter C. Johnson and  
Rosemarie R. Johnson

known to me to be the person S whose name S are  
subscribed to the within instrument and acknowledged that  
they executed the same.

WITNESS my hand and official seal.

Signature Aileen M. Cottier



(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

1002 (10/69)

October 18, 1973

## MINUTES OF OCTOBER, 1973 MEETING

A meeting of the Weber Heights Non-Profit Association was held on Thursday, October 18, 1973 at the Vermont Trailer Lodge Club House with Mr. & Mrs. Wilson Cantrell as hosts. Those present were:

Mr. Gaston  
 Mr. & Mrs. E. Woods  
 Mr. Pest  
 Mr. & Mrs. Frank Murphy  
 Mr. Perryman  
 Mr. & Mrs. Virgil Stranberg  
 Mr. Oran Underhill  
 Mrs. Bob Blye  
 Mr. Joe Lee  
 Mr. & Mrs. H. Armstrong  
 Mr. & Mrs. W. Cantrell

Mr. Kitley and Mr. & Mrs. Holms notified us that they would be unable to attend.

Minutes of the previous meeting were read along with the minutes of the first meeting of the Association as not many attended the meeting at the Murphy's. Several questions arose.

1. Perryman asked what the difference between the .24 $\frac{1}{2}$  pipe and the .10 $\frac{1}{2}$  pipe was and if it was justifiable to use the more expensive pipe. It was stated by the President that since the pressure was greatest on the pipe up to about Cantrell's, it was decided we should use the better pipe to that point and then the cheaper pipe on up. This will be taken up further at a later meeting.
2. It was stated that there would be no take-offs from the new No. 2 pump line but water would go direct to the tank. The other line to be installed would supply the property owners.
3. Mr. Lee asked what would be the possibility of either No. 1 or No. 2 ~~Oil~~ going dry and Murphy said no possibility is foreseen. It was noted that the pump at Leo's ran for 21 days, 24 hrs. a day at one time without showing any signs of weakening.
4. It was brought up that noone had checked on the electric permit and Lorene Cantrell offered to check with Mr. La Salle at the Hemet Office and to also check about transferring the present meter into the Association's name.

The actual purpose of this meeting was to set up the By-Laws of

October 18, 1973

Page 2  
October Minutes

the Non-Profit Organization so they could be sent in to the Secretary of State for recording. This must be done before we can proceed any further.

Each By-Law was subjected to criticism by all members and attached is a list of the final By-Laws agreed upon unanimously by those present. They will be sent to the Secretary of State for recording as soon as possible.

Refreshments of coffee and cake were served. The cake was baked and decorated by Mrs. Pest. Our thanks to Mrs. Pest for the beautiful and so appropriately decorated cake. Our thanks to Mr. & Mrs. Cantrell for providing the Hall.

The meeting was adjourned. Next meeting will be a special meeting called by the president.

*Secretary of Ceremonies*  
Secretary

*(see Bylaws' Section 7  
for Bylaws)*



**Secretary of State  
Business Programs Division**

Business Entities - Records, P.O. Box 944260, Sacramento, CA 94244-2600

Date: July 14, 2014

Employee Initials: ABW

RE: WEBER HEIGHTS NON PROFIT ASSOCIATION or  
WEBER VALLEY HEIGHTS WATER ASSOCIATION 1973 TO 2014

This is response to your request for information.

- There is no record of the entity you requested.
- There is no record of the filing you requested.
- The information requested is not available. The entity has not filed a Statement of Information.
- The information requested is not available. Only corporations and limited liability companies are required to file a Statement of Information.
- The information requested is not made of record with the California Secretary of State.
- The California Corporations Code authorizes the California Secretary of State to destroy a Statement of Information after a new statement is filed. The California Secretary of State retains the two most recently filed complete statements or the most recently filed complete and no change statements. Therefore, all previously filed statements may not be available for reproduction.
- The California Secretary of State has no record of a general partnership by the name stated in your request. General partnerships may record their partnership agreement with the county in which the principal place of business is located. For county locations, go to Government Links at [www.ca.gov](http://www.ca.gov).
- The California Secretary of State has a record of one or more entities with the same or similar name. A list including the entity name(s) is enclosed. Please resubmit your request identifying the exact entity name and number to which your request applies, along with any applicable fees.
- Enclosed is a Certificate of Status certifying to the status of the entity. A Certificate of Qualification or Certificate of Registration, issued to a foreign entity at the time of qualification or registration with the California Secretary of State, cannot be reproduced or reissued.
- Bylaws or Articles of Association (or any amendments to those documents) are not filed with the California Secretary of State. Requests for this information should be directed to the entity itself.
- Fictitious business names may be filed with the county in which the principal place of business is located. For more information, go to the Government Links at [www.ca.gov](http://www.ca.gov).
- The information requested is not available from the California Secretary of State.

For more information, go to [www.sos.ca.gov/business/be/information-requests.htm](http://www.sos.ca.gov/business/be/information-requests.htm).

1973

## BY-LAWS

1. The name of the organization is WEBER HEIGHTS NON-PROFIT ASSOCIATION.
2. The officers shall be President, Vice President, Secretary and Treasurer, all members of the Board of Directors.
3. The Board of Directors shall consist of six (6) members, all elected by majority vote of all members of the organization present at any regular or especially called meeting. Board members shall serve for one year or until no longer land owners in the area served by the water system. Vacancies shall be filled by majority vote of those in attendance at the next regular meeting.
4. The duties of the Officers are as follows:
  - a. The president shall preside at all meetings; co-sign all bank checks; call all special meetings of the Board and members.
  - b. The Vice-President shall serve and act with the full authority of the President in his absence; co-sign all bank checks in the absence of the President or Treasurer.
  - c. The Secretary shall preside in the absence of both the President and Vice-President; keep all records and accounts;; notify all members in good standing of all meetings; notify appropriate members of any special action taken by the membership as a whole or by the Board of Directors.
  - d. The Treasurer shall draw and co-sign all checks for disbursement of funds on order of the Board; receive and deposit all funds in a separate trust account; carry out all orders of the Board acting as a majority in any regular or specially called meeting.

Page 2  
By-Laws  
Weber Heights Non-Profit Association

5. The duties of the Board of Directors are as follows:
  - a. To establish all policy matters.
  - b. Control the use of the water system, its maintenance and repair.
  - c. Control, improve and maintain all dedicated roads.
  - d. Set the amounts of all fees.
  - e. Establish means of securing compliance with all directives including the timely payment of all fees.
6. All members of the Board shall serve without pay except the Secretary and Treasurer, the amount of pay to be determined by the Board.
7. Meetings of the Board of Directors shall be held quarterly except as deemed necessary by the President of the Board of Directors. Special meeting shall be called at the direction of the President.
8. Ownership of the water system which consists of two (2) wells shall run with the land and shall provide the total yield of the wells for all members, with consideration of the other members.
9. The use of the water shall be limited to normal and usual domestic use.
10. All water lines shall be installed underground where possible.
11. Check valves shall be installed at the point of take-off by each user at his sole expense.
12. All users shall install a holding tank of not less than five hundred (500) gallons capacity for each five acre lot to be served. (Optional)
13. Failure of any user to pay his share of the pumping, maintenance and repair costs of any part of the water system or to comply with adopted regulations within thirty (30) days after notice has been mailed to him of any charges or

Page 3  
By-Laws  
Weber Heights Non-Profit Association

violations, shall result in the loss of his rights in the water system, action ordering disconnection of his water line to be taken by the majority of all members assembled at the next regular meeting and a reconnection fee charged if reinstated. Fee to be determined later. No member may reconnect until all back dues plus his fair share of the cost of repairs and maintenance since disconnection are paid.

## OFFICERS:

Frank Murphy  
President

Lorene Cantrell  
Vice President

Secretary

Gladys Murphy  
Treasurer

## Board of Directors are:

Frank Murphy  
Jack Perryman  
Virgil Stranberg  
Lorene Cantrell  
Gladys Murphy  
Dorothy Armstrong

SEE EXHIBIT A - LEGAL DESCRIPTION



PETER ALDANA  
 COUNTY OF RIVERSIDE  
 ASSESSOR - COUNTY CLERK - RECORDER

County Clerk – Recorder  
 P. O. Box 751  
 Riverside, CA 92502-0751  
 (951) 486-7000  
 www.riversideacr.com

**CLERK’S CERTIFICATE**

I, PETER ALDANA, Assessor-County Clerk-Recorder in and for the County of Riverside, State of California, do hereby certify that an examination has been made of the index of the Office of the Riverside County Clerk, for WEBER HEIGHTS NON PROFIT ASSOCIATION.

and  NO  reference to this event was found therein.

**Document:** FBN

**From** 01/01/1972 **Through** 08/04/2016

**Period Search:**



Peter Aldana  
 Assessor-County Clerk-Recorder

**DATE:** 08/04/2016

**By** Bernadette #336, Deputy

**NOTICE OF INTENTION TO TERMINATE WATER SERVICE**

To: Greg + Sherry Reed  
 From: WEBER VALLEY HEIGHTS WATER ASSOCIATION  
 Date: May 15 2017

**PLEASE TAKE NOTICE** that you are presently in default in your obligations to pay for water service provided by Weber Valley Heights Water Association, a loosely organized association for the provision of water services. Our records reflect that you present default amount is \$ 118.20, representing services provided from and after FEB - April, 2017. The service charges represent your pro rata share of the total costs of maintaining the water system, including maintenance, electricity, both wells, tanks, assesment, and other out of pocket costs.

**PLEASE TAKE FURTHER NOTICE** that unless you cure the default by paying the entire amount due or making acceptable arrangements for such payments with the undersigned on or before fifteen (15) days from the date of this notice, you will be considered in substantial breach of the oral/implied executory contract under which you received water services. As a result of the substantial breach, your water services will be immediately terminated. In order to reinstate your water service, if so terminated, you will be required to pay the total amount in default **plus** \$2,000. A meeting will be called and a hook up will be voted on.

*Failure to respond to this notice will result in **termination** of the water service on your property at:*

44100 Ginger Circle Hemet, Ca. 92544  
*fifteen days after the date of receipt of this notice.*

By: [Signature]  
 President of the Association

Certified Mail # 7014 3560 0000 6019 9443

Hand Delivered by \_\_\_\_\_ on Date    /    / 20  

Other \_\_\_\_\_



PETER ALDANA  
 COUNTY OF RIVERSIDE  
 ASSESSOR - COUNTY CLERK - RECORDER

County Clerk – Recorder  
 P. O. Box 751  
 Riverside, CA 92502-0751  
 (951) 486-7000

www.riversideacr.com

**CLERK’S CERTIFICATE**

I, PETER ALDANA, Assessor-County Clerk-Recorder in and for the County of Riverside, State of California, do hereby certify that an examination has been made of the index of the Office of the Riverside County Clerk, for WEBER VALLEY HEIGHTS WATER ASSOCIATION.

and  NO  reference to this event was found therein.

**Document:** FBN

**From** 01/01/1972

**Through** 08/04/2016

**Period Search:**



Peter Aldana  
 Assessor-County Clerk-Recorder

**DATE:** 08/04/2016

**By** Bernadette #336, Deputy

**Emergency/Disaster Response Plan**

*This template is recommended for California public water systems that serve less than 1,000 service connections (or population less than 3,300).*

Water System Name: Weber Valley Heights Assn.

Water System ID No: 1790

Number of Service Connections: 12 - 6 per well

Population Served: 24 - 12 per well  
6 - full time - 4 part time - 2 - no hook-ups

To continue minimum service levels and mitigate the public health risks from drinking water contamination that may occur during a disaster or other emergency events and in order to provide reliable water service and minimize public health risks from unsafe drinking water during those events, the [insert water system name] water system proposes the following plan that defines how it will respond to emergencies and/or disasters that are likely to affect its operation.

Disasters/emergencies that are likely to occur in the water system's service area that are addressed are: earthquake, major fire emergencies, water outages due to loss of power, localized flooding, water contamination, and acts of sabotage.

- 1) **DESIGNATED RESPONSIBLE PERSONNEL:** For designated responsible personnel and chain of command and identified responsibilities, see the attached table "Water System Emergency /Disaster Personnel and Responsibilities".
- 2) **INVENTORY OF RESOURCES:** An inventory of system resources that are used for normal operations and available for emergencies; includes maps and schematic diagrams of the water system, lists of emergency equipment, equipment suppliers, and emergency contract agreements that are kept at the water system office.
- 3) **EMERGENCY OPERATIONS CENTER:** The water system office has been designated as the communication network emergency operations center. Emergency contact information for equipment suppliers is attached. The telephone and FAX will be the primary mode of communication in an emergency.

Agency	Address, City	Phone #	FAX #
Water System (Primary Site)	44350 Benton Rd Hemet	767 (Deer) 2483	NONE
Water System (Alternate Site)	NONE		
Fire Department	Sage Fire Dept Sage Rd Hemet		
Law Enforcement	Riv. City Sheriff		

Weber Valley Heights Water Association Bylaws  
Revised July 13, 2002

**ARTICLE I  
NAME**

**Section 1:** This organization shall be known as Weber Valley Heights Water Association.

**ARTICLE II  
OBJECTIVES**

**Section 1:** The object of the organization shall be to establish all policy matters and to control the use of the water system, its maintenance and repair.

**Section 2:** The use of the water shall be limited to normal and usual domestic use. (define normal and usual)

**Section 3:** All water lines shall be installed underground where it is possible.

**Section 4:** Meters and check valves shall be installed at the point of take off by each user at his sole expense and maintained by the user.

**Section 5:** All users shall install a domestic water storage tank of not less than five hundred (500) gallons capacity for each five (5) acre parcel being served. Tanks should be filled in late evening as not to affect other members water usage.

**Section 6:** Water shall be tested regularly. **Section 7:** Establish means of securing compliance with all directives including timely payment of all fees including timely payment of all fees.

**ARTICLE III  
MEMBERS**

**Section 1:** The water system consists of three (3) wells, a water distribution piping system and storage tanks and shall provide the total yield to all members. Ownership of this water system shall be held jointly by all members of the association with consideration of the other members. Ownership of the water rights shall remain with the land.

**ARTICLE IV  
OFFICERS**

**Section 1:** The officers shall be President, Vice President, Secretary, Treasurer and Maintenance Officer. All officers are elected by a majority vote of members of the association present at any regular or called meeting.

**Section 2:** Officers shall serve two years or until they are no longer land owners in the area served by the water system. Vacancies shall be filled by majority vote of those in attendance at the next regular meeting. Officers shall serve without pay.

End Page 1 of 2

## Weber Valley Heights Water Association Bylaws

July 13, 2002 Page 2

**Section 3:** The duties of the officers are as follows:

- a. The President shall preside at all meetings; call all special meetings of the members; and see that meetings are conducted in a proper and orderly manner.
- b. The Vice President shall serve and act with the full authority of the president in his absence.
- c. The Secretary shall preside in the absence of both the president and the vice president; keep all records and accounts; inform members of upcoming meetings; notify members of any special action taken by the membership; and promptly prepare and send minutes of meetings to all members.
- d. The Treasurer shall maintain all financial records of the organization; supervise all disbursement of funds as governed by the membership; send out the water bills promptly after the readings have been received from the maintenance officer; and receive and deposit all funds in a non-interest bearing checking account.
- e. The Maintenance Officer shall monitor, maintain and repair the water system with volunteer and requested help of members; take water meter readings promptly on or after the first day of the month and deliver the readings to the treasurer as soon as possible thereafter.
- f. Any two officers may co-sign checks as needed with one exception: no two (2) members of the same family will have check writing or signing authority.

### **Article V MEETINGS**

**Section 1:** Meetings shall be called at the direction of the president or as deemed necessary by the membership.

**Section 2:** All meetings shall be conducted as governed by Robert's Rules of Order.

**Section 3:** A majority vote of those present is acceptable for all motions brought to the membership unless it is a stated exception in Robert's Rule, of Order.

**Section 4:** One vote is allowed per land parcel. Article VI Funds of Origination

### **Article VI Funds of Origination**

**Section 1:** Monthly water usage rates shall be based on pumping, maintenance and repair costs of the water system. When major repairs or upgrades are anticipated, an assessment may be charged if approved by majority vote of all members.

**Section 2:** Any bill not paid by the next billing date shall be charged a \$5.00 late charge. No bill under \$5.00 shall be dealt with such, Any property owner that is three (3) months delinquent shall be sent a certified letter with intent to terminate service. Service shall be disconnected if payment is not received within 15 days, No meeting is needed to authorize the disconnection, The maintenance officer and one other member will disconnect the service.

**Section 3:** Due to changing water requirement fees, re hook up charges for terminated members will be \$2,000.00 plus all back maintenance and assessment charges since disconnection. A meeting shall be called to reconnect service.

**Section 4:** Annual minimum water usage fee will be \$20.00 a year due January 1 of each year beginning January 1, 2003. (Fee due for year prior to payment.)

**End Page 2 of 2 of the bylaws.**

Mr. Reed  
June 7, 2012  
Page 1

**VIA U.S. MAIL**

June 7, 2012

Debbie St. Pierre  
44135 Perryman Lane  
Hemet, CA 92544

RE: First American Title Insurance Company Claim No. 10-09019345  
Our File No. 4953

Dear Ms. St. Pierre:

Thank you for your letter dated May 30, 2012. As you are aware, this law firm has been retained by First American Title Insurance Company ("First American") as it relates to a title claim submitted by your neighbors, Gregory E. Reed and Sherry Reed whose property is located at 44100 Ginger Circle, Hemet, California, commonly referred to as Riverside County Assessor's Parcel No. 571-040-002 (the "Reed Property").

This letter is for the purpose of responding to your May 30, 2012 letter. I have enclosed a copy for your reference. First American issued title insurance to the Reeds. Therefore, First American's inquiry goes directly to whether any person or entity is asserting property rights to the Reed Property. First American is aware of two pertinent well easements:

Easement recorded March 15, 1985 as Instrument No. 53702

Easement recorded May 24, 1990 as Instrument No. 191167

The Easements list a number of benefitting properties but do not provide any rights to a "Weber Valley" or any other association. Your letter mentions a Weber Valley membership and its members. It is unclear to me why a "Weber Valley" association is brought up when discussing rights to the Reed Property. First American is not aware of any rights extended to an alleged entity called the "Weber Valley Heights Water Association." If said Association is asserting any rights to the Reed Property, please provide this office with the underlying documentation upon which those rights are based. A copy of said recorded documentation or providing the recording information would be most helpful.

The above referenced easement documents do not convey a right to any benefitting party to put locks on wells or to access the Reed Property outside of the easement area which includes a 30' diameter around the well. Again, the easement does not provide any rights at all to "Weber Valley

Heights Water Association.” In addition, an Association does not have any authority to expand or restrict the rights bestowed to the individuals listed in the Easements. In addition, the grantees listed in the Easement documents do not have the rights to expand or restrict their own rights outlined in the easement. Only the owner of the Property, the Reeds, can convey rights regarding the Reed Property. If you have information to the contrary, please provide documentation to support your contention. Lastly, it remains unclear as to how the Weber Valley Heights Water Association was formed and on what basis it asserts any control on area property rights. However, it is unnecessary to provide this information to First American at this time if it is confirmed that no such association is claiming rights to the Reed Property. Therefore, please confirm this in writing.

Given the above, any intrusion by individuals or entities onto the Reed Property may be considered trespass.

Please feel free to contact this office to discuss this matter further at (619) 234-1776 or [mboyd@dbosslawfirm.com](mailto:mboyd@dbosslawfirm.com). Your attention to this matter is appreciated.

Sincerely,

Megan E. Boyd, Esq.

cc: Glenn Jackson, Esq./ First American Title Insurance Company  
cc: Paul and Lisa Hess  
cc: Jeff Hall

January 2, 2011

To: Deborah St Pierre,

Who owns 44350 East Benton Rd. and where is it located? After reading the 2002 bylaws I was left with some questions, like, where are the rules on how collected monies are spent.

Where in the bylaws does it state what wells are members? There are wells everywhere out here, so what exact wells are members and what made any well a member of a fictitious non-existing club you call Weber Valley Heights Water Association (WVHWA)?

What documented bylaw gives WVHA any right to control wells or pipelines appurtenant to land that WVHWA as a singular mutual benefit association does not own, rent or lease? Is the term "domestic use" defined by CA water Code? Or Deborah's terms?

Another question, what did it take to become a member of Weber Valley Non-profit Association? Where are the bylaws for that association? It seems that my title insurance does not list any WVHA as a HOA. I am left with show me the doc's that make WVHA a legal entity having authority over use of my real property. What provides WVHA any authority to delegate how property easements and rights thereto are or are not used?

Read this and then please explain how a well is a member as stated in the bylaws of Weber Valley Heights Water Association.

**ARTICLE III MEMBERS**

Section 1: The water system consists of three (3) wells, a water distribution piping system and storage tanks and shall provide the total yield to all members Ownership of this water system shall be held jointly by all members of the association with consideration of the other members. Ownership of the water rights shall remain with the land.

.....  
Please answer this, if ownership of this water system was held jointly and appurtenant to land and the "ownership of the water rights shall remain with the land." as stated in the bylaws, what gave or gives WVHA a right to sever the "rights appurtenant to land" knowing that right was an appurtenance to land?

With established law in California that once such water rights are acquired, they become appurtenant to land. "The concept of an appropriative water right is a real property interest incidental and appurtenant to land." (Fullerton v. State Water Resources Control Bd. (1979) 90 Cal.App.3d 590, 598; see also Inyo Cons. Water Co. v. Jess (1911) 161 Cal. 516, 520.) A wrongful diversion of water flowing in a ditch, pipeline or any form of conduct is an injury to real property.

The actions of severing Beverly Heath's water supply by WVHA was and is a continuing trespass on rights not belonging to a third party WVHA. Be it clearly stated herein, Beverly Heath owns a recorded right to three different grants of easements naming her property as a right owner and WVHA does not. Therefore WVHA as an Association is in violation of the 1990 Grant of Easement by Charles Campbell to Beverly Heath's property.

How do well members vote? Do they flood yards for yes and quit watering for no? I want to know what 3 wells are members. Where are these locations with title rights granting them a membership right to WVHA? How did wells join the association, and by what documentation? Or was it magic water that made it happen?

Where are the Membership agreements? Do they even exist as an officially recorded and notarized document? I found that WVHWA as a standalone association never acquired any legally recorded rights to any wells or Grant of Easements. Presuming that statement is correct, under what authority does the Association have to sever anyone's water supply line for watering plants according to their California Civil Rights? Appurtenant rights run with the land.

BTW, Deborah's so called lawyer approved anything is total BS, that Attorney is not the property owner, therefore, an approval means nothing due to lack of authority or rights in title.

Read the CA Corp. Laws as they relate to Associations and appurtenances to land. If you have no idea what an appurtenant right is have someone like an attorney read to you and explain what appurtenant is and how the water association as a mutual association failed according to section 18410 ( c) on 9-11-2006. The ex-president lied to everyone.

See the letter claiming Debbie spoke to a lawyer, she, Deborah knew for a fact that the so called Weber Valley Heights Water Association did not have rights to the wells or service termination rights and the Association was never setup correctly. Did she inform everyone of that fact?

The Water Association actions perpetrated by Deborah existed but for many fabricated lies and deceptions.

Please share this with all members.

Thank You  
Greg Reed

**WEBER VALLEY HEIGHTS ASSOCIATION**

**NOTICE OF MEETING**

9-5-2011

**WHEN: October 2 2011**

**WHERE: Boer Property, Gazabo**

**TIME: 1:00 P.M.**

**AGENDA**

**General**

- 1. Review by-laws - Revise if necessary**
- 2. Election**

**Maintance,**

- 1. Discuss ways to put revenue back into maintance fund.**
- 2. Discuss how to secure Well #2, The lock, etc, was removed yet again.**
- 3. Discuss how we are going to fix valve on top tank.**

WEBER VALLEY HEIGHTS ASSOCIATION

Dear Members

9-14-2011

I'm informing members, that the meeting that was on 10-2-2011 is being canceled. A new date will be set and I will inform members about the time, date, place. Sorry for any inconvenience.

Thank You

Deborah St. Pierre

**WEBER VALLEY HEIGHTS ASSOCIATION**

**Dear Members,**

**9-21-2011**

A meeting is being called. Just to let members know, Ms. Heath is not on the agenda and therefore will not be discussed. Agenda will remain the same as first meeting notice.

**DATE: 10-9-2011**

**TIME: 1:00 P.M.**

**PLACE: Dan Spears Property**

**Thank You**

**Deborah St. Pierre**

**President**

9-19-2011

Hello Debbi,

I am sorry to hear the meeting is cancelled. I am curious as to why we can't have it at the Weber Valley Heights Association address (44350 Benton)? I do look forward to our meeting.

I do think that if anything at the meeting does involve Mrs. Heath, she should be there. If she is not going to be mentioned in the meeting, then that's a different story. As for Mrs. Heath, you stated in your letter on 9-5-2011 that Heath was accusing the association of embezzlement. And from what I have heard she used the term Extortion.

On another note, Eric from Boer property (I guess that's who he was) stopped in on our property on 9-15-2011 and spoke to Greg about a code enforcement letter and that code enforcement was going to inspect all our property's and also mentioned something about a pit? (Whatever that means ). I am not clear if he was accusing Greg of calling *code* enforcement; if *code* was called I think you should speak to the person whose water was turned off.

I have a few questions, I hope you will answer, I think you stated at *one* time that

Weber *Valley* Heights Association paid to have the well dug on this property in 1995, if that's true, who dug the well? I would really like the facts if that's at all possible. And one last thing, why did Bob ask *Greg* why he took the lock off the shed? It seems people are quick to jump to conclusions. It was probably the same person who cut the barbed wire.

Anyway, I look forward to hearing from you.

Sherry.

WEBER VALLEY HEIGHTS ASSOCIATION  
44350 BENTON ROAD  
HEMET CA. 92544

TO: Megan Boyd  
Re: File # 4953

6-18-2012

#### STATEMENT OF FACTS

Well #1 In the late 1960's, the then ownres of the subject 100 acres caused a well to be dug and pipelines laid to supply water to the entire 100 acres . In 1971, the owners of the property on which the well was located recorded a declaration of dedication # 27181 to the County of Riverside for an easement for public road pupose,including public utility and public services uses. (See Attached) In 1973, the owners of the 100 acres informally organized an association, Weber Valley Heights, whereby they agreed to share expenses of using and maintaining the water system. Since that time all the property owners and their successors in interest have used the easement to Well #1.

Well #2 In the early 1990"s, the owners of the subject 100 acres caused another well to be dug and pipelines laid to supply water to current membership, or property owners with water. The same easement is used for both wells. The use of this easement has been continuous and uninterrupted.

In addition in 1975, The State Small Water Systems, Riverside County started corresponding with Weber Valley Heights Association. In time it was necessary to become a State Small Water System. ( current permit attached) The two *Grants of Easement*, DO NOT state how the water is used, or who are members or who are not members, they deal with the ownership of the wells. The bylaws of Weber Valley Heights Association deal with the details of use, maintance, fees, membership, etc. and are on file with our permit at State Small Water Systems. Accordingly, the water drawn amd stored from the Weber Valley Heights Association water system is subject to the limitations as set forth in the bylaws. In 1973, the Association had 20 parcels in our membership. Now in June 2012 there are only 11 parcels in our membership. Weber Valley Heights Association is a legal State Small Water System and are allowed to police our bylaws. The well houses are both locked as a requirement of State Small Water Systems. The Association must follow The State's requirements to operate.

In conclusion: Weber Valley Heights Association, has furnished a map of easements, Mr. Reed uses the same easement # 27181 to access his property. All of the Grant Deeds of this 100 acres have easement dedications included, # 27177, # 27178, # 27179, # 27180 and # 27181. We provided our permit Which we operate as Weber Valley Heights Association and a statement of facts. We do not feel it was necessary to provide minutes of the first

WEBER VALLEY HEIGHTS ASSOCIATION  
PAGE 2

meeting or our bylaws. The easement #27181 has been used over twenty years to access Well #2, continuous and uninterrupted. The road easements have been in use since the 1960's and cannot be blocked.

This information was approved by the Board of Directors, Weber Valley Heights Association.

  
\_\_\_\_\_  
PRESIDENT JEFF HALL  
\_\_\_\_\_  
VICE PRESIDENT ROBERT FRANKO  
\_\_\_\_\_  
SECRETARY/TREASURER DEBORAH ST PIERRE  
\_\_\_\_\_  
MAINTANCE DAN SPEARS

619 709-3444

7-15-2018

Hi Beverly,

How's it going? We have enclosed a copy of a letter from the lawyer we hired in 2001, regarding the access easement.

We have decided that we no longer want the traffic, connected to your Pot growing, coming up + down the easement. It is prohibited on a private road to conduct a business.

Also growing Pot puts us in danger + we have grand kids here constantly. We moved here for privacy and the pot growing interrupts that peace.

As far as the water, WUHA's water is for domestic use only. You can't use it for commercial purposes. A Pot Farm is a commercial purpose.

Why don't you use your house in Sub City to do it?

Your full co-operation is appreciated in this matter.

Your neighbors  
Robert Franko  
Deborah St Pierre

## WEBER VALLEY HEIGHTS ASSOCIATION

7-17-2010

Dear Members.

The State Small Water Systems fee has been paid for 2010-2011. The fee remained the same as it was last year, \$ 1,030.00. Our annual assessment will remain the same, \$115.00 each property, due by 6-01-2011.

Enviormental Health, which is a part of the State Small Water Systems, came out and did an inspection of our well sites and our holding tanks. Greg, who did the inspection, was pleased with everything. But there are a few maintance issues. 1. Well #2 has an electrical outlet that needs to be put in conduit and mounted. #2 One of the top tanks has a leakly valve that needs replaced and the automation line there needs to be put in conduit and buried..#3 Both well house yards need weeding. We need a volunteer to weed as Jeff and Bob are to busy.

Greg was also informed of the commercial use of the water by a member. He said, Weber Valley does not have the water for that, based on his inspection of the system. We will be conducting a test to determine Quantive Value. He said Enviormental Health shut down a person on another State Small System for commercial use. After we determine the Quantive Value, Greg said he might be able to do something for us.

The member in question is not a full time resident, but from 6-16-2010 thru 7-5-2010, used over 17,000 gallons of water. It really isn't about the amount at this time. It is about this member making money off the use of our water. Our by-laws have ALWAYS been respected by all since the start in 1971. We can't allow this commercial use as then everyone would be able to use the water in that way. It's not fair to the rest of us. The Association needs to address this member as soon as the Quantive Value is determined. I will let all members know the results and we can come up with what we need to do from there.

Thank You

Deborah St. Pierre  
President

## WEBER VALLEY HEIGHTS ASSOCIATION

Dear members,

7-7-2010

I'm letting members know the current status of the problem I called most of you about.

A member is using Weber Valley Water, commercially.

I reviewed past minutes, because this has been discussed at one of our meetings. On 3-23-2002, Janis Smith asked to clarify the domestic water use. It was stated that by unanimous agreement that the wording would stand should any issues arise regarding commercial and/or agricultural use.

As most of you know, I also spoke to a lawyer regarding this matter. He said that Weber Valley needs a "Water Use Agreement." Our by-laws that state domestic use only isn't enough. Weber Valley needs to outline exactly how members want the water used. Then it is a good idea to all sign it and record it. So it always stays in place for now and the future.

I would like members to come up with their wishes of how our water is to be used. A meeting should then be called so we can finalize our "Water Use Agreement". We need to take care of this matter as it is of up most importance.

Thank You

Deborah St. Pierre  
President

RECEIVED

AUG 17 2010

County of Riverside - Environmental Health Department  
 ENVIRONMENTAL PROTECTION & OVERSIGHT DIVISION  
 LANDUSE & WATER ENGINEERING PROGRAM

8-10-2010

AUG 12 2010  
 COUNTY OF RIVERSIDE  
 ENVIRONMENTAL PROTECTION & OVERSIGHT DIVISION  
 LANDUSE & WATER ENGINEERING PROGRAM

Hi Mr Dellenbach,  
 RE: Weber Valley Heights Assn.

Here is the copy of our By-laws you requested.

I was at Babcock + Sons, Friday 8-6-2010 with water samples. I asked them to send you copies of all 2009-2010 water test results. If you don't receive them, please let me know.

Also, we disconnected the electrical outlet in well #2. Mr. Reep was suppose to send you a picture. all that is left to fix is the Top Tank issues. As soon as possible that correction will be made.

→ I hope you received my last letter and map saying we won't be in the State Small Water System next year, as we don't meet the requirements. We don't have 15 hook ups or 25 individuals served.

Any questions, call or write.

Thank you

Deborah St Pierre  
 President  
 Weber Valley Heights Assn.



**REQUEST FOR RECORDS**  
Land Use & Water Resources

**INSTRUCTIONS:**

Please complete Section 1 of this form in full and return to this Division for further processing. Incomplete information may delay the research process. Please note that a fee for processing and reproduction of records will apply. All applicable fees must be paid upon receipt of records. Send completed forms to one of the addresses or faxes below:

Western Riverside County  
Department of Environmental Health  
3880 Lemon Street, Suite 200  
Riverside, California, 92501  
Phone: (951) 955-8980  
Fax: (951) 955-8988

Eastern Riverside County  
Department of Environmental Health  
47-950 Arabia St. Suite A  
Indio, California, 92201  
Phone: (760) 863-7570  
Fax: (760) 863-7013

**Section 1**

NAME OF REQUESTING PARTY: <b>Greg Reed</b>		DATE: <b>9-29-2013</b>
MAILING ADDRESS: <b>44100 Ginger Circle</b>		PHONE: <b>( 951) 767-4500</b>
CITY: <b>Hemet</b>	STATE: <b>CA</b>	ZIP: <b>92544</b>
INFORMATION REQUESTED: <b>On 8-10-2010 Deborah St Pierre claiming to be President of Weber Valley Heights delivered a letter stamped as recieved AUG 17 2010, within that letter it states "and map" I want to see "the map". Why was it not available upon my inspection request?</b>		
		APN: <b>571-030-0??</b> <b>517-040-001 to 004</b>
CITY: <b>Hemet</b>	ZIP: <b>92544</b>	
ESTIMATED INSTALLATION DATE OF WELL AND/OR SEPTIC SYSTEM: _____ / <b>Jan</b> / <b>1990</b> DAY MONTH YEAR		

*PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 6254 (F), RECORDS OF PENDING INVESTIGATION AND INFORMANTS NAMES, ADDRESSES AND TELEPHONE NUMBERS WILL NOT BE RELEASED.*

**REQUESTS WILL BE PROCESSED WITHIN TEN (10) BUSINESS DAYS PER CALIFORNIA GOVERNMENT CODE, SECTION 6256.**

**Section 2**

**Title 22 Section §64216. Mutual Associations Prohibited**

**FOR OFFICE USE ONLY**

*PROCESSING AND REPRODUCTION FEES FOR RECORDS RESEARCHED MUST BE PAID UPON RECEIPT OF RECORDS AS FOLLOWS:*

PROCESSING FEE \$10.00 PER EACH QUARTER HOUR.	TOTAL TIME: _____ = \$ _____
FIRST PAGE @ \$ .50 EACH ADDITIONAL PAGE @ \$ .10	TOTAL NO. OF PAGES: _____ = \$ _____
2% LMS SURCHARGE: _____	\$ _____
TOTAL: _____	_____

REVIEWED BY _____	TITLE _____
RECORDS RECEIVED BY _____	DATE _____

**See attachment 8-10-2010 by Deborah St Pierre self appointed President.**

All corrections will be made as soon as possible.

**RECEIVED**  
 AUG 02 2010  
 County of Nevada, Environmental Health Department  
 ENVIRONMENTAL PROTECTION LABORATORY DIVISION  
 LANDUSE & WATER ENGINEERING PROGRAM

WA8000287

7-23-2010

Greg, (WEBER VALLEY HEIGHTS)

Thank you for the information you sent.

The address for Weber Valley Heights Assn is 44350 Benton Rd Internet Ca 92544,

As I was reading thru, I came across the Calif Health + Safety Code Section 116275. It states to be a public water system consists of 15 or more service connections or service to 25 individuals daily.

We don't fit in that category. We have 2 systems that are separate. only 3 full times on Top system, and 3 full time on Bottom system, total of 6 users full time. There are 6 individuals on the top system and 8 individuals on the Bottom system.

All together we have 3 full times on top system & 3 non-residents on Bottom system we have 2 non hook ups - 1 non resident and 3 full times.

All of your information states the same about 15 connections. We've already paid for this year, so we'll stay, but next year we be on our own again. Thanks

Deborah St. Pierre

(with)

**Suzanne,**  
 This letter looks to have a map attached, it seems I did not get it.  
 Will you please look into this for me.  
 Thank You.

**Emergency/Disaster Response Plan**

*This template is recommended for California public water systems that serve less than 1,000 service connections (or population less than 3,300).*

Water System Name: Weber Valley Heights Assn.

Water System ID No: 1790

Number of Service Connections: 12 - 6 per well

Population Served: 24 - 12 - per well  
6 - full time - 4 part time - 2 - no hook-ups

To continue minimum service levels and mitigate the public health risks from drinking water contamination that may occur during a disaster or other emergency events and in order to provide reliable water service and minimize public health risks from unsafe drinking water during those events, the [insert water system name] water system proposes the following plan that defines how it will respond to emergencies and/or disasters that are likely to affect its operation.

Disasters/emergencies that are likely to occur in the water system's service area that are addressed are: earthquake, major fire emergencies, water outages due to loss of power, localized flooding, water contamination, and acts of sabotage.

- 1) **DESIGNATED RESPONSIBLE PERSONNEL:** For designated responsible personnel and chain of command and identified responsibilities, see the attached table "Water System Emergency /Disaster Personnel and Responsibilities".
- 2) **INVENTORY OF RESOURCES:** An inventory of system resources that are used for normal operations and available for emergencies; includes maps and schematic diagrams of the water system, lists of emergency equipment, equipment suppliers, and emergency contract agreements that are kept at the water system office.
- 3) **EMERGENCY OPERATIONS CENTER:** The water system office has been designated as the communication network emergency operations center. Emergency contact information for equipment suppliers is attached. The telephone and FAX will be the primary mode of communication in an emergency.

Agency	Address, City	Phone #	FAX #
Water System (Primary Site)	44350 Benton Rd Hemed	767 (Deer) 2483	NONE
Water System (Alternate Site)	NONE		
Fire Department	Sage Fire Dept Sage Rd Hemed		
Law Enforcement	Riv. City Sheriff		

Order No. RIV-1499379-DL  
Escrow No. 233-7746A  
Loan No.  
WHEN RECORDED MAIL TO:  
Charles A. & Marion F. Rigo  
14818 Neartree Rd.  
La Mirada, Ca. 90638

156199

PAID  
Doc. Transfer Tax  
W. D. BALOGH  
RIV. CO. RECORDER

RECEIVED FOR RECORD  
DEC 16 1975  
AT 9:00 O'CLOCK A.M.  
FIRST AMERICAN TITLE COMPANY  
OF RIVERSIDE  
Book 1975, Page 156199  
Recorded in Official Records  
of Riverside County, California  
W.D. Balogh Recorder  
FEE \$ 3  
INDEXED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

Same as above

DOCUMENTARY TRANSFER TAX \$ 7.70  
...Computed on the consideration or value of property conveyed; OR  
..... Computed on the consideration or value less liens or encumbrances  
remaining at time of sale.  
*J. Lundgren* Bank of America  
Signature of Declarant or Agent determining tax - Firm Name  
A.P. #571-030-001-7

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

WALTER C. JOHNSON AND ROSEMARIE R. JOHNSON, husband and wife

hereby GRANT(S) to

CHARLES A. RIGO AND MARION F. RIGO, husband and wife as Joint Tenants

the real property in the blw/bv unincorporated area of the  
County of Riverside State of California, described as

January 3, 1968

PARCEL A: Parcel 4, as shown by Record of Survey recorded/in Book 53, page 43, of  
Records of Survey, Records of Riverside County, California.

Reserving therefrom non-exclusive easements for road and utility  
purposes, 30 feet wide along the North and East lines of said land;  
15 feet wide along the South and West lines of said land; and 30  
feet wide over an existing road where it crosses over said land.

PARCEL B: Non-exclusive easements for road and utility purposes, not less  
than 30 feet wide, from East Benton Road to Parcel A described  
hereinabove.

Dated October 6, 1975

STATE OF CALIFORNIA  
COUNTY OF SAN DIEGO

*Walter C. Johnson*  
*Rosemarie R. Johnson*

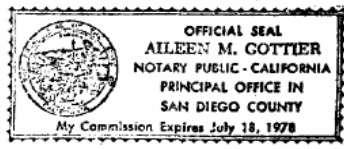
On October 15, 1975

before me, the undersigned, a Notary Public in and for said  
State, personally appeared

Walter C. Johnson and  
Rosemarie R. Johnson

known to me to be the person S whose name S ARE  
subscribed to the within instrument and acknowledged that  
they executed the same.

WITNESS my hand and official seal.  
Signature Aileen M. Cottier



(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

1002 (10/69)



Order No.  
Escrow No.  
Loan No.

74567

WHEN RECORDED MAIL TO:  
ROGER A. SCHMID and JEANNIE  
E. SCHMID  
5135 Bellflower Bl.  
Lakewood, CA 90713

RECEIVED FOR RECORD  
AT 9:00 O'CLOCK A.M.  
At Request of  
FIRST AMERICAN TITLE COMPANY  
OF RIVERSIDE  
Book 1984, Page 74567

APR 12 1984

Recorded in Official Records  
of Riverside County, California

*William E. Ccnerly*  
Recorder

PAID  
Doc. Transfer Tax  
WILLIAM E. CCNERLY  
Riv. Co. Recorder

SURVEYORS  
Monument Fund

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:  
ROGER A. SCHMID  
5135 Bellflower Bl.  
Lakewood, CA 90713

DOCUMENTARY TRANSFER TAX \$ 7.70  
 Computed on the consideration or value of property conveyed; OR  
 Computed on the consideration or value less liens or encumbrances  
remaining at time of sale.

Signature of Declarant or Agent determining tax - Firm Name

### GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
EUGENIA P. RIDGELY, a married woman, who acquired title as  
EUGENIA P. RIDGLY, formerly EUGENIA P. WILSON

hereby GRANT(S) to

ROGER A. SCHMID and JEANNIE E. SCHMID

the real property in the City of unincorporated area  
County of Riverside

State of California, described as

Parcel A - Parcel 3 of record of survey 53/47, Riverside County.

Parcel B - Non-exclusive easements for roads and utilities not  
less than 30 feet wide over existing roads from East Benton  
Road to Parcel A hereof. Subject to non-exclusive easements  
fifteen feet wide along the boundaries of Parcel A hereof for  
roads and utilities.

1663755-3

Order No.  
Escrow No.  
Loan No.

WHEN RECORDED MAIL TO:  
Robert E. Rafferty  
26087 Stardust  
Kemet, Ca 92343

**PAID**  
Doc. Transfer Tax  
W. D. BALOGH  
RIV. CO. RECORDER

RECEIVED FOR RECORD  
AUG 18 1975  
AT 9:00 O'CLOCK A.M.  
AS RECORDER OF  
FIRST AMERICAN TITLE COMPANY  
OF RIVERSIDE

Book 1975, Page 97479  
Recorded in Office of  
Recorder, Riverside County, California.  
W.D. Balogh Recorder  
FEE \$ 4

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:  
same as above

DOCUMENTARY TRANSFER TAX \$ 83.05

Computed on the consideration or value of property conveyed; OR  
 Computed on the consideration or value less liens or encumbrances remaining at time of sale.

Signature of Declarant or Agent determining tax - Firm Name

**GRANT DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
HARRY LEONARD CRONEBERGER AND SARAH YVONNE CRONEBERGER, husband and wife, AND  
JAMES BURRELL BASSETT AND BARBARA HELEN BASSETT, husband and wife, AND  
LEE F. HARRISON AND BARBARA A. HARRISON, HUSBAND AND WIFE AND  
JOHN S. EPPERSON AND HELEN EPPERSON, HUSBAND AND WIFE who acquired title as John Stephen Epperson  
and Helen Marie Epperson  
hereby GRANT(S) to  
ROBERT E. RAFFERTY, TRUSTEE, U/T/A/, ROBERT E. RAFFERTY AND JANINE M. RAFFERTY, dated 2/28/75

the real property in the City of unincorporated area  
County of RIVERSIDE State of California, described as

That portion of Section 4, Township 7 South, Range 1 East, San Bernardino Base and Meridian,  
described as follows:

COMMENCING at the Northeastern corner of said Section 4; thence North 87° 35' 45" West along  
the Northerly line of said Section 4, a distance of 1263.30 feet to the true point of beginning;  
thence South 32° 03' 47" West 3999.55 feet; thence South 89° 33' 00" West to the Southerly  
prolongation of the Westerly line of Government Lot 3 in said Section 4; thence Northerly along  
the Southerly prolongation of the Westerly line of said Government Lot 3 to the Southwesterly  
corner thereof; thence Easterly along the Southerly line of said Government Lot 3 to the  
Southeasterly corner thereof; thence Northerly along the Easterly line of said Government  
Lot 3 to the Northerly line of said Section 4; thence South 87° 35' 45" East along the  
Northerly line of said Section 4, to the true point of beginning.

- SUBJECT TO:
1. General and Special Taxes for fiscal year 1975/76, a lien not yet payable.
  2. Covenants, conditions, restrictions, reservations, rights, rights of way and easements of record.
  3. First Trust Deed, as per its terms now of record.

DEFA

199854  
199854

RECORDING REQUESTED BY:  
REDWINE AND SHERRILL  
  
WHEN RECORDED MAIL TO:

**LAW OFFICES  
REDWINE & SHERRILL  
SECURITY PACIFIC PLAZA**  
2737 Main St., Suite 1000  
Riverside, Calif. 92501  
684-2520

RECEIVED FOR RECORD  
DEC 28 1976  
10 Min. Post. Charge  
199854  
Recorded in Public Records  
of Riverside County, California  
W.H. Dwyer  
R.S. 11.

SPACE ABOVE THIS LINE FOR  
RECORDER'S USE

DOCUMENTARY TRANSFER TAX \$ NONE

Computed on Full Value of Property Conveyed

Computed on Full Value Less Liens and  
Encumbrances Remaining at Time of Sale.

GRANT OF EASEMENT

This agreement made this 13th day of December 1976, by and between ROBERT E. RAFFERTY and JANINE M. RAFFERTY, who possess legal title, JOHN F. NAUT, who possesses a security interest, all hereinafter referred to as "Grantors", and KATHLEEN CHAFFEY MURRAY, ELSWOOD CHAFFEY KERR, ANDREW ELSWOOD STEWART CHAFFEY and LEONARD T. PERRY and MARY WALKER, hereinafter referred to as "Grantee"

WHEREAS, Grantors are the owners of certain real property commonly known as SAGE HILLS RANCH in the County of Riverside, State of California, hereinafter referred to as the "Servient Tenement" and described as:

That portion of Section 4, Township 7 South, Range 1 East, San Bernardino Base and Meridian, commencing at the northeasterly corner of said Section 4; thence north 87° 35' 45" west along the northerly line of said Section 4, a distance of 1,263.30 feet to the true point of beginning; thence south 32° 03' 47" west, 3,999.55 feet; thence south 89° 33' 00" west to the southerly prolongation of the westerly line of Government Lot 3 in said Section 4; thence northerly along the southerly prolongation of the westerly line of said Government Lot 3 to the southwesterly corner thereof; thence easterly along the southerly line of said Government Lot 3 to the southeasterly corner thereof; thence northerly along the easterly line of said Government Lot 3 to the northerly line of said Section 4; thence south 87° 35' 45" east along the northerly line of said Section 4 to the true point of beginning.

WHEREAS, the Grantees, KERR, CHAFFEY and MURRAY, are the owners of certain real property commonly known as the CHAFFEY RANCH, in the County of Riverside, State of California, hereinafter referred to as the "Dominant Tenement," and described as:

Section 33 and the South one-half of the South one-half

199854

WHEREAS, Grantees PERRY and WALKER are the owners of certain real property commonly known as 35500 Benton Road, Hemet, California, 92343, in the County of Riverside, State of California, hereinafter referred to as the "Dominant Tenement," and described as:

The South one-half of the Northwest one-quarter and the West one-half of the Southwest one-quarter of Section 34, Township 6 South, Range 1 East, San Bernardino Base and Meridian, located in Riverside County, California.

WHEREAS, all Grantees desire to acquire certain rights in the Servient Tenement;

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

For valuable consideration, Grantors hereby grant to Grantees an easement as described in Exhibit "A", attached hereto.

The easement granted herein is appurtenant to the Dominant Tenement.

The easement granted herein is a road and right of way to be used for ingress and egress on, over, along and across Grantors' real property.

The easement granted herein is located as described in Exhibit "A" attached hereto.

The easement granted herein is non-exclusive. Every incident of ownership not inconsistent with the easement and not an unreasonable interference with its enjoyment is reserved to the Grantors.

Grantees shall have the right to construct, operate, use, maintain, inspect, repair, renew, replace, reconstruct, enlarge, alter, add to, improve and remove, at any time and from time to time, a road, consisting of a prepared roadbed, surfacing and adjacent drainage facilities necessary or convenient for the reasonable use of the easement as a right of way.

Grantees shall have the right to clear and keep clear said easement free from buildings, structures, vehicles, equipment, trees, brush and any and all obstructions of any kind from interference with ingress and egress in, on, over, along and across the said easement.

It is the intention of the parties to this Agreement that the subdivision of the properties described as the Dominant Tenements shall not affect the rights granted herein, but that the same shall inure to the benefit of any person or entity who shall obtain an interest in all or any portion of either of the said Dominant Tenements.

199

An easement for road purposes over that portion of Section 4, Township 7 South, Range 1 East, San Bernardino Base and Meridian, being a strip of land 30.00 feet in width, lying 15.00 feet on each side of the following described centerline:

Commencing at the northeast corner of said Section 4;

Thence North  $87^{\circ} 35' 45''$  West along the north line of said Section 4, a distance of 1263.30 feet to the most easterly corner of that certain parcel of land conveyed to Robert E. Rafferty, et al, by deed recorded August 12, 1975, as Instrument No. 97479 of Official Records, in the Office of the County Recorder of Riverside County, California;

Thence South  $32^{\circ} 03' 47''$  West along the southeasterly line of the parcel so conveyed to Rafferty, a distance of 3999.55 feet to the southeasterly corner thereof;

Thence South  $89^{\circ} 33' 00''$  West along the south line of the parcel conveyed to Rafferty as aforesaid, a distance of 550.00 feet, more or less, to the southwest corner thereof;

Thence North along the west line of the parcel conveyed to Rafferty as aforesaid, a distance of 15.00 feet to a point in a line parallel with and distant 15.00 feet northerly, measured at right angles, from said south line of the parcel so conveyed to Rafferty for the TRUE POINT OF BEGINNING of this centerline description;

Thence North  $89^{\circ} 33' 00''$  East along said parallel line, a distance of 541.66 feet, more or less, to a point in a line parallel with and distant 15.00 feet northwesterly, measured at right angles, from said southeasterly line of the parcel so conveyed to Rafferty;

Thence North  $32^{\circ} 03' 47''$  East along said parallel line, a distance of 3982.78 feet; to a point in said north line of Section 4, being also the north line of the parcel conveyed to Rafferty as aforesaid, distant thereon North  $87^{\circ} 35' 45''$  West, 17.26 feet from the most easterly corner of the parcel conveyed to Rafferty.

The sidelines of said strip of land shall be lengthened or shortened so as to terminate in said west and north lines of the property conveyed to Rafferty as aforesaid.

199854

The easement granted herein includes incidental rights of maintenance, repair and replacement, described as follows:

- (1) Grantees shall have the duty of erecting a four-strand barbed wire fence without gates along the entire easement and maintaining it in a reasonable manner;
- (2) Grantees shall have the responsibility of maintaining the roadbed in a reasonable manner;
- (3) In the event the road and/or fence is damaged by the activities of the Grantors, the Grantors shall be obligated to render necessary repairs and/or install replacement parts;
- (4) The costs of maintenance, repair and replacement, as between the Grantees, shall be shared in proportion to the use each of them makes of the easement.

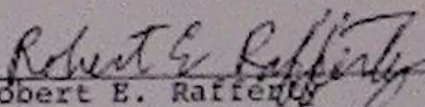
This instrument contains the entire agreement between the parties relating to the rights herein granted and the obligations herein assumed. Any oral representations or modifications concerning this instrument shall be of no force and effect excepting a subsequent modification in writing, signed by the party to be charged.

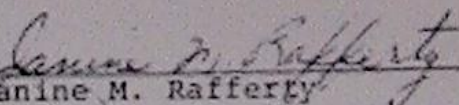
In the event of any controversy, claim or dispute relating to this instrument or the breach thereof, the prevailing party shall be entitled to recover from the losing party reasonable expenses, attorney's fees, and costs.

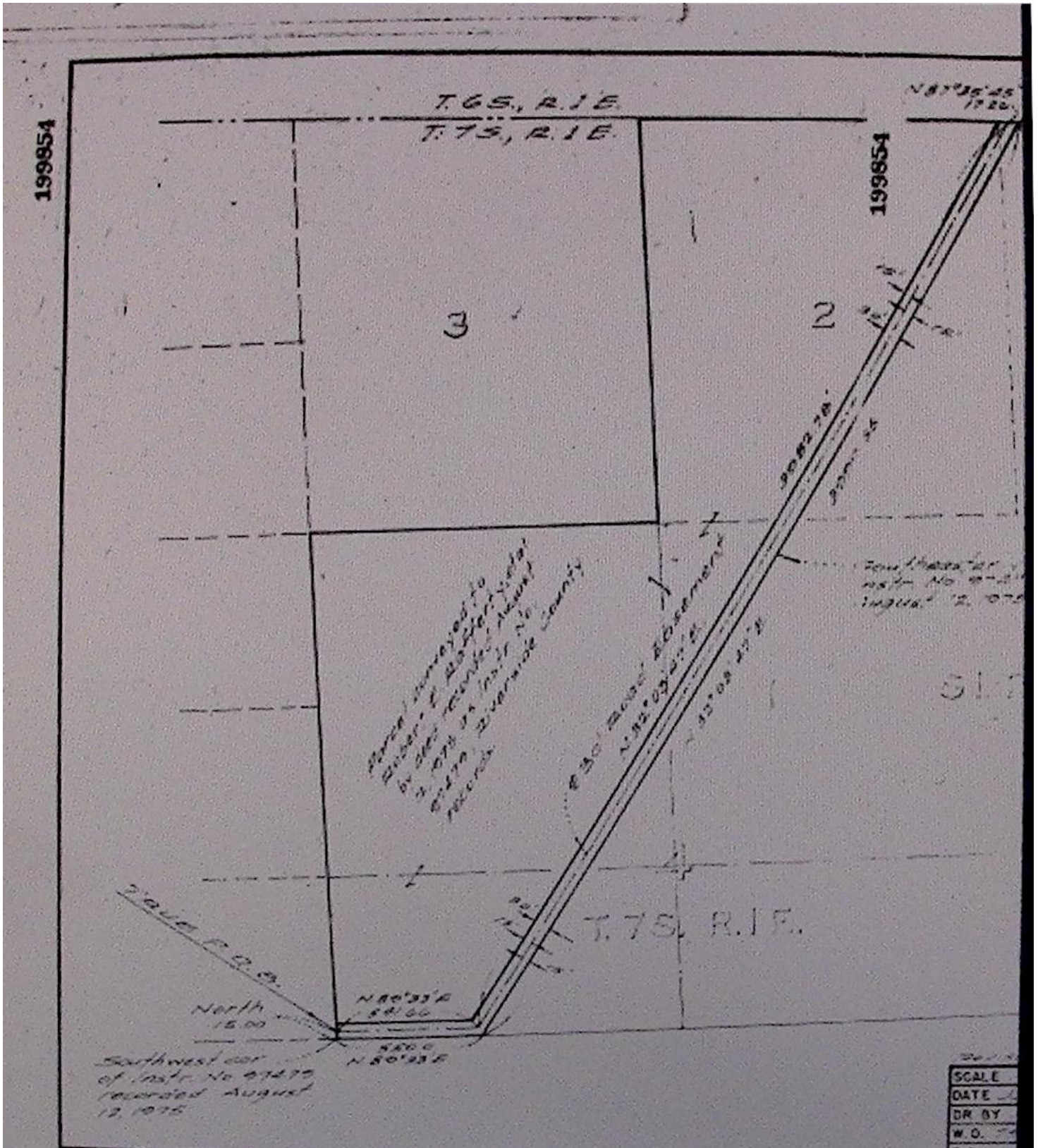
This instrument shall bind and inure to the benefit of the respective heirs, personal representatives, successors and assigns of the parties hereto.

IN WITNESS THEREOF, the parties hereto have executed this instrument the day and year first above written.

GRANTORS:

  
Robert E. Rafferty

  
Janine M. Rafferty



Order No.  
Escrow No.  
Loan No.

74567

WHEN RECORDED MAIL TO:  
ROGER A. SCHMID and JEANNIE  
E. SCHMID  
5135 Bellflower Bl.  
Lakewood, CA 90713

RECEIVED FOR RECORD  
AT 9:00 O'CLOCK A.M.  
AS REQUESTED BY  
FIRST AMERICAN TITLE COMPANY  
OF RIVERSIDE  
Book 1984, Page 74567  
APR 12 1984  
Recorded in Official Records  
of Riverside County  
William E. Connerly  
Recorder  
Fees \$

PAID  
Doc. Transfer Tax  
WILLIAM E. CONNERLY  
Riv. Co., Recorder

SURVEYORS  
Monument Fund

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:  
ROGER A. SCHMID  
5135 Bellflower Bl.  
Lakewood, CA 90713

DOCUMENTARY TRANSFER TAX \$ 7.70  
..... Computed on the consideration or value of property conveyed; OR  
..... Computed on the consideration or value less liens or encumbrances  
remaining at time of sale.

Signature of Declarant or Agent determining tax - Firm Name

GRANT DEED

166375-3

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
EUGENIA P. RIDGELY, a married woman, who acquired title as  
EUGENIA P. RIDGLY, formerly EUGENIA P. WILSON

hereby GRANT(S) to

ROGER A. SCHMID and JEANNIE E. SCHMID

the real property in the City of Unincorporated area  
County of Riverside

State of California, described as

Parcel A - Parcel 3 of record of survey 53/47, Riverside County.

Parcel B - Non-exclusive easements for roads and utilities not  
less than 30 feet wide over existing roads from East Benton  
Road to Parcel A hereof. Subject to non-exclusive easements  
fifteen feet wide along the boundaries of Parcel A hereof for  
roads and utilities.

Dated 22nd of May, 1982

Eugenia P. Ridgely  
EUGENIA P. RIDGELY

STATE OF ~~CALIFORNIA~~ Maryland  
COUNTY OF Calvert

On May 22, 1982  
before me, the undersigned, a Notary Public in and for said  
State, personally appeared  
EUGENIA P. RIDGELY

known to me to be the person whose name is  
subscribed to the within instrument and acknowledged that  
she executed the same.

WITNESS my hand and official seal.  
Signature Lynda A. Kahl

(This area for official notary seal)  
My commission expires on July 2, 1988.

MAIL TAX STATEMENTS AS DIRECTED ABOVE

1002 (10/80)

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENT TO:

Name: Robert J. Franko Jr.  
 Deborah L. St. Pierre  
 Street Address: 44135 Perryman Lane  
 City & State: Hemet Ca. 92544  
 Title Order No. \_\_\_\_\_ Escrow No. \_\_\_\_\_

DOC # 2002-240973

05/08/2002 08:00R Fee:7.00

Page 1 of 1

Recorded in Official Records  
 County of Riverside

Gary L. Orso  
 Assessor, County Clerk & Recorder



M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.
	1		1			✓			
A	R	L			COPY	LONG	REFUND	NCHG	EXAM

(1)

T 355 Legal (2-94)

Grant Deed

TRA: 071

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$ 0

unincorporated area  City of \_\_\_\_\_

Parcel No. \_\_\_\_\_

computed on full value of interest or property conveyed, or

computed on full value less value of liens or encumbrances remaining at time of sale, and

C  
LC

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Roger A. Schmid and Jeanne E. Schmid, A married Couple,  
 Roger A. Schmid & Jeanne E. Schmid, a married couple  
 hereby GRANT(S) to Robert J. Franko Jr. and Deborah L. St. Pierre, Joint Tenants.

Robert J Franko Jr & Deborah L. St. Pierre

unincorporated

Joint Tenants

the following described real property in the unincorporated county of Riverside, state of California:

Parcel A - Parcel 3 of record of survey 53/47, Riverside County.  
 Parcel A - Parcel 3 of record of survey 53/47, Riverside County  
 Parcel B - Non-exclusive easements for roads and utilities not less than 30 foot wide over existing roads from East Benton Road to Parcel A hereof.  
 Parcel B - Non-exclusive easements for roads - utilities not less than 30 Ft wide over existing roads from East Benton to Parcel A hereof.  
 Parcel B - Subject to non-exclusive easements fifteen foot wide along boundaries of Parcel A hereof for roads and utilities.  
 Parcel B - Subject to non-exclusive easements fifteen feet wide along boundaries of Parcel A hereof for roads & utilities

Dated Aug 27, 2001

STATE OF CALIFORNIA ARIZONA } S.S.  
 COUNTY OF PINAL

On Aug 27, 2001 before me,

MARIE E. Smith  
 a Notary Public in and for said County and State, personally appeared  
 ROGER A. SCHMID & JEANNE E. SCHMID

Roger A. Schmid  
 Roger A. Schmid  
 JEANNE E. SCHMID  
 Jeanne E. Schmid

personally known to me (or 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.

WITNESS my hand and official seal.  
 Signature Marie E. Smith



(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

Name Street Address City & State

Signature of Declarant or Agent determining tax - Firm Name

**GRANT DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
EUGENIA P. RIDGELY, a married woman, who acquired title as EUGENIA P. RIDGLY,  
formerly EUGENIA P. WILSON,

1663754-3

hereby GRANT(S) to  
ROBERT BLEY

the real property in the City of \_\_\_\_\_  
County of Riverside unincorporated area \_\_\_\_\_, State of California, described as

Parcel A:  
Parcel 4 of Record of Survey 53/47, Riverside County.

Parcel B:  
Non-exclusive easements for roads and utilities not less than 30 feet wide  
from East Benton Road to Parcel A hereof, over existing roads.

SUBJECT TO:  
Non-exclusive easements 30 feet wide along the East line and 15 feet wide  
along the North, South and West lines for roads and utilities of Parcel A  
hereof.

53702

LAW OFFICES OF  
BEST, BEST & KRIEGER  
4200 ORANGE STREET  
POST OFFICE BOX 1038  
RIVERSIDE, CALIFORNIA 92502

1 When Recorded Mail To:  
2 Best, Best & Krieger  
3 4200 Orange Street  
4 Riverside, California 92506  
5 Attention: Meredith A. Jury

RECEIVED FOR RECORD  
5 Min. Past 2 o'clock PM

MAR 15 1985  
Recorded in Official Records  
of Riverside County, California  
William E. Stanley  
RECORDED  
Fee \$

19  
od

GRANT OF EASEMENT

6 This deed for grant of easement made March, 1985,  
7 by Charles E. Reed, Jr., grantor, to Delbert Kelley and  
8 Susan Kelley, Paul Klausning and Esther Klausning, Howard W.  
9 Kell and Barbara A. Kell, Robert Franko, Jr. and Deborah  
10 St. Pierre, Charles Campbell and Joann Campbell, Earl  
11 Blackwelder and Adele Blackwelder, Arnold Popp, Wilson  
12 Cantrell and Lorine Cantrell, Elster Wood and Charlotte  
13 Wood, Claudine Deasy Burkhart, Edith Gilchrist and Gilbert  
14 and Norma Gaston, grantees.

15 Grantor, for valuable consideration, hereby grants  
16 to grantees an easement for the drilling, construction,  
17 installation, equipping, operation, use, maintenance and  
18 repair of a water well and for the construction, reconstruc-  
19 tion, installation, replacement, removal, repair, operation,  
20 and maintenance of pipelines and pumps for the transmission  
21 and conveyance of water, and for ingress and egress in  
22 connection with the exercise of any of the foregoing rights;  
23 said easement being described as follows:

24 A circle of land, 30 feet in  
25 diameter, surrounding an existing well  
26 located in the South East corner of that  
27 portion of the Northwest Quarter of the  
28 Southwest Quarter of Section 4, Town-

53702

LAW OFFICES OF  
BEST, BEST & KRIEGER  
4200 ORANGE STREET  
POST OFFICE BOX 1028  
RIVERSIDE, CALIFORNIA 92502

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ship 7 South, Range 1 East, San Bernar-  
dino Base and Meridian more particularly  
described as Parcel 4 as shown on map on  
file in Book 53, page 40 of Records of  
Survey in the office of the County  
Recorder of Riverside County.

This easement shall be for the benefit of and as an  
easement appurtenant to the land in the County of Riverside,  
State of California, more particularly described in Exhi-  
bit "A," attached and incorporated.

IN WITNESS WHEREOF, grantor has executed this deed  
on the above-stated date.

Charles E. Reed, Jr.  
CHARLES E. REED, JR.

State of California )  
County of Riverside ) ss

On March 1, 1985, before me, the undersigned, a Notary  
Public in and for said County and State, personally appeared  
CHARLES E. REED, JR., known to me to be the person whose  
name is subscribed to the within instrument and acknowledged  
that he executed the same.

Murdell F. Collins  
Signature of Notary



Quality Pump Service  
 Submersible & Turbine Pump Specialists  
 P. O. Box 1127  
 Lake Elsinore, CA 92531-1127  
 Phone (951) 830-8453  
 Fax (951) 609-9973

Bruce MacLachlan  
 CA Lic #759216

F 1615  
**INVOICE**

DATE	SALE NO.
11-3-09	

SOLD TO: WEBER Valley Height ASS.  
 ADDRESS: \_\_\_\_\_  
 CITY, STATE, ZIP Hemst, CA

PO CH# 1168  
 11-3-09

CHECK NO.	TERMS	REP	PROJECT	QUANTITY	ITEM CODE	DESCRIPTION	UNIT PRICE	AMOUNT
			WELL # 1					
				1	TRAVEL		45.00	45.00
				5	LABOR	Removed 273' of PVC SCH 80 Drop Pipe with 10 Gallon Per Minute Pump with 2 HP motor. Motor started out and needed to be replaced. Reinstalled pipe with a new pump & motor. Made wire connection & tested pump and made pump & elec adjustments.	85.00	425.00
				1	2HP	230 volt 1 PH. Motor serial #		637.00
				1	102520419	10 Gallon per Minute Pump		539.50
				1	wire kit			105.00
				1	Roll Tape			65.00
					CA TAX	RW925102	8.75%	105.35
								<b>TOTAL 1768.35</b>

Thank you for your business

Signature Deborah St Pierre Date 11-3-09

Your signature indicates that you have received the product(s) and/or services outlined above.  
 You also agree that any/all products listed on this invoice were working properly at the time of delivery/installation or pick-up.

191167

1 WEBER VALLEY HEIGHTS  
2 NON-PROFIT ASSOCIATION  
3 44135 PERRYMAN LN  
4 HE NET, CALIF

GRANT OF EASEMENT

RECEIVED FOR RECORD  
AT 3:30 O'CLOCK A.M.

MAY 24 1990

Received at Official Records  
of Riverside County, California

*William E. Brady*  
Recorder

5 This deed for grant of easement April 12, 1990, by Charles Campbell  
6 and Joann Campbell, to, Paul and Esther Klausung, Pat Kessler,  
7 Robert Franko and Deborah St. Pierre, Leroy and Janice Smith, Don  
8 and Sue Leuschen, Ronald and Alicia Leuschen, Earl and Adele  
9 Blackwelder, Gilbert and Norma Gaston, George and Mary Harris,  
10 Darren and Susan Moore, granters. RJS

11 Grantor, for valuable consideration, hereby grants to  
12 grantees an easement for the drilling, construction, installation,  
13 equipping, operation, use, maintance and repair of a water well  
14 and for the construction, reconstruction, installation, re-  
15 placement, removal, repair, operation, and maintenance of pipe-  
16 lines and pumps for the transmission and conveyance of water,  
17 and for ingress and egress in connection with the exercise of  
18 any of the foregoing rights; said easement being described  
19 as follows:

20 A circle of land, 30 feet in Diameter, surrounding  
21 the well location on the south side of,  
22 that portion of the Northwest quarter of  
23 the Southwest quarter of Section 4, Town-  
24 ship 7 South, Range 1 East, San Bernardino  
25 Meridian, according to the Official Plot  
26 thereof, shown as Parcel 2 on a record of  
27 Survey Map on file in Book 53, page 40 of  
28 Record of Surveys, Riverside County Records.  
Rights of the public in and to that portion  
of the herein described land lying within  
public roads.  
An easement, 30 feet in width, for road purposes,  
with the right to convey to other, over and across  
that portion of a roadway commonly known as  
East Benton Road, as disclosed by mesne deeds  
of record. A declaration of Dedication for  
public road, public utility and incidental  
purposes, recorded March 18 1971, as Instrument  
no. 21181. Affects: The South 30 feet of said land.

29 This easement shall be for the benefit of and as an  
30 easement appurtenant to the land in the County of Riverside,  
31 State of California, more particularly described in Exhibit  
32 "A", attached and incorporated.

1 WEBER VALLEY HEIGHTS  
NON-PROFIT ASSOCIATION

3 GRANT OF EASEMENT

4 THIS DEED FOR GRANT OF EASEMENT 9-11, 1992, BY RONALD  
5 MARE LEUSCHEN TO EARL BLACKWELDER, CHARLES AND JOANN CAMPBELL,  
6 ROBERT FRANKO, GILBERT AND NORMA GASTON, DAVID AND DARLENE  
7 HADDEN, PAUL AND ESTHER KLAUSING, PAT KESSLER, DONALD AND SUE  
8 LEUSCHEN, DARREN AND SUSAN MOORE, LEROY AND JANICE SMITH, DEBBIE  
9 ST. PIERRE.

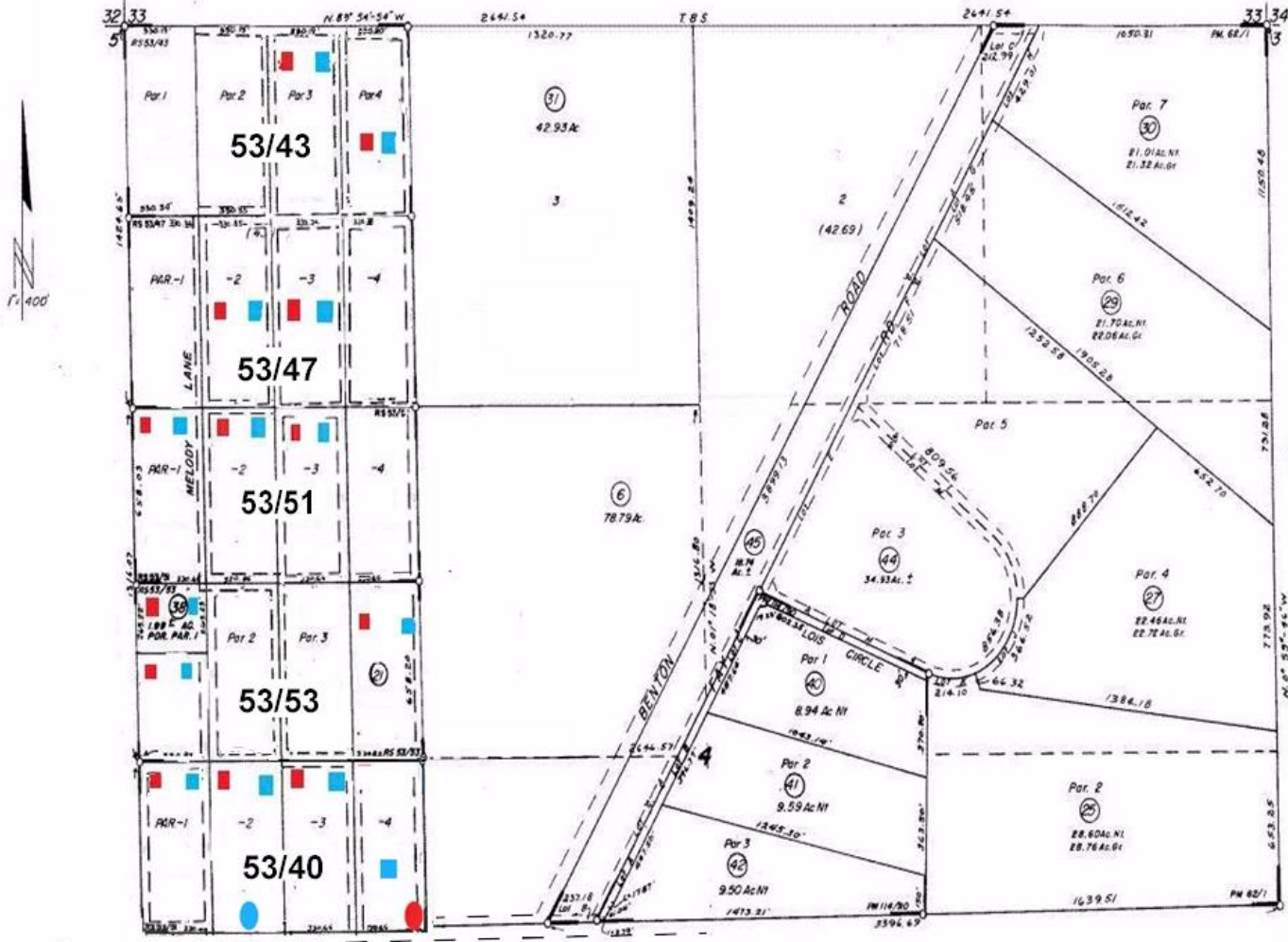
8 GRANTOR, WITHOUT CONSIDERATION, HEREBY GRANT TO THE  
9 GRANTEE AN EASEMENT FOR CONSTRUCTION, INSTALLATION, EQUIPPING,  
10 OPERATION, USE, MAINTENANCE, AND REPAIR OF WATER TANK AND FOR  
11 CONSTRUCTION, RECONSTRUCTION, INSTALLATION, REPLACEMENT, USE,  
12 REMOVAL, REPAIR, OPERATION, MAINTENANCE OF PIPELINES AND PUMPS  
13 FOR TRANSMISSION AND CONVEYANCE OF WATER, AND FOR INGRESS AND  
14 EGRESS IN CONNECTION WITH EXERCISE OF ANY OF THE FOREGOING  
15 RIGHTS; SAID EASEMENT BEING DESCRIBED AS FOLLOWS:

13 THE SECTION OF LAND CURRENTLY DESCRIBED  
14 AS A NON-EXCLUSIVE EASEMENT FOR ROAD AND  
15 UTILITY PURPOSES, 15 FEET WIDE ALONG THE  
16 EAST LINE OF THAT PORTION OF PARCEL 1 AS  
17 SHOWN BY MAP ON FILE IN BOOK 53, PAGE 53  
18 OF RECORDS OF SURVEY IN THE OFFICE OF THE  
19 COUNTY RECORDER OF RIVERSIDE COUNTY;  
20 BEING MORE PARTICULARLY DESCRIBED AS:  
21 BEGINNING AT THE SOUTHWEST CORNER OF  
22 PARCEL 1, SAID POINT BEING THE WEST  
23 QUARTER CORNER OF SECTION 4, SAID POINT  
24 ALSO BEING THE TRUE POINT OF BEGINNING;  
25 THENCE NORTH 1 12' 11" WEST 394.82 FEET  
26 ALONG THE WEST LINE OF PARCEL 1; THENCE  
27 NORTH 89 45' 36" EAST, 330.71 FEET TO THE  
28 EAST LINE OF PARCEL 1; THENCE SOUTH 1 13'  
00" EAST, 394.84 FEET ALONG THE EAST LINE  
OF PARCEL 1 TO THE SOUTHEAST CORNER OF  
PARCEL 1; THENCE SOUTH 89 45' 52" WEST,  
330.82 FEET ALONG THE SOUTH LINE OF  
PARCEL 1 TO THE TRUE POINT OF THE  
BEGINNING, UNDERSTANDING THAT NO ABOVE  
GROUND "ANYTHING" WILL BE PLACED ON OR IN  
THIS EASEMENT, EXCEPT THE WATERTANK ITSELF  
EXCEPT BY NEW GRANT.

26 THIS EASEMENT SHALL BE FOR THE BENEFIT OF AND AS AN  
27 EASEMENT APPURTENANT TO THE LAND IN THE COUNTY OF RIVERSIDE,  
28 STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED IN EXHIBIT  
"A", ATTACHED AND INCORPORATED.

(1)

227634



- 1985 Well Doc # 53702 Easement rights ■
- 1990 Well Doc # 191167 Easement rights ■

181794

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO  
NAME Mr. and Mrs. Ralph Kitley  
ADDRESS 13038 Smoketree Place  
CITY & STATE Chino, Calif.

RECEIVED FOR RECORD  
SEP 16 1977  
At Request of  
ORANGE COAST TITLE COMPANY  
Book 197, Page 181794  
Recorded in Central Records  
of Riverside County, California  
W.M. Doyle  
REC 3

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL THE STATEMENTS TO  
NAME above  
ADDRESS  
CITY & STATE

Documentary transfer tax \$ NONE  
 Computed on full value of property conveyed, or  
 Computed on full value less liens & encumbrances  
existing thereon at time of sale.  
Signature of declarant or agent determining tax here name  
 Unincorporated area City of

Grant Deed

PARCEL NO 571-040-004-1

This form furnished by Orange Coast Title Company

R 1330

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
THOMAS P. JOHNSON AND JOANNE L. JOHNSON, husband and wife

hereby GRANT(S) to  
RALPH E. KITLEY AND ANNA M. KITLEY, husband and wife

the following described real property in the unincorporated area  
county of Riverside state of California.

That portion of the Northwest quarter of the Southwest quarter  
of Section 4, Township 7 South, Range 1 East, San Bernardino Base  
and Meridian, more particularly described as follows:

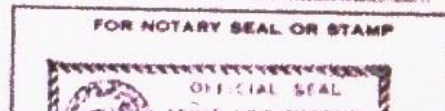
PARCEL 4, as shown on a map filed in Book 53, page 40 of Records  
of Survey in the office of the County Recorder, Riverside County,  
California.

Dated August 31, 1977

Thomas P. Johnson  
THOMAS P. JOHNSON  
Joanne L. Johnson  
JOANNE L. JOHNSON

STATE OF CALIFORNIA  
COUNTY OF ORANGE } ss  
On SEPTEMBER 12, 1976 before me the under  
signed, a Notary Public in and for said County and State, personally  
appeared THOMAS P. JOHNSON AND JOANNE  
L. JOHNSON

known to me  
to be the person(s) whose name(s) subscribed to the within



RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHER WISE SHOWN BELOW, MAIL TAX STATEMENTS TO.

158726

NAME CHARLES E. CAMPBELL  
ADDRESS 3308 Stonybrook Drive  
CITY & STATE Anaheim, CA 92804

Title Order No. 498824      Facrow No. 22772-P

PAID  
DORIS C. SULLIVAN  
RECORDERS OFFICE  
RIVERSIDE COUNTY, CALIFORNIA

RECEIVED FOR RECORD  
AT 9:00 O'CLOCK A.M.  
As Recipient of  
MISCO TITLE INSURANCE CO.

Book 1980, Page 158726  
SEP - 2 1980

Recorded in Official Records  
of Riverside County, California  
*Donald P. Johnson*  
REC. CLERK

SURVEYORS  
Monument Fund  
\$11.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

# GRANT DEED

The undersigned declares that the documentary transfer tax is \$ 5.50 and is  
 computed on the full value of the interest or property conveyed, or is  
 computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale. The land,  
tenements or realty is located in  
 unincorporated area       city of \_\_\_\_\_ and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

THOMAS P. JOHNSON and JOANNE L. JOHNSON, husband and wife,

hereby GRANT(S) to

CHARLES E. CAMPBELL and JO ANN CAMPBELL, husband and wife as joint tenants,

the following described real property in the  
county of Riverside      state of California

That portion of the Northwest quarter of the Southwest quarter of Section 4,  
Township 7 South, Range 1 East, San Bernardino Meridian, according to the  
Official Plat thereof, shown as Parcel 2 on a Record of Survey Map on file  
in Book 53, Page 40 of Record of Surveys, Riverside County Records.

Dated July 11, 1980

*Thomas P. Johnson*  
Thomas P. Johnson  
*Joanne L. Johnson*  
Joanne L. Johnson

COMMONWEALTH LAND TITLE CO.

Order No. 4501832  
Escrow No. 1498-J  
Loan No. N/A

WHEN RECORDED MAIL TO:

Dale Alan Gladstone &  
Merle Jane Gladstone  
44100 Ginger Circle  
Hemet, CA 92544

PAID  
Doc. Transfer Tax  
FRANK K. JOHNSON  
Riv. Co. Recorder

SURVEYORS  
Monument Fund  
\$10.00

218521  
RECEIVED FOR RECORD  
AT 2:00 O'CLOCK

JUL - 6 1995

Recorded in Official Records  
of Riverside County, California

Recorder

Page 6

MAIL TAX STATEMENTS TO:

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DOCUMENTARY TRANSFER TAX \$ 77.00

X...Computed on the consideration or value of property conveyed; OR

.....Computed on the consideration or value less liens or encumbrances remaining at time of sale

THE UNDERSIGNED

Signature of Declarant or Agent determining tax-Firm Name

SAME AS ABOVE

4501832

APN: 571-040-002-9

TRA: 071008

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

CHARLES E. CAMPBELL

hereby GRANT(S) to

DALE ALAN GLADSTONE AND MERLE JANE GLADSTONE, HUSBAND AND WIFE AS JOINT TENANTS.

the real property in the City of Hemet  
County of Riverside

State of California, described as

PARCEL 2 OF RECORD OF SURVEY, AS SHOWN BY MAP ON FILE IN BOOK 53, PAGE 40, OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

Dated June 15, 1995

*Charles E. Campbell*  
Charles E. Campbell

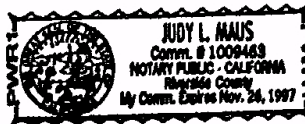
STATE OF CALIFORNIA )  
COUNTY OF Riverside ) ss.

On June 19, 1995 before me,  
Judy L. Maus, A Notary Public  
personally appeared Charles E. Campbell

personally-known-to-me (or 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 acted, executed the instrument.

WITNESS my hand and official seal

Signature Judy L. Maus



(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

1002 (1/84)

DOC # 2007-0277515

04/25/2007 08:00A Fee: 7.00

Page 1 of 1 Doc T Tax Paid

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



RECORDING REQUESTED BY  
**ORANGE COAST TITLE CO.**

AND WHEN RECORDED MAIL DOCUMENT AND  
TAX STATEMENT TO:

NAME Gregory E. Reed  
STREET ADDRESS P.O. BOX 5224  
CITY, STATE & ZIP CODE Hemet, CA. 92544

TITLE ORDER NO \_\_\_\_\_ ESCROW NO 44100-DT

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			1						
M	A	L	465	426	PCOR	MCOR	SMF	NCHG	EXAM
APN NJ TRA OK UT									089

210-813037-02

**GRANT DEED**

TRA: 071-008  
APN: 571-040-002-9

The undersigned grantor(s) declare(s)  
DOCUMENTARY TRANSFER TAX \$ 137.50  
 computed on full value of property conveyed, or  
 computed on full value less liens and encumbrances remaining at time of sale.  
 Unincorporated Area City of \_\_\_\_\_

680  
1

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, I (We) Dale Alan Gladstone  
and Merle Jane Gladstone, husband & wife as Joint Tenants.

herby remise, release and grant to Gregory E. Reed and Sherry Reed, Husband and Wife as  
Joint Tenants.

the following described real property in the City of Hemet area of \_\_\_\_\_ County of Riverside  
State of California

Parcel 2 of record of survey, as shown by map on file in Book 53,  
Page 40, of records of survey, records of Riverside County, California,  
being a portion of the Northwest quarter of the Southwest quarter  
of Section 4, Township 7<sup>s</sup>, Range 1 East, San Bernardino Meridian,  
according to the Official plat thereby.

\*South

DATED: 10-30-06

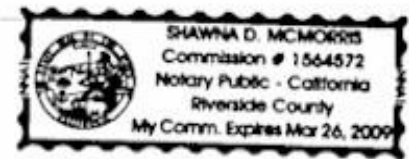
Merle Jane Gladstone  
Merle Jane Gladstone  
Dale Alan Gladstone  
Dale Alan Gladstone

STATE OF California  
COUNTY OF Riverside

On 10-30-06 before me, Shawna D McMorris, Notary Public personally appeared  
Merle Jane Gladstone + Dale Alan Gladstone

personally known to me (or proved to me on the basis of satisfactory evidence) to be the  
person(s) whose name(s) 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.

WITNESS my hand and official seal.  
Signature Shawna D McMorris



MAIL TAX STATEMENT AS DIRECTED ABOVE

53 / 40

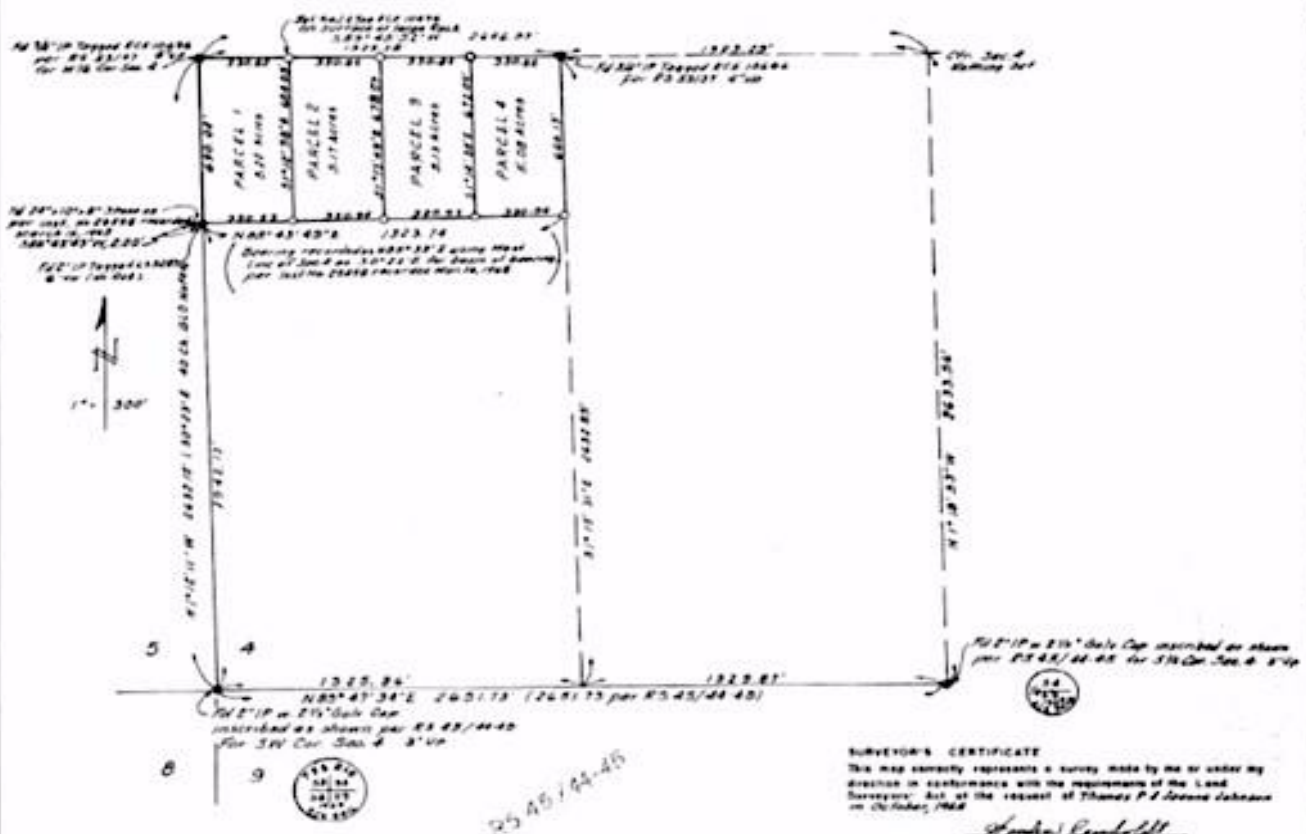
IN THE COUNTY OF RIVERSIDE  
**RECORD OF SURVEY**

IN THE SW 1/4 OF SECTION 4, T7S, R1E, S00E1W  
 OCTOBER 1948  
 WOODROW REYNOLDS

RECORDERS' CERTIFICATE  
 Filed this 22<sup>nd</sup> day of DEC. 1948, Page 133  
 in Book 23 of Records of Surveys of page 30.  
 at the request of the County Surveyor

W. D. BALOGH  
 County Recorder  
 per R. S. ORT  
 No. 12520M De. *R. S. Ort*  
 Deputy

RS 53/37



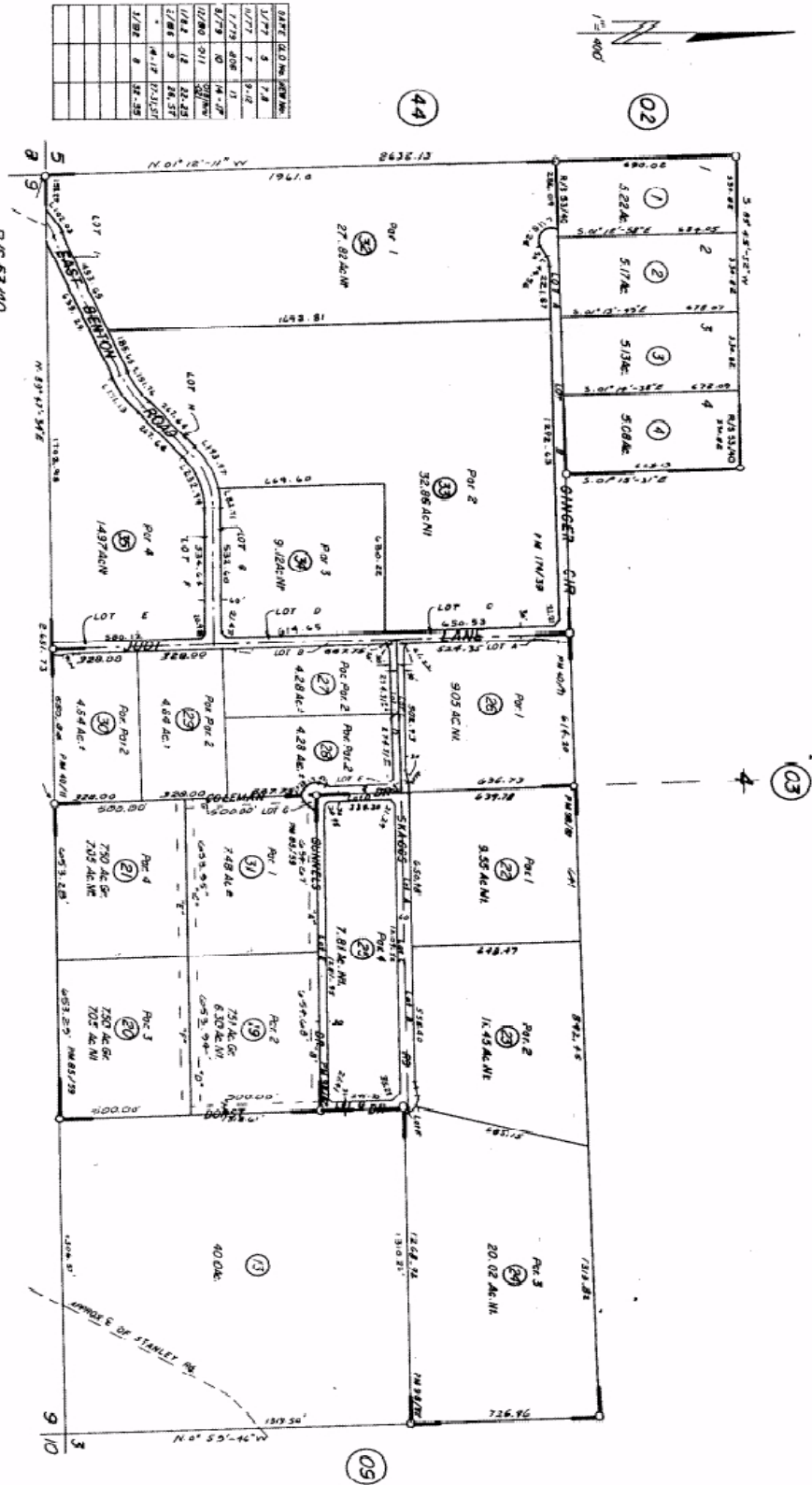
RS 45/44-45

**SURVEYOR'S CERTIFICATE**  
 This map correctly represents a survey made by me or under my direction in accordance with the requirements of the Land Surveyors' Act at the request of Thomas P. Jerome Johnson on October 1948  
*London Reynolds*  
 RCE 10596

**SURVEYOR'S NOTE**  
 ☐ Set 3/4" I.P. Toppers RCE 10696 6" up, unless otherwise noted  
 ☒ Found monument as noted  
 Name of Bearings: The north line of Section 8, T7S, R1E, S00E1W follows an  $N 88^{\circ} 43' 43'' E$  per RS 45/44-45, to the Records

**COUNTY SURVEYOR'S CERTIFICATE**  
 This map has been examined for conformance with the requirements of the Land Surveyors' Act the 22<sup>nd</sup> day of December, 1948  
 A. C. KEITH  
 County Surveyor  
 By *J. M. [Signature]*  
 Deputy

571-04



JANUARY 1970

R/S 53/40  
 P.M. 40/11-12 Parcel Map 9452  
 P.M. 85/39, Parcel Map No. 11977  
 P.M. 98/97 " " " " 16849  
 P.M. 174/39-40 " " " " 24579

ASSESSOR'S MAP EK 571 PG 04  
 RIVERSIDE COUNTY, CALIF

**DOC # 2016-0538642**

12/02/2016 03:40 PM Fees: \$38.00

Page 1 of 2

Recorded in Official Records

County of Riverside

Peter Aldana

Assessor-County Clerk-Recorder

RECORDING REQUESTED BY :

WHEN RECORDED MAIL TO :

**Bank of America, N.A.****275 S. Valencia Avenue 1st Floor****Brea, CA 92823**\*\*This document was electronically submitted  
to the County of Riverside for recording\*\*  
Received by: SOPHIA #466

APN: 571-030-023-7

Property Address: Apn# 571-030-023-7 36400 Melody Ln Hemet CA 92544

NDSC File No.: 16-30654-BA-CA

Title Order No. :160143376-CA-VOI

**TRUSTEE'S DEED UPON SALE**Transfer Tax : **\$0.00 (R&T Code 11926)**The Grantee herein **WAS** the BeneficiaryThe amount of the unpaid debt was **\$72,430.00**The amount paid by the Grantee was **\$15,022.00**The property is in the city of **Hemet**, County of **Riverside**, State of **CA**.**National Default Servicing Corporation, an Arizona Corporation**, as the duly appointed Trustee (or successor Trustee or Substituted Trustee), under a Deed of Trust referred to below, and herein called "Trustee", does hereby grant without any covenant or warranty to :**Bank of America, N.A.**herein called Grantee, the following described real property situated in **Riverside** County :**The East Half of the Southwest Quarter of the Southwest Quarter of the Northwest Quarter of Section 4, Township 7 South, Range 1 East, San Bernardino Base and Meridian,****Said land is also known as Parcel 2 of Record of Survey as recorded in Book 53 of Record of Survey, Page 53, in the Office of the County Recorder of Riverside County.**This conveyance is made pursuant to the powers conferred upon Trustee by said Deed of Trust executed by **Paul A. Hess and Lisa J. Hess**, as Trustor, recorded on **09/28/2006** as Instrument No. **2006-0719005** (or Book, Page) of the Official Records of **Riverside** County, **CA**.

All requirements of law regarding the recording and mailing of copies of the Notice of Default and Election to Sell, the recording, mailing, posting, and publication of the Notice of Trustee's Sale have been complied with.

FORWARD TAX STATEMENTS TO:

**Bank of America, N.A.****275 S. Valencia Avenue 1st Floor****Brea, CA 92823**This instrument is being recorded as an  
ACCOMMODATION ONLY, with no  
Representation as to its effect upon title"

L.O. Lynch Quality Wells & Pumps, Inc.

856 W. Seventh St.  
 San Jacinto, CA 92582  
 909/654-7724

Invoice

DATE	INVOICE #
1/17/2000	#3049

BILL TO:
Weber Valley Height Assoc. 36455 E. Benton Rd Hemet, CA 92544

LOCATION:
44100 E. Benton Rd, Hemet  767-0114

DUE DATE
1/17/2000

DESCRIPTION	
<p>MATERIALS:                      (1) 3 HP 230 volt 1 phase submersible pump with 5 yr. warranty. Goulds                      WARRANTY: Optional 5 year warranty on pump.                      (1) Splice kit.                      FACTORY FREIGHT:                      LABOR:                      Pulled pump 588' and replaced pump and motor, reinstalled in well.</p> <p>Goulds                      Pump Model#7GS30412 .                      Motor Serial#99E18253120                      Pump Serial; 3A9958041</p>	
<b>Total</b>	<b>\$2,659.30</b>

571-030-037-0



## L. O. LYNCH WELL DRILLING & SUPPLY, INC.

HARDROCK AIR DRILLING • ROTARY METHOD DRILLING • SUBMERSIBLE PUMPS

CONTRACTOR'S LICENSE NO. 375497

MAILING ADDRESS:

TELEPHONE (714) 654-7724 • (714) 654-2860

P. O. BOX 1920, HEMET, CALIFORNIA 92343

1015 SOUTH STATE STREET, SAN JACINTO

FAX Line (714) 654-2060

Attention: Paul Klausing

SOLD TO: Weber Heights Water      DATE: April 23, 1990

36040 Happy Hill Lane  
Hemet, Ca.

INVOICE# 90-276

92343

TERMS: Now Due

PHONE# 925-9080

ORDER: Contract

SALESMAN: Don

### DRILLING:

LOCATION: APN 571-030-037-0

Drill by air method drilling to a depth of 400 feet deep with a 7 inch diameter bore at the rate of \$15.00 per foot.

6000.00

### MATERIAL:

20 Feet of 8 inch steel sanitary conductor pipe.

200.00

Tax:                      6.75% Sales Tax

13.50

Total:                      Total Amount  
                                    Thank You

\$6213.50

We appreciate your business ..

STATE OF CALIFORNIA  
THE RESOURCES AGENCY  
DEPARTMENT OF WATER RESOURCES  
WATER WELL DRILLERS REPORT

Do not fill in

No. 353936

Notice of Intent No. \_\_\_\_\_  
Local Permit No. or Date 16245

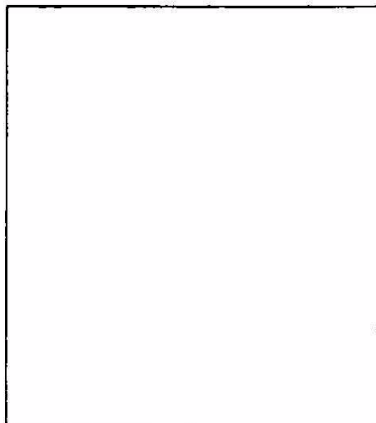
State Well No. \_\_\_\_\_  
Other Well No. \_\_\_\_\_

(1) OWNER: Name Weber Heights Water  
Address 36040 Happy Hill Lane  
City Hemet, CA ZIP 92343

(12) WELL LOG: Total depth 600 ft Completed depth 600 ft  
from ft. to ft. Formation (Describe by color, character, size or material)  
0 - 17 Soft Sandy DG

(2) LOCATION OF WELL (See instructions):  
County Riverside Owner's Well Number \_\_\_\_\_  
Well address if different from above \_\_\_\_\_  
Township 7S Range 1E Section 4  
Distance from cities, roads, railroads, fences, etc. \_\_\_\_\_

17 - 45 Firm Granite  
45 - 47 Hard DG Brown  
47 - 55 Fairly Hard Granite  
55 - 57 Frac DG Brown  
57 - 70 Hard Gray Granite  
70 - 71 Frac. DG & White Granite  
71 - 120 Hard Gray Granite  
120 - 121 Frac. Brown DG



(3) TYPE OF WORK  
New Well  Deepening   
Reconstruction   
Reconditioning   
Horizontal Well   
Destruction  (Describe destruction materials and procedures in Item 12)

(4) PROPOSED USE  
Domestic   
Irrigation   
Industrial   
Test Well   
Municipal   
Other  (Describe)

121 - 220 Hard Gray Granite  
220 - 222 Frac. Pink Granite  
222 - 270 Hard Granite  
270 - 271 Frac. Granite  
271 - 300 Hard Granite  
300 - 320 Hard Granite  
320 - 321 Frac. Granite  
321 - 395 Hard Granite  
335 - 340 Frac. Pink & Green Granite  
340 - 400 Hard Granite  
399 - 489 Gray Granite  
489 - 504 Gray Granite (Some Pink)  
504 - 519 Gray & Pink Granite  
519 - 534 Gray Granite  
534 - 554 Gray Granite (Some Pink Quartz)  
554 - 574 Gray & Pink Granite (2 Fracs.)  
574 - 594 Gray & Pink Granite (1 Frac.)  
594 - 600 Gray Granite

(5) EQUIPMENT:  
Rotary  Reverse   
Cable  Air   
Other  Bucket

(6) GRAVEL PACK  
Yes  No  Size \_\_\_\_\_  
Diameter of bore 7"  
Packed from \_\_\_\_\_ to \_\_\_\_\_ ft

(7) CASING INSTALLED:  
Steel  Plastic  Concrete

From ft.	To ft.	Dia. (in.)	Gage or Wall
0	600	5.70	160

(8) PERFORATIONS  
Type of perforation or size of screen Drilled

From ft.	To ft.	Slot size
220	240	3/32"
260	280	"
300	320	"

Perforations continued  
340 - 360 3/32"  
380 - 400 "  
420 - 440 "  
460 - 480 "  
500 - 520 "  
540 - 560 "  
Work started April 19 90 Completed Dec. 19 90

(9) WELL SEAL:  
Was surface sanitary seal provided? Yes  No  If yes, to depth 50 ft  
Were strata sealed against pollution? Yes  No  Interval \_\_\_\_\_ ft  
Method of sealing 8-5/8" steel casing grouted in

(10) WATER LEVELS:  
Depth of first water, if known 515 ft  
Standing level after well completion 40 ft

WELL DRILLER'S STATEMENT:  
This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.

(11) WELL TESTS:  
Was well test made? Yes  No  If yes, by whom? Driller  
Type of test Pump  Bailer  Air lift   
Depth to water at start of test \_\_\_\_\_ ft At end of test \_\_\_\_\_ ft  
Discharge 9 gal/min after 4 hours Water temperature \_\_\_\_\_  
Chemical analysis made? Yes  No  If yes, by whom? \_\_\_\_\_  
Was electric log made Yes  No  If yes, attach copy to this report

Signed Kenneth S. Swartz  
NAME L.O. Lynch Well Drilling & Supply, Inc.  
(Person, firm, or corporation) (Typed or printed)  
Address P.O. Box 1920  
City Hemet ZIP 92343  
License No. 375497 Date of this report 12-5-90

COUNTY OF RIVERSIDE  
DEPARTMENT OF HEALTH SERVICES  
ENVIRONMENTAL HEALTH SERVICES DIVISION  
4065 COUNTY CIRCLE DRIVE - P.O. BOX 7600  
RIVERSIDE, CALIFORNIA  
92513-7600

CK # 397  
Permit #  
16245

APPLICATION FOR WELL PERMIT

DATE: February 26, 1990

OWNERSHIP:

Owner Name: Weber Valley Heights Assn.  
Owner Address: 44135 Perryman Lane  
Hemet, CA 92343

DRILLER:

Driller Name: L.O. LYNCH WELL DRILLING & SUPPLY, INC.  
Driller Address: P.O. BOX 1920  
HEMET, CA 92343

RECEIVED

FEB 27 1990

LEGAL DESCRIPTION:

        $\frac{1}{4}$          $\frac{1}{4}$  Section 4 Township 7S Range         
Assessor's Parcel Number: 571 - 030 - 037 (- 0 )

County of Riverside  
Department of Health  
Environmental Health  
Services Division

lot 3 - R3 53/47

Note: State law requires that Section, Township and Range be provided on each well permit issued. If you cannot locate this information, Please make sure you fill in the Assessor's Parcel Number as a second source of reference.

PHYSICAL ADDRESS OF WELL

Same as Owner's address above? XX Yes        No (If not the same, fill in the space below.)

ADDRESS/COMMUNITY WHERE WELL IS BEING DUG:       

PERMIT FEE:

A \$50.00 fee for each well permit is required.

\* Please send to the attention of the "Water/Well Desk".

COUNTY OF RIVERSIDE DEPARTMENT OF HEALTH - DIVISION OF ENVIRONMENTAL HEALTH

## WELL DRILLING PERMIT

No 16245

ALL ELECTRICAL, PLUMBING, MECHANICAL, AND STRUCTURAL REPAIRS AND INSTALLATIONS SHALL BE DONE UNDER PERMIT FROM RIVERSIDE COUNTY DEPT. OF BUILDING AND SAFETY.

Date February 27, 1990 Fee \$50.00

This permit is granted on condition that the person named in the permit will comply with the laws, ordinances and regulations that are now or may hereafter be in force.

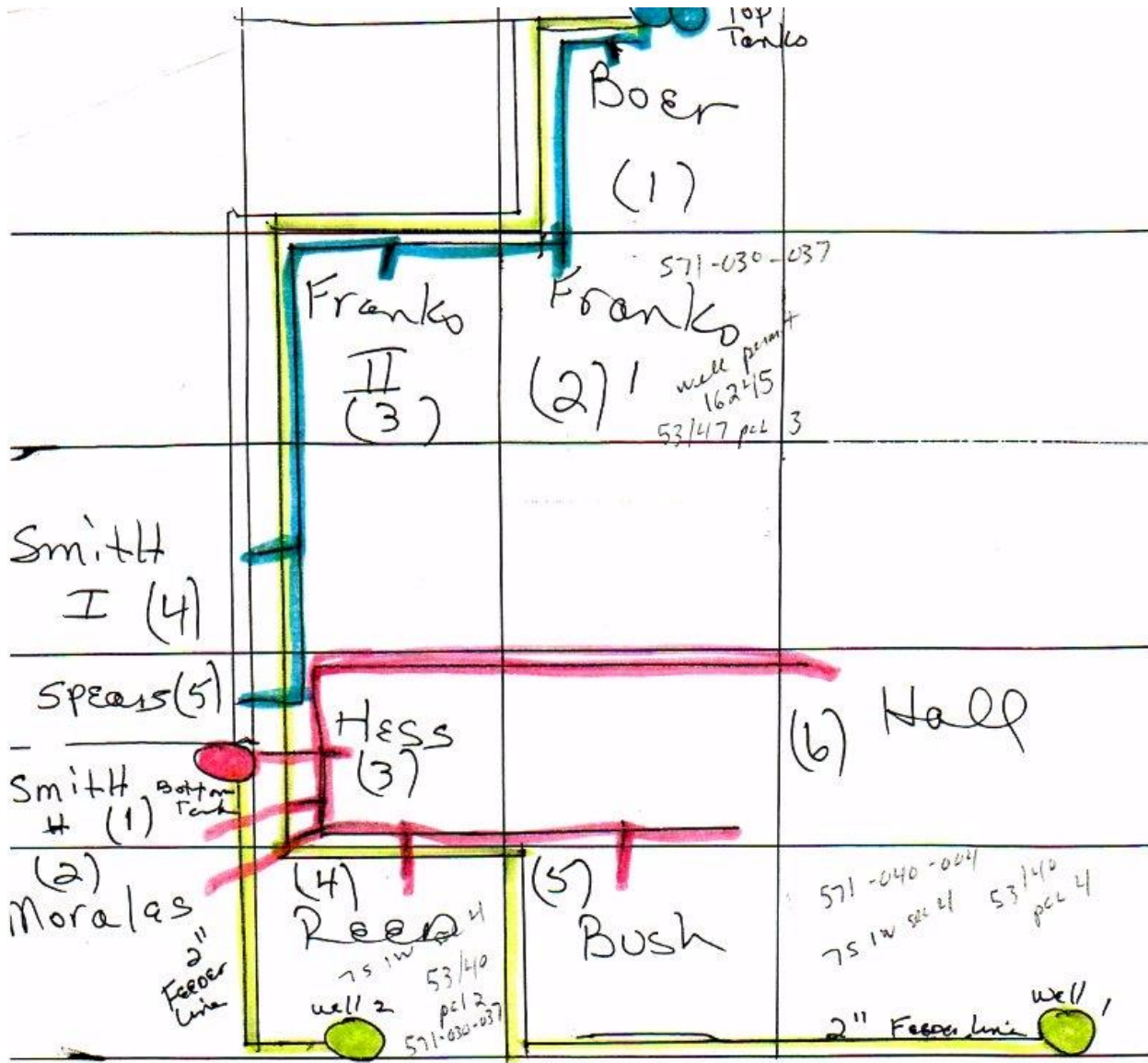
LOCATION OF PROPOSED WELL 1/4 Sec. 4, T. 7S, R. 1E

PHYSICAL ADDRESS OF WELL 44135 Perryman Lane Community Hemet  
 APN: 571-030-037-0

NAME Weber valley Heights Assn. DRILLER L.O. Lynch Well Drilling, Inc.  
44135 Perryman Lane P.O. Box 1920  
Hemet, Ca. 92343 Hemet, Ca. 92343

CITY & STATE Hemet, Ca. 92343 By Charlene Robbins  
 Charlene Robbins

DOH-SAN-025 (Rev. 9/86)



2" Feeder Line Bottom Wells

1" member line Top System well #1 - 5 members

1" member line Bottom system well #2 - 6 members

Current Membership - 11 Properties

## WATER SYSTEM INSPECTION REPORT

STATE ID# 1790

DATE: August 18, 2005

NAME: Weber Valley Heights Association

LOCATION: 44135 Perryman Lane Hemet, CA 94544

MAILING ADDRESS: 44135 Perryman Lane Hemet, CA 92544

OWNER/OPERATOR: Jack Dickie- President and Deborah St. Pierre- Vice President  
(951) 767-0483

### TYPE OF SYSTEM

This is a State Small water system serving 5 full-time 3 part time connections serving less than 25 persons. This inspection was conducted on May 26, 2005 by Michael A. Mendoza.

### SOURCES OF WATER AND STORAGE FACILITIES

The water system pressure at the time of the inspection was 72 psi at the yellow mobile-home behind the blue house next to the well and the total dissolved solids (TDS) measured 350 mg/L. This information was gathered during the site inspection and review of the office file.

### CHEMICAL QUALITY

Inorganic chemical analyses were last conducted in 2004. Fluorides were .9 mg/L, Nitrates were 18 mg/L and total dissolved solids TDS were 360mg/L at that time.

### BACTERIOLOGICAL QUALITY

The quarterly coliform bacteriological sample results have been satisfactory for the past year.

### CORRECTIONS NEEDED:

1. Complete the sample siting plan and the emergency notification that is enclosed with this report.



August 18, 2005



COUNTY OF RIVERSIDE • COMMUNITY HEALTH AGENCY  
**DEPARTMENT OF ENVIRONMENTAL HEALTH**

## WATER SYSTEM INSPECTION REPORT

STATE ID# 1790

DATE: June 6, 2007

NAME: Weber Valley Heights Association

LOCATION: 44135 Perryman Lane Hemet, CA 94544

MAILING ADDRESS: 44135 Perryman Lane Hemet, CA 92544

OWNER\OPERATOR: Deborah St. Pierre- President (951) 767-0483

### TYPE OF SYSTEM

This is a State Small water system serving 5 full-time 3 part time connections serving less than 25 persons. This inspection was conducted on June 4, 2007 by Michael A. Mendoza.

### SOURCES OF WATER AND STORAGE FACILITIES

The water system pressure at the time of the inspection was 72 psi at the well and the total dissolved solids (TDS) measured 260 mg/l. This information was gathered during the site inspection and review of the office file.

### CHEMICAL QUALITY

Inorganic chemical analyses were last conducted in 2004. Fluorides were .9 mg/L, Nitrates were 18 mg/L and total dissolved solids TDS were 360mg/L at that time.

### BACTERIOLOGICAL QUALITY

The quarterly coliform bacteriological sample results have been satisfactory for the past year.

### CORRECTIONS NEEDED:

1. Complete the sample siting plan and the emergency notification that is enclosed with this report.



COUNTY OF RIVERSIDE • COMMUNITY HEALTH AGENCY  
**DEPARTMENT OF ENVIRONMENTAL HEALTH**

## WATER SYSTEM INSPECTION UPDATE REPORT

STATE ID# 1790

DATE: September 1, 2010

NAME: Weber Valley Heights Association

LOCATION: 44135 Perryman Lane Hemet, CA 94544

MAILING ADDRESS: 44135 Perryman Lane Hemet, CA 92544

OWNER/OPERATOR: Deborah St. Pierre- President (951) 767-0483

WA0000287

FA0001407

### TYPE OF SYSTEM

This is a State Small water system serving 5 full-time 3 part time connections serving less than 25 persons as of the 2007 report. The well system and its current list of consumer names and APN where they reside shall be updated for this reporting period within 30 days of receipt of this report. This inspection was conducted on June 21, 2010 by Gregor J. Dellenbach, REHS. Operator called by the Department of Environmental Health (DEH) staff at 2:10 pm (to 767.0483 to Deborah St. Pierre) no message could be left.

### SOURCES OF WATER AND STORAGE FACILITIES

The water system pressure at the time of the inspection was 72 psi at the well and the total dissolved solids (TDS) measured 260 mg/l during the 2007 reporting period but could not be obtained due to poor street identification on site. This information will be gathered during the site reinspection with the operator and DEH staff and reviewed within the next 30 days.

### CHEMICAL QUALITY

Inorganic chemical analyses were last conducted in 2004. Fluorides were .9 mg/L, Nitrates were 18 mg/L and total dissolved solids TDS were 360mg/L at that time. The next chemical analysis will be done in 2013.

### BACTERIOLOGICAL QUALITY

The quarterly coliform bacteriological sample results have not been reported the past year to this office listed below. Please provide any sampling results for the years 2008, 2009 and the first two quarters of this current year of 2010 within the next 30 days.

## WATER SYSTEM INSPECTION REPORT

Updated for new mailing address  
For November 14, 2011 Report Not Received

STATE ID# 1790

DATE: January 11, 2012

NAME: Weber Valley Heights Association

LOCATION: 44135 Perryman Lane Hemet, CA 94544

MAILING ADDRESS: 44350 Benton Road, Hemet, CA 92544

OWNER/OPERATOR: Deborah St. Pierre- President (951) 767-0483

WA0000287

FA0001407

### TYPE OF SYSTEM

This is a State Small water system serving 5 full-time 3 part time connections serving less than 25 persons as of the 2007 report. The well system and its current list of consumer names and APN where they reside was updated for this reporting period. This inspection was conducted on November 10, 2011 by Gregor J. Dellenbach, REHS. Greg called Operator at 9:15am on day of inspection for 1:30 pm (to 767.0483 to Deborah St. Pierre) appointment to meet at Well No. 1.

### SOURCES OF WATER AND STORAGE FACILITIES

The water system pressure at the time of the inspection was 130 psi at Well No 1 and 120 psi at well No 2. The well No 1 and the total dissolved solids (TDS) measured 30 mg/l and at well No 2 30 TDS.

Well GPS was taken during the inspection:

Well No. 1 33 Degrees 35.525 N and 116 Degrees 53.888 W

Well No. 2 33 Degrees 527 N and 116 Degrees 53.544 W.

BOTH wells were absent TC and E. coli from the last sampling period.

### CHEMICAL QUALITY

Inorganic chemical analyses were last conducted in 2004. Fluorides were .9 mg/L, Nitrates from Well No. 1 were 24 mg/L (28 Dec 2010) Nitrates from Well No. 2 were 15 mg/L(28 Dec 2010) and total dissolved solids TDS were 360mg/L at that time. The next chemical analysis will be done in 2013.

WEBER VALLEY HEIGHTS ASSOCIATION

07-01-2016

Dear Members,

This letter is to inform you that our attorney, Best Best & Krieger, who have been our attorney since 1980, comprised a letter for us, which is attached.

At this time, Weber Valley Heights Association, considers this matter CONCLUDED.

The attorney fees need to be paid. We are asking each member (property) to pay \$ 150.00, well worth it. The time frame is to have this paid by August 15 2016.

Thank you to the <sup>7</sup> ~~5~~ properties who have already paid.


Any questions please call President Jeff Hall 951-767-7072.

Thank You  
Jeff Hall  
President

WEBER VALLEY HEIGHTS ASSOCIATION 29880:2 1385  
4430 BENTON RD  
HEBERT, CA 95644  
DATE 6-15-16  
NO 0410-1223

PAY TO THE ORDER OF Best Best + Krieger \$ 1,103.00

One Thousand One Hundred Three Dollars and 00/100

 The Bank of Hawaii

ran letter for Reeds #7726 del Deborah SA Pierre

**BEST BEST & KRIEGER**  
ATTORNEYS AT LAW

Indian Wells  
(760) 568-2611  
Irvine  
(949) 263-2600  
Los Angeles  
(213) 817-8100  
Ontario  
(909) 989-8584

3390 University Avenue, 5th Floor, P.O. Box 1028, Riverside, CA 92502  
Phone: (951) 686-1450 | Fax: (951) 686-3083 | www.bbklaw.com

Sacramento  
(916) 325-4000  
San Diego  
(619) 525-1300  
Walnut Creek  
(925) 977-3300  
Washington, DC  
(202) 785-0600

Steven M. Anderson  
(951) 826-8279  
steven.anderson@bbklaw.com  
File No. 29880 00000

June 22, 2016

Mathew L. May  
444 South Flower Street  
19th Floor  
Los Angeles, CA 90071-2901

Re: Water Issues

Dear Mr. May:

Best Best & Krieger LLP represents the Weber Valley Heights Water Association. We have reviewed the letter you provided to the Association. Please direct all future correspondence to this office.

As you may be aware, the prior owners of the property (Charles and Joann Campbell) now owned by Greg and Sherry Reed granted an easement in favor of the Association. See copy attached as Exhibit A. The easement was signed in April 1990 and recorded in May 1990 and by its own terms is for the benefit of the listed grantees (namely, the members of the Association) and an easement appurtenant to the land now owned by the listed Association members and the Reeds.

Under the terms of the easement, the grantees obtained the right to drill, construct, install, equip, operate, use, maintain and repair a water well on the easement site, as well as the rights to construct, reconstruct, install, replace, remove, repair, operate and maintain pipelines and pumps for the transmission and conveyance of water. In addition, the Association members obtained rights of ingress and egress to the above-described facilities.

Pursuant to the Association's easement rights, the Association applied for and obtained a well drilling permit from the County of Riverside in 1990. A copy of the application and the well drilling permit are attached as Exhibits B and C. Well drilling permits are issued by county government, not the State Water Resources Control Board. We also attach a copy of the receipt associated with the drilling of the well in May 1990, which is in the name of and was paid for by the Association. See Exhibit D. Based upon the above, the Association is the owner of the well, not the Reeds.

We also attach as Exhibit E the letter from your clients to Association board members that acknowledges their duty to allow Association access to and use of the well. (As an aside, given the language of the recorded easement insofar as it is intended to benefit Association



**BEST BEST & KRIEGER**  
ATTORNEYS AT LAW

Mathew L. May  
June 22, 2016  
Page 2

members, we do not understand or agree with the argument in the email that a dedication to the County is at issue in this matter.)

In simple terms, the Reeds have refused to continue paying the monthly water bill and annual assessment fee necessary to continue the operations and conveyance of water by the Association and which fees are being paid by all other Association members. These amounts are reasonable. As members of the Association, the Reeds have agreed to make such payments so that water can continued to be supplied to them. Obviously, the Association expends funds to maintain the system, obtain necessary permits, etc. All Association members pay their fair share for the upkeep of the system. The Reeds will be cut off from Association-provided water if they continue to refuse to timely make the required payments or if they interfere with the Association's ability to access and use its wells and pipelines.

We also disagree with your assertion that the Association's termination notice issued to your clients for non-payment of Association fees bears on water right issues. The Association bylaws make clear that "Ownership of the water rights [of the members] shall remain with the land." Bylaws, Article III. To that end, your clients are free to exercise any overlying or other groundwater rights they may have by drilling their own well (that does not interfere with use of any Association wells) or by making other arrangements to access groundwater. However, unless your clients come into compliance with the Association bylaws and become current on their payments, they will not be allowed to receive water produced by Associations wells or use Association pipelines or other facilities.

The Association appreciates you client's willingness to deal with this matter in good faith. However, the Association believes that involving attorneys in a matter involving about \$500 in payment per year for each member for collective use of water is in itself a potential sign of bad faith.

Please let us know how your clients would like to proceed with this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Steven M. Anderson'.

Steven M. Anderson  
of BEST BEST & KRIEGER LLP

cc: Greg & Sherry Reed  
P.O. Box 1525  
Hemet, CA 92456

1 WEBER VALLEY HEIGHTS  
 2 NON-PROFIT ASSOCIATION

**COPY of Document Recorded**  
 on MAY 24 1998 as No. \_\_\_\_\_  
 has not been compared with  
 original. **191167**  
 COUNTY Recorder  
 RIVERSIDE COUNTY, CALIFORNIA

3 GRANT OF EASEMENT  
 4 This deed for grant of easement April 12, 1990, by

5 and Joann Campbell, to, Paul and Esther Klausung, Pat Kessler,  
 6 Robert Franko and Deborah St. Pierre, Leroy and Janice Smith, Don  
 7 and Sue Leuschen, Ronald and Alicia Leuschen, Earl and Adele  
 Blackwelder, Gilbert and Norma Gaston, George and Mary Harris,  
 Darren and Susan Moore, granters.

8 Grantor, for valuable consideration, hereby grants to  
 9 grantees an easement for the drilling, construction, installation,  
 10 equipping, operation, use, maintenance and repair of a water well  
 11 and for the construction, reconstruction, installation, re-  
 12 placement, removal, repair, operation, and maintenance of pipe-  
 lines and pumps for the transmission and conveyance of water,  
 and for ingress and egress in connection with the exercise of  
 any of the foregoing rights; said easement being described  
 as follows:

13 A circle of land, 30 feet in Diameter, surrounding  
 14 the well location on the south side of,  
 15 that portion of the Northwest quarter of  
 16 the Southwest quarter of Section 4, Town-  
 17 ship 7 South, Range 1 East, San Bernardino  
 18 Meridian, according to the Official Plot  
 thereof, shown as Parcel 2 on a record of  
 Survey Map on file in Book 53, page 40 of  
 Record of Surveys, Riverside County Records.  
 Rights of the public in and to that portion  
 of the herein described land lying within  
 public roads.

19 An easement, 30 feet in width, for road purposes,  
 20 with the right to convey to other, over and across  
 21 that portion of a roadway commonly known as  
 22 East Benton Road, as disclosed by mesne deeds  
 23 of record. A declaration of Dedication for  
 public road, public utility and incidental  
 purposes, recorded March 18 1971, as Instrument  
 No. 27181. Affects: The South 30 feet of said land.

24  
 25 This easement shall be for the benefit of and as an  
 26 easement appurtenant to the land in the County of Riverside,  
 27 State of California, more particularly described in Exhibit  
 28 "A", attached and incorporated.

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IN WITNESS WHEREOF, grantor has executed this deed on the date stated.

*Charles E. Campbell*

CHARLES CAMPBELL

*Joann Campbell*

JOANN CAMPBELL

On April 13 1990 before me, the under signed, a notary public in and for the county and state personally appeared Charles and Joann Campbell, known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.



*Angela Rene Pallireto*

Signature of Notary Public

(NOTARY SEAL)

COUNTY OF RIVERSIDE  
DEPARTMENT OF HEALTH SERVICES  
ENVIRONMENTAL HEALTH SERVICES DIVISION  
4065 COUNTY CIRCLE DRIVE - P.O. BOX 7600  
RIVERSIDE, CALIFORNIA  
92513-7600

*Amended*

*OK # 397  
Permit #  
16245*

APPLICATION FOR WELL PERMIT

DATE: February 26, 1990

OWNERSHIP:

Owner Name: Weber Valley Heights Assn.

Owner Address: 44135 Perryman Lane

Hemet, CA 92343

DRILLER:

Driller Name: L.O. LYNCH WELL DRILLING & SUPPLY, INC.

Driller Address: P.O. BOX 1920

HEMET, CA 92343

**RECEIVED**

FEB 27 1990

County of Riverside  
Department of Health  
Environmental Health  
Services Division

*OK Billie  
LEH  
2/27/90*

LEGAL DESCRIPTION:

      $\frac{1}{4}$        $\frac{1}{4}$  Section 4 Township 7S Range

Assessor's Parcel Number: 571 - 040 - 002

*lot 2 - rs 53/40*

Note: State law requires that Section, Township and Range be provided on each well permit issued. If you cannot locate this information, Please make sure you fill in the Assessor's Parcel Number as a second source of reference.

PHYSICAL ADDRESS OF WELL

Same as Owner's address above?      Yes XX No (If not the same, fill in the space below.)

ADDRESS/COMMUNITY WHERE WELL IS BEING DUG: 44100 Ginger Circle

Hemet, CA. 92544

PERMIT FEE:

A \$50.00 fee for each well permit is required.

\* Please send to the attention of the "Water/Well Desk".

COUNTY OF RIVERSIDE DEPARTMENT OF HEALTH - DIVISION OF ENVIRONMENTAL HEALTH

# WELL DRILLING PERMIT No 16245

ALL ELECTRICAL, PLUMBING, MECHANICAL, AND STRUCTURAL REPAIRS AND INSTALLATIONS SHALL BE DONE UNDER PERMIT FROM RIVERSIDE COUNTY DEPT. OF BUILDING AND SAFETY.

Date February 27, 19 90  
Fee \$50.00

This permit is granted on condition that the person named in the permit will comply with the laws, ordinances and regulations that are now or may hereafter be in force.

LOCATION OF PROPOSED WELL 1/4 Sec. 4 T. 7S R. 1E  
PHYSICAL ADDRESS OF WELL 44100 Ginger Circle Community Hemet  
APN 541-040-002

NAME Weber valley Heights Assn. DRILLER S.O. Lynch Well Drilling, Inc.  
MAILING ADDRESS 44135 Perryman Lane P.O. Box 1928  
CITY & STATE Hemet, Ca. 92343 Hemet, Ca. 92343

By *Charlotte Robbins*  
Charlotte Robbins

DOH-SAL-025 (Rev. 8/86)

Permit & Receipt-1st sheet-White • Health Department-2nd sheet-Canary • Well Driller-3rd sheet-Pink • Flood Control-4th sheet-Goldenrod



**L. O. LYNCH WELL DRILLING & SUPPLY, INC.**

HARDROCK AIR DRILLING • ROTARY METHOD DRILLING • SUBMERSIBLE PUMPS

CONTRACTOR'S LICENSE NO. 375497

MAILING ADDRESS:

TELEPHONE (714) 654-7724 • (714) 654-2860

P. O. BOX 1920, HEMET, CALIFORNIA 92343

1015 SOUTH STATE STREET, SAN JACINTO

FAX Line (714) 654-2060

Attention: Paul Klausing

SOLD TO: Weber Heights Water	DATE: April 23, 1990
36040 Happy Hill Lane	
Hemet, Ca.	INVOICE# 90-276
92343	
TERMS: Now Due	PHONE# 925-9080
ORDER: Contract	SALESMAN: Don

**DRILLING:**

LOCATION: APN 541-040-002-0

Drill by air method drilling to a depth of 400 feet deep with a 7 inch diameter bore at the rate of \$15.00 per foot.

6000.00

**MATERIAL:**

20 Feet of 8 inch steel sanitary conductor pipe. 200.00

Tax: 6.75% Sales Tax 13.50

Total: Total Amount \$6213.50  
Thank You

We appreciate your business ..

To: Weber Valley Heights Water Association  
Deborah St. Pierre, President  
Jeff Hall Vice President

As in the letter dated 11-02-2010 you stated the attorney advised WVHA that it is a good idea to erect a fence around the well.

As the owner of the property aka APN # 571040002 in the county of Riverside California better known as 44100 Ginger Circle I am requesting a fence not be erected on the property.

Re-read the 1990 easement. You have a right to a **30 foot diameter circle SURROUNDING the well location** the easement does not grant a right to erect a fence.

I am not by any means denying access to the well or the water conveyance system. The gate is not locked now nor has the chain locked the gate closed. The chain is locked to the gate so that my chain stays in place. The gate is hooked, not locked. Debbie, before you make any false claims about anything make sure you know the facts.

If you insist on erecting a fence please have the attorney contact me so that we (you me and the attorney) are on the same page prior to a fence being installed.

As for the Recorded easement dated March 2 1971 record # 27181 it is not a grant to the public, it was a dedication that was never accepted by the County.

You can call the surveyor's office to verify this fact:  
Riverside County Surveyor's Office  
Right of Way Section  
4080 Lemon St., 8th Floor | Riverside, CA 92501  
General. 951.955.6700 | ask for Wesley.

I have the right to fence off the property if I choose to. I have verified the facts.

Once again I am not denying the legal access to the well as stated in the easement dated May 24, 1990 as per record #191167.

Thank you for your prompt attention.

Greg and Sherry Reed

CC Jeff Hall

WEBER VALLEY HEIGHTS ASSOCIATION  
ASSESSMENT JUNE 1 2016

11-3-2015

4- Routine tests @ \$80.00 each	\$ 320.00
2- Nitrate tests @ \$15.00 each	30.00
4- Gas to drive tests @ \$30.00 each	120.00
3-Retests if necessary @ \$80.00 each	240.00
3- Gas to take retests @ \$30.00 each	90.00
Total for water tests	\$ 800.00
2016 State Small Water Permit Fee	\$ 1,030.00
Total Assessment	\$ 1,830.00

\$ 1,830.00 divided by 11 = \$ 166.00, round to \$ 170.00 each.

This assessment is due by June 1 2016.

NOTE:

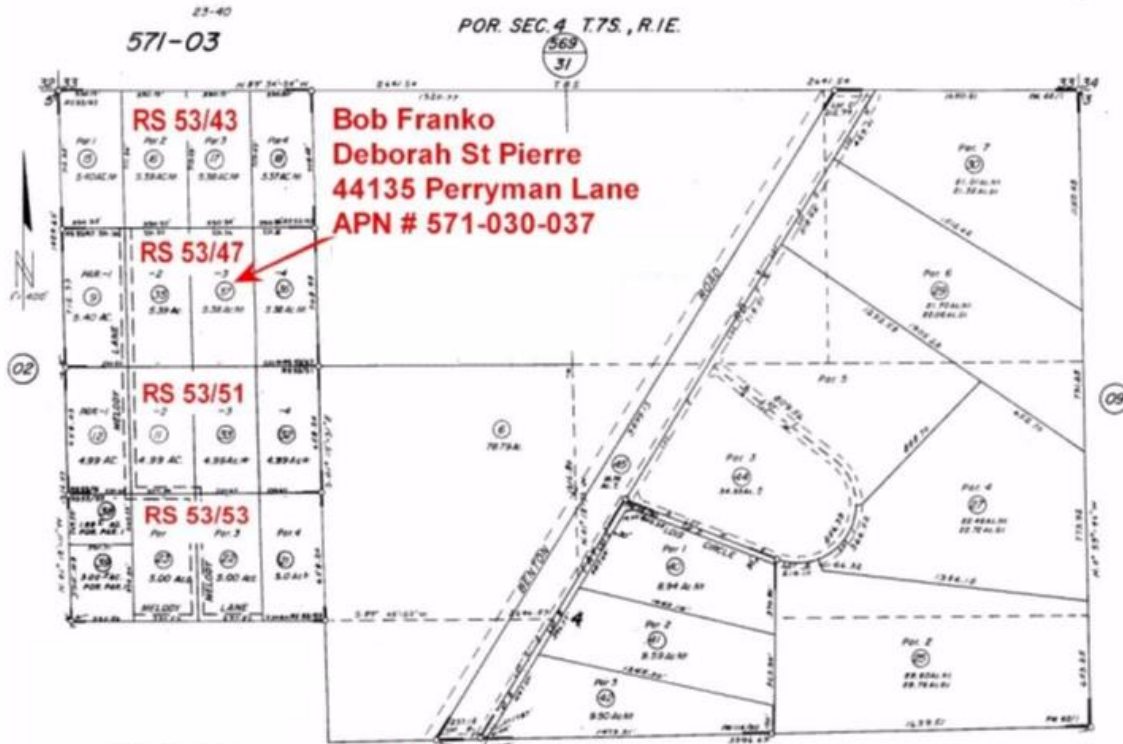
1. Water Tests. Due to dirt conditions, sometimes a speck of dirt gets into the sample bottle. The test is either positive or negative. It doesn't matter if it's only a speck of dirt. The testers try hard to take sanitary samples. Also if there is a leak in the systems the test will be positive. The systems have to be sealed. We never test positive for E-Coli only dirt. That's why the charge for three re-tests, to ensure money is available.

2. Maintance Fund. Due to maintance costs the last few years, our fund is low. If one of our pumps goes bad, there is not enough money to replace it. At such a time, each member will have to pay approximately \$275.00 immediately to replace the pump at a cost of approximately \$3,000.00 parts and labor. Otherwise some members, depending on which pump fails, will be without water pumping for a period of time, until members pay their fair share to replace it. All members are being asked to keep their tanks full for such emergencies. In the past members went without water pumping for over 14 days. SO PREPARE!

3. Water Rates. The Weber Valley Heights Board of Directors are discussing raising our water rates from .02 cents a cu. ft. to .03 cents a cu. ft.. Our rates are extremely low compared to city water rates. It is time to build our maintance fund before trouble strikes. The \$20.00 annual fee for those who only use that much water will be raised to \$30.00. We still have two more water tests to complete in 2016 on current assessment.

11-3-2015 Balance in checking	\$1,974.88
Less two water tests and 2 gas for water tests	-220.00
11-3-2015 Maintance fund balance in checking	\$1,754.88

Thank You  
 Jeff Hall President  
 Bob Franko Vice President  
 Debbi St. Pierre Sec/Treasurer



**RS 53/40**  
See assessor's map  
571-040  
**APN # 571-040-002**



R/S 53/40  
P.M. 40/81 - 12 Parcel Map 9452  
P.M. 85/59 - Parcel Map No. 11977  
P.M. 98/97 - - - - - 16649  
P.M. 124/39-40 - - - - - 24579

Shown on assessor's map 571-040  
**NOTE, this date.**  
There is no way parcel 571-030-037  
could be located within any portion of  
this map.

ASSESSOR'S MAP  
RIVERSIDE COUNTY



53/37

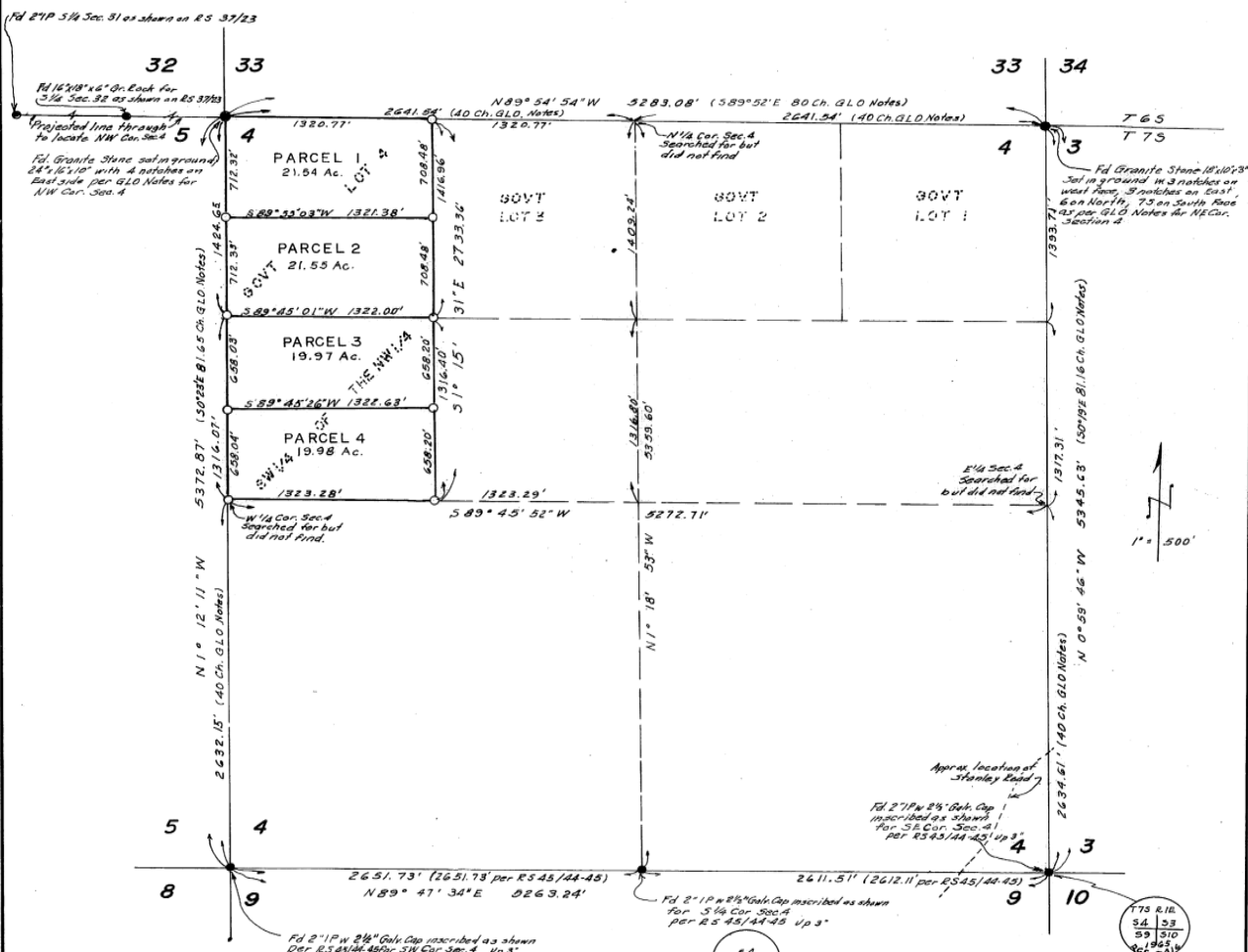
# RECORD OF SURVEY

IN THE COUNTY OF RIVERSIDE  
 OF GOV'T LOT 4 & THE SW 1/4 OF THE NW 1/4 OF SEC. 4, T7S, R1E, SBB & M.  
 OCTOBER 1968  
 WOODROW REMBOLDT

RECORDER'S CERTIFICATE  
 Filed this 3 day of Dec 1968 at 12:30 p.m.  
 in book 53 of Record of Surveys at page 37  
 at the request of the County Surveyor

W. D. BALOGH  
 County Recorder  
 By *Dean Blough*  
 Deputy

FEE \$ 5.00  
 NO. 117559



T7S R1E  
 S4 S9  
 S9 S10  
 S10 S11  
 S11 S12

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RS 45, 44-45

**SURVEYOR'S CERTIFICATE**  
 This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Land Surveyors' Act at the request of Virginia E. Ballard in Sept. 1968  
*Woodrow Remboldt*  
 RCE 10696

**SURVEYOR'S NOTE**  
 ○ Set 3/4" I.P. Tagged R.C.E. 10696 up 6"  
 ● Found Monument as noted  
 Basis of bearings: The south line of Section 4, T7S, R1E, SBB & M  
 Taken as N89°47'34"E as per RS 45/44-45 Rv. Co. Records

**COUNTY SURVEYOR'S CERTIFICATE**  
 This map has been examined for conformance with the requirements of the Land Surveyors' Act this 2 day of December, 1968.

A.C. KEITH  
 County Surveyor  
 By *J. Keith*  
 Deputy



156200

Order No. RIV-1499379-DI.  
Escrow No. 233-7746B  
Loan No.

WHEN RECORDED MAIL TO:

Paul D. & Esther C. Klausung  
2727 De Anza Rd., H-15  
San Diego, Ca. 92109



RECEIVED FOR RECORD  
DEC 16 1975  
AT 9:00 O'CLOCK A.M.  
FIRST AMERICAN TITLE COMPANY  
OF RIVERSIDE  
Book 1975, Page 156200  
Recorded in Official Records  
of Riverside County, California  
W. D. Balogh Recorder  
FEE \$ 3

INDEXED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

Same as above

DOCUMENTARY TRANSFER TAX \$ 13.20  
Computed on the consideration or value of property conveyed; OR  
Computed on the consideration or value less liens or encumbrances  
remaining at time of sale  
Bank of America  
Signature of Declarant or Agent determining tax - Firm Name  
S. P. #571-030-001-7

GRANT DEED

1975 3 24 1975

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

CHARLES A. RIGO AND MARION F. RIGO, husband and wife

hereby GRANT(S) to

PAUL D. KLAUSUNG AND ESTHER C. KLAUSUNG, husband and wife as Joint Tenants

the real property in the City of unincorporated area of the  
County of Riverside State of California, described as

PARCEL A: Parcel 4, as shown on Record of Survey, recorded January 3, 1968  
in Book 53, page 43 of Records of Survey, Records of Riverside  
County, California.

Reserving therefrom non-exclusive easements for road and utility  
purposes, 30 feet wide along the North and East lines of said land;  
15 feet wide along the South and West lines of said land; and 30  
feet wide over an existing road where it crosses over said loan.

PARCEL B: Non-exclusive easements for road and utility purposes, not less  
than 30 feet wide, from East Benton Road to Parcel A described  
hereinabove.

Dated October 6, 1975

STATE OF CALIFORNIA  
COUNTY OF Los Angeles ss.

✓ Charles A. Rigo.  
✓ Marion F. Rigo

On October 10, 1975

before me, the undersigned, a Notary Public in and for said  
State, personally appeared Charles A. Rigo and  
Marion F. Rigo

known to me to be the person whose name  
subscribed to the within instrument and acknowledged that  
they executed the same.

WITNESS my hand and official seal.  
Signature Alice E. Ryan



(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

1002 (10/69)

END RECORDED DOCUMENT

W. D. BALOGH, COUNTY RECORDER

Order No. RIV-1499379-DL  
Escrow No. 233-7744B  
Loan No.

156200

WHEN RECORDED MAIL TO:

Paul D. & Esther C. Klausung  
2727 De Anza Rd., H-15  
San Diego, Ca. 92109

P A I D  
Doc. Transfer Tax  
W. D. BULLOCK  
RIV. CO. RECORDER

RECEIVED FOR RECORD

DEC 16 1975

AT 9:30 O'CLOCK A.M.  
IN THE COUNTY CLERK'S OFFICE  
OF RIVERSIDE COUNTY

Book 1975, Page 156200

Printed in County of Riverside, California

*W. D. Bullock*  
Riverside County Clerk

RECORDED

SPACE ABOVE THIS LINE FOR RECORDERS USE

MAIL TAX STATEMENTS TO:

Same as above

DOCUMENTARY TRANSFER TAX \$ 13.20

Computed on the consideration or value of property conveyed; OR  
Computed on the consideration or value less tax or encumbrances  
remaining in fee of title.

*W. D. Bullock* Bank of America  
Clerk of Deeds and Agent collecting tax - RIVERSIDE

B. P. 4571-030-001-7

### GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

CHARLES A. RICO AND MARION F. RICO, Husband and wife

herby GRANT(S) to

PAUL D. KLAUSUNG AND ESTHER C. KLAUSUNG, husband and wife as Joint Tenants

the real property in the ~~City of~~ unincorporated area of the  
County of Riverside

State of California, described as:

PARCEL A: Parcel 4, as shown on Record of Survey, recorded January 3, 1968  
in Book 53, page 43 of Records of Survey, Records of Riverside  
County, California.

Reserving therefrom non-exclusive easements for road and utility  
purposes, 30 feet wide along the North and East lines of said land;  
15 feet wide along the South and West lines of said land; and 30  
feet wide over an existing road where it crosses over said land.

PARCEL B: Non-exclusive easements for road and utility purposes, not less  
than 30 feet wide, from East Benton Road to Parcel A described  
hereinaabove.

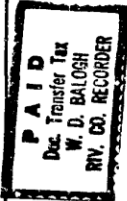
777 3 74 6892

5433

Order No. 1301647  
Escrow No. 7783  
Loan No.

WHEN RECORDED MAIL TO:

Frank & Gladys Murphy  
132 Cambridge St.  
Long Beach, Ca. 90805



RECEIVED FOR RECORD  
JAN 15 1975  
AT 9:00 O'CLOCK A.M.  
As Agent of  
FIRST AMERICAN TITLE COMPANY  
OF RIVERSIDE  
Book 1976, Page 5433  
Recorded in Official Records  
of Riverside County, California  
W.D. Balogh Recorder  
FEE \$ 3

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

Same as above

DOCUMENTARY TRANSFER TAX \$ 8.80

...X. Computed on the consideration or value of property conveyed; OR  
..... Computed on the consideration or value less liens or encumbrances  
remaining at time of sale.

Bank of America  
Signature of Declarant or Agent determining tax - Firm Items  
Pt/A.P. #571-030-001-7

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

WALTER C. JOHNSON and ROSEMARIE R. JOHNSON, husband and wife

hereby GRANT(S) to

FRANK MURPHY and GLADYS MURPHY, husband and wife as Joint Tenants

the real property in the City of \_\_\_\_\_ unincorporated area  
County of \_\_\_\_\_ Riverside State of California, described as

PARCEL A: Parcel 3, as shown on Record of Survey recorded January 3, 1968 in  
Book 53, page 43 of Records of Survey, Records of Riverside County,  
California;

Reserving therefrom non-exclusive easements for road and utility  
purposes 15 feet wide along the East, South and West lines, and  
30 feet wide along the North line.

PARCEL B: Non-exclusive easements not less than 30 feet wide, for road and  
utility purposes, from East Benton Road to Parcel A described  
hereinabove, together with the right to convey same.

1501647MK

Dated December 23, 1975

STATE OF CALIFORNIA  
COUNTY OF  
SAN DIEGO

On December 29, 1975  
before me, the undersigned, a Notary Public in and for said  
State, personally appeared

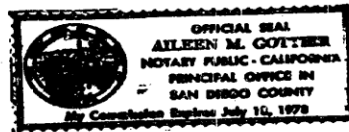
Walter C. Johnson and  
Rosemarie R. Johnson

known to me to be the persons whose names are  
subscribed to the within instrument and acknowledged that  
they executed the same.

WITNESS my hand and official seal.

Signature *Aileen M. Collier*

*Walter C. Johnson*  
*Rosemarie R. Johnson*



(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

1002 (10/66)

END RECORDED DOCUMENT

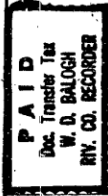
W. D. BALOGH, COUNTY RECORDER

Order No.  
Escrow No. 7783  
Loan No.

5434

WHEN RECORDED MAIL TO:

Ronald Fredrick Popp  
112 S. Linwood Pl.  
Fullerton, Ca. 92631



RECEIVED FOR RECORD  
JAN 28 1976  
AT 1:00 O'CLOCK A.M.  
FIRST ASSISTANT CLERK  
OF RECORDS  
Book 1976, Page 5434  
Filed in Official Records  
of Riverside County, California  
W.D. Balogh Recorder  
PMS 1-3

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

Same as above

DOCUMENTARY TRANSFER TAX \$ 23.10

XXI. Computed on the consideration or value of property conveyed; OR  
..... Computed on the consideration or value less liens or encumbrances  
remaining at time of sale.

Bank of America  
Signature of Designator or Agent determining tax - Firm Name

Form / A.P. #571-030-001-7

GRANT DEED

1501697001

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

FRANK MURPHY and GLADYS MURPHY, husband and wife

hereby GRANT(S) to

RONALD FREDRICK POPP, a single man

the real property in the City of \_\_\_\_\_ unincorporated area  
County of Riverside State of California, described as

PARCEL A :

Parcel 3, as shown on Record of Survey recorded January 13, 1968 in  
Book 53, page 43 of Records of Survey, Records of Riverside County,  
California;

Reserving therefrom non-exclusive easements for road and utility purposes  
15 feet wide along the East, South and West lines, and 30 feet wide along  
the North line of said property.

PARCEL B :

Non-exclusive easements not less than 30 feet wide, with the right to  
convey same, for road and utility purposes from East Benton Road to  
Parcel A described hereinabove.

Dated December 22, 1975

STATE OF CALIFORNIA  
COUNTY OF Los Angeles

On December 27 1975  
before me, the undersigned, a Notary Public in and for said  
State, personally appeared

Frank Murphy and  
Gladys Murphy

known to me to be the person whose name is set  
subscribed to the within instrument and acknowledged that  
they executed the same.

WITNESS my hand and official seal.

Signature Madge M. Bryant

Frank Murphy  
Gladys Murphy



730 Market St., Long Beach, CA. 90805

(This area for official notarial seal)

1002 (10/66)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

END RECORDED DOCUMENT

W. D. BALOGH, COUNTY RECORDER

53/43

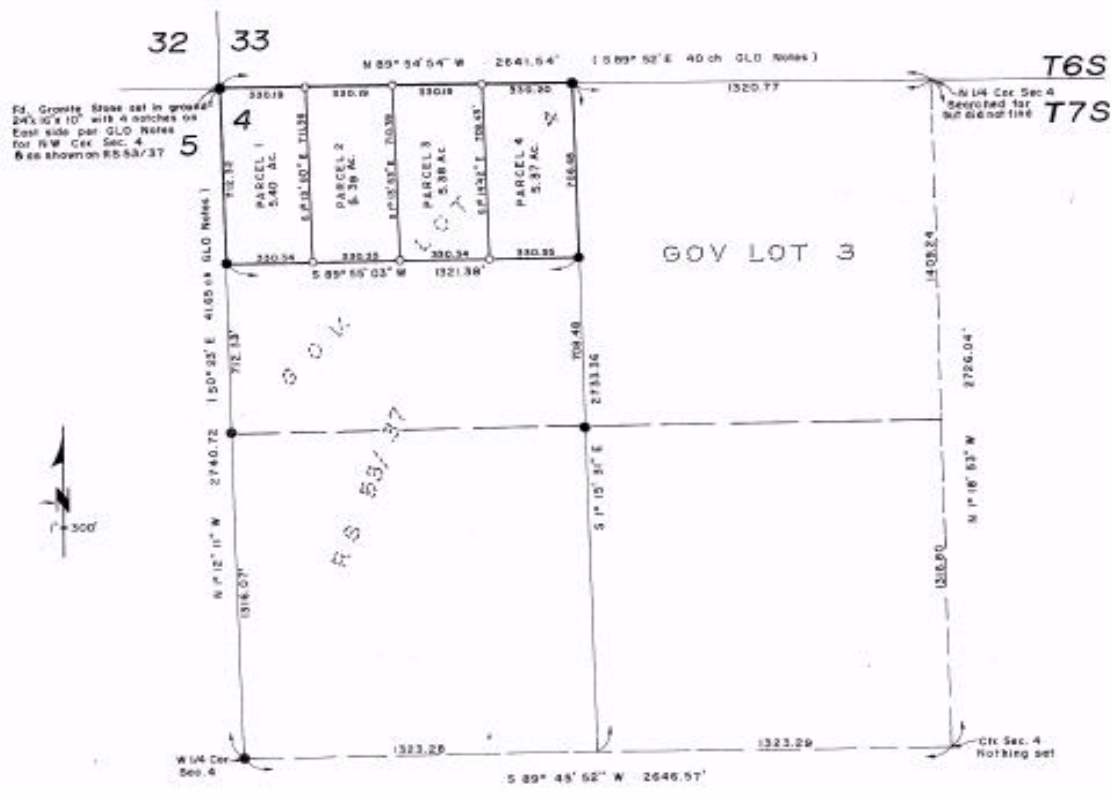
IN THE COUNTY OF RIVERSIDE  
**RECORD OF SURVEY**

OF THE N1/2 OF GOV. LOT 4, SEC. 4, T7S, R1E, SBB & M  
 November 1968 Woodrow Remboldt CE.

RECORDER'S CERTIFICATE  
 Filed this 3 day of JAN 1969 of 2:00 p.  
 in book 53 of Record of Surveys of page 43  
 at the request of the County Surveyor.

W.D. BALDGH  
 County Recorder  
 By *Paul B. Vaughn*  
 Deputy

FEE \$ 5.00  
 NO. 849



SURVEYOR'S CERTIFICATE  
 This map correctly represents a survey made by me or under my direction in accordance with the requirements of the Land Surveyors' Act at the request of Walter C. B. Rosemarie Johnson in November 1968  
*Woodrow Remboldt*  
 R.C.E. 10696

SURVEYOR'S NOTE  
 ○ Set 3/4" I.P. Tagged RCE 10696 6" up  
 ● Found 3/4" I.P. Tagged RCE 10696 on per RS53/37, 6" up unless otherwise noted.  
 Basis of Bearings: The North line of Sec. 4, T7S, R1E, SBB&M Taken on N89°54'54"W as per RS 53/37, Riv. Co. Records

COUNTY SURVEYOR'S CERTIFICATE  
 This map has been examined for conformance with the requirements of the Land Surveyors' Act this 3 day of January, 1969.  
 A.C. KEITH  
 County Surveyor  
 By *W.D. Baldgh*  
 Deputy

RECORDING REQUESTED BY

THOMAS J. BROWN

153117

AND WHICH RECORDS MAIL TO

THOMAS J. BROWN

NAME P. O. Box 10099  
ADDRESS 1146 Civic Center Drive West  
CITY & STATE Santa Ana, CA 92711

PAID  
REG. TACKLE THE  
RECORDING CENTER  
RIVERSIDE, CALIF.

RECEIVED FOR RECORD  
AT 9:00 O'CLOCK A.M.  
FIRST RECORDING CENTER  
OF RIVERSIDE  
Book 1100, Page 153117

AUG 25 1980

Recorded in Official Records  
of Riverside County, California  
D. P. [Signature]

SURVEYORS  
Measurement Fund  
\$10.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DATE TAX STATEMENTS DUE

NAME EDITH B. GILCHRIST  
ADDRESS 1062 W. 228th Street  
CITY & STATE Torrance, CA 90502

Donor transfer tax \$ 8.80  
 Computed on full value of property conveyed, or  
 Computed on full value less liens & encumbrances  
remaining thereon at time of sale.

Signature of declarant or agent determining tax - firm name  
 Unincorporated area  City of

# Grant Deed

THIS FORM FURNISHED BY SECURITY TITLE INSURANCE COMPANY

1550763-5  
571-030-008

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
EUGENIA P. RIDGLY, a married woman, who acquired title as  
EUGENIA P. RIDGLY, formerly EUGENIA P. WILSON,

hereby GRANT(S) to EDITH B. GILCHRIST, a single woman,

the following described real property in the  
county of Riverside, state of California:

Parcel A--Parcel 2 of Record of Survey 53/47, Riverside  
County. (5.39 acres)  
Parcel B--Non-exclusive easements for roads and utilities  
not less than 30 feet wide over existing roads from East  
Benton Road to Parcel A hereof.

SUBJECT TO:

Non-exclusive easements 15 feet wide along the boundaries  
of Parcel A hereof for roads and utilities.

Dated May 8, 1978

Eugenia P. Ridgely  
EUGENIA P. RIDGLY

Order No.  
Escrow No.  
Loan No.

74567

WHEN RECORDED MAIL TO:  
ROGER A. SCHMID and JEANNIE  
E. SCHMID  
5135 Bellflower Bl.  
Lakewood, CA 90713

RECEIVED FOR RECORD  
AT 950 O'LOOK AVE.  
AT THE OFFICE OF  
FIRST AMERICAN TITLE COMPANY  
OF RIVERSIDE

Book 1984, Page 74567  
APR 12 1984

Recorded in Original Records  
of Riverside County, California  
*William E. Connerly*  
Recorder

PAID  
Doc. Transfer Tax  
WILLIAM E. CONNERLY  
Rec. Co. Recorder

SURVEYORS  
Monument Fund

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:  
ROGER A. SCHMID  
5135 Bellflower Bl.  
Lakewood, CA 90713

DOCUMENTARY TRANSFER TAX \$ 7.70

..... Computed on the consideration or value of property conveyed; OR  
..... Computed on the consideration or value less liens or encumbrances  
remaining at time of sale.

Signature of Declarant or Agent determining tax - Firm Name

### GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
EUGENIA P. RIDGELY, a married woman, who acquired title as  
EUGENIA P. RIDGLY, formerly EUGENIA P. WILSON

hereby GRANT(S) to

ROGER A. SCHMID and JEANNIE E. SCHMID

the real property in the City of Unincorporated area  
County of Riverside

State of California, described as

Parcel A - Parcel 3 of record of survey 53/47, Riverside County.

Parcel B - Non-exclusive easements for roads and utilities not  
less than 30 feet wide over existing roads from East Benton  
Road to Parcel A hereof. Subject to non-exclusive easements  
fifteen feet wide along the boundaries of Parcel A hereof for  
roads and utilities.

Dated 22nd of May, 1982

STATE OF ~~CALIFORNIA~~ Maryland  
COUNTY OF Calvert

Eugenia P. Ridgely  
EUGENIA P. RIDGELY

On May 22, 1982  
before me, the undersigned, a Notary Public in and for said  
State, personally appeared  
EUGENIA P. RIDGELY

known to me to be the person whose name is  
subscribed to the within instrument and acknowledged that  
she executed the same.

WITNESS my hand and official seal.  
Signature [Signature]

(This area for official seal)  
My commission expires on July 1, 1988

1663755-3



Order No.  
Escrow No.  
Loan No.

83793

WHEN RECORDED MAIL TO:

Oran Underhill  
6008 Green Meadow Road  
Lakewood, Ca. 90713

PAID  
RECEIVED FOR RECORD  
30 Min. Per 2 Attach. A.  
At Request of  
*Oran Underhill*  
Book 1980, Page 83793

MAY 2 - 1980

Recorded in Official Records  
of Riverside County, California

*D. D. Sharpless*  
FEE \$

SURVEYORS  
Monument Fund  
\$10.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

Oran Underhill  
6008 Green Meadow Road  
Lakewood, Ca. 90713  
Assessor's Parcel # 571030010-5

DOCUMENTARY TRANSFER TAX \$ 6.05

\* Computed on the consideration or value of property conveyed; OR  
... Computed on the consideration or value less liens or encumbrances  
remaining at time of sale.

*Monroe Sharpless*  
Signature of Declarant or Agent determining tax - Firm Name  
Monroe Sharpless Real Estate

**GRANT DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Robert B. Engesser and Dorothy J. Engesser

hereby GRANT(S) to

Oran Lee Underhill and Linda Rae Underhill, Husband and Wife as Joint Tenants

the real property in the City of (unincorporated)  
County of Riverside

State of California, described as

Parcel A—The West half of the Northeast quarter of the Southwest quarter of the Northwest quarter of Section 4, Township 7 South, Range 1 East, SBB & M, shown as Parcel 3 of Record of Survey 53/51 of Riverside County, Ca.

Parcel B—Non-exclusive easements for roads and utilities described as follows:  
60 feet wide from the East end of East Benton Road and continuing therefrom as it existed in January, 1969, meandering to the Southeast corner of the North half of the Northwest quarter of the Southwest quarter of Section 4, Township 7 South, Range 1 East, SBB & M; thence 30 feet wide Northerly along the West side of the East line of the West half of the West half of said Section 4 to the Southeast corner of the North half of the Southwest quarter of the Northwest quarter of said Section 4; thence 30 feet wide, 15 feet wide along both sides of the South line of said North half to Parcel A hereof.

65204

Order No.  
Escrow No.  
Loan No.

WHEN RECORDED MAIL TO

Virgil Strandberg  
6119 Premier St.  
Lakewood, Ca. 90712

RECEIVED FOR RECORD  
At Request of  
M. J. ...  
M.

GRANTEE  
Book 1980, Page 65204

APR - 4 1980

Recorded in Official Records  
of Riverside County, California

Recorded  
Fees \$ 3.00

SURVEYOR'S  
INDEMNITY FUND  
\$1000

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

above

Assessor's Parcel # 571030010-5

DOCUMENTARY TRANSFER TAX \$ 6.60

\* Computed on the consideration or value of property conveyed; OR  
\* Computed on the consideration or value less liens or encumbrances  
remaining at time of sale.

Signature of Declarant or Agent determining tax - Firm Name  
Monroe Sharpless Real Estate

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Robert B. Engesser and Dorothy J. Engesser

hereby GRANT(S) to

Virgil Strandberg and Janice Strandberg, Husband and Wife as Joint Tenants

the real property in the City of (unincorporated)  
County of Riverside

State of California, described as

Parcel A--The East half of the Northeast quarter of the Southwest quarter of the Northwest quarter of Section 4, Township 7 South, Range 1 East, SBB & M, shown as Parcel 4 of Record of Survey 53/51 of Riverside County, California.

Parcel B--Non-exclusive easements for roads and utilities described as follows: 60 feet wide from the East end of East Benton Road, and continuing therefrom as it existed in January, 1969, meandering to the Southeast corner of the North half of the Northwest quarter of the Southwest quarter of Section 4, Township 7 South, Range 1 East, SBB & M; thence 30 feet wide Northerly along the West side of the East line of the West half of the West half of said Section 4 to Parcel A hereof.

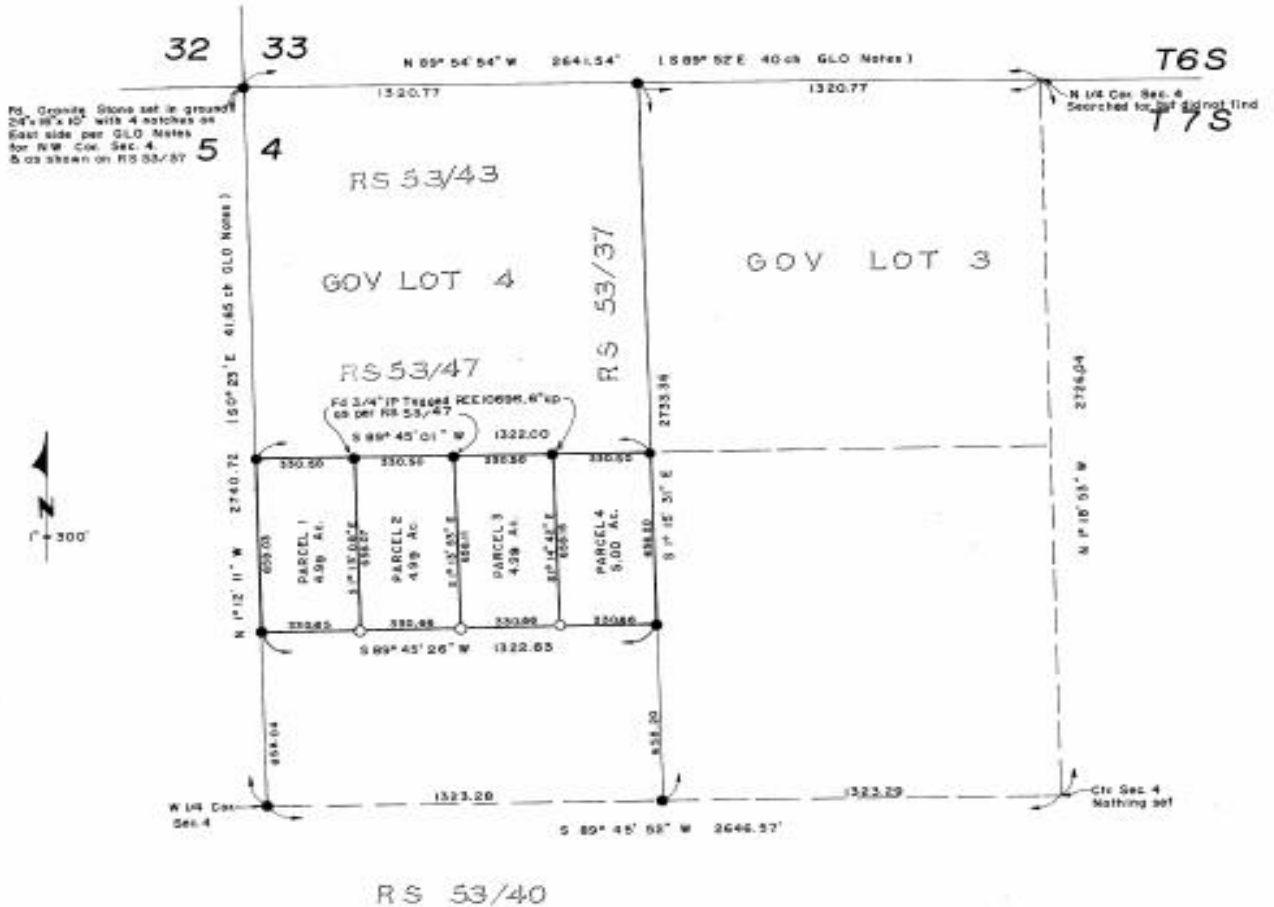
53/51

IN THE COUNTY OF RIVERSIDE  
**RECORD OF SURVEY**

IN THE NW 1/4 OF SEC. 4, T7S, R1E, S88 & M  
 January 1968

Woodrow Rembold CE.

RECORDER'S CERTIFICATE  
 Filed this 20 day of Feb 1968 at 1:00 p.m.  
 in book 53 of Record of Surveys at page 51  
 at the request of the County Surveyor  
 W.D. SALOGH  
 County Recorder  
 By *Robert B. Keith*  
 Deputy  
 FEE \$ 5.00  
 NO. 5706



**SURVEYOR'S CERTIFICATE**  
 This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Land Surveyors' Act at the request of Robert E. B. Dorothy J. Engesser in November 1968  
*Woodrow Rembold*  
 RCE 10696

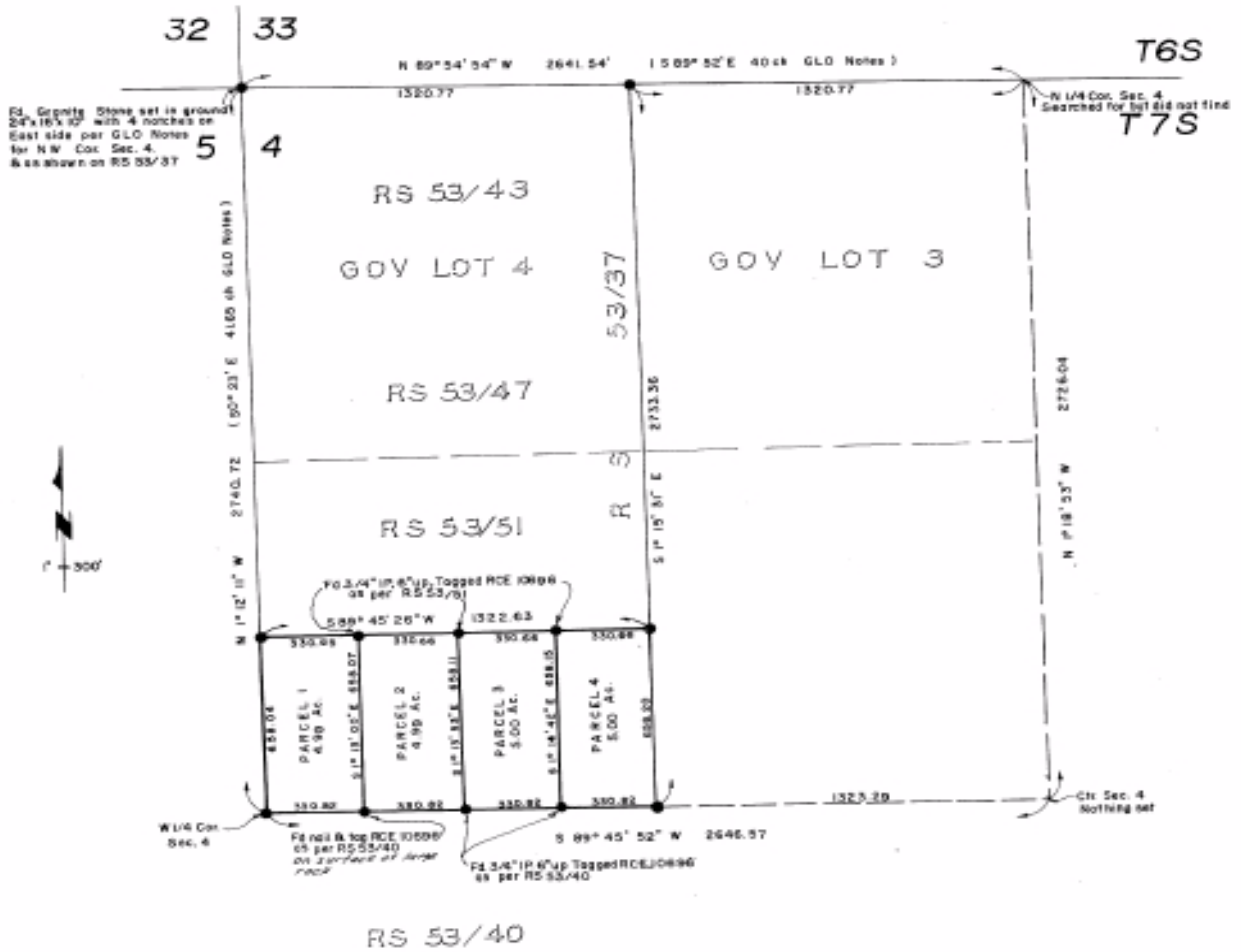
**SURVEYOR'S NOTE**  
 ○ Set 3/4" I.P. Topped RCE 10696 6" up  
 ● Fixed 3/4" I.P. Topped RCE 10696 as per RS 53/37 6" up  
 unless otherwise noted.  
 Basis of Bearings: The North line of Sec. 4, T7S, R1E, S88 & M  
 Taken as N 89° 54' 54" W as per RS 53/37 Riv. Co. Records

**COUNTY SURVEYOR'S CERTIFICATE**  
 This map has been examined for conformance with the requirements of the Land Surveyors' Act this 17 day of January, 1968.  
 A.C. KEITH  
 County Surveyor  
 By *J.W. Riddle*  
 Deputy

IN THE COUNTY OF RIVERSIDE  
**RECORD OF SURVEY**

IN THE NW 1/4 OF SEC 4, T7S R1E S88 & M  
 January 1969 Woodrow Remboldt C.E.

RECORDER'S CERTIFICATE  
 Filed this 25 day of January 1969 at 1:00 P.M.  
 in Book 23 of Record of Surveys at page 23  
 of the records of the County Surveyor  
 W.D. BALDGH  
 County Recorder  
 By *[Signature]*  
 Deputy  
 FEE \$ 5.00  
 NO. 7524



**SURVEYOR'S CERTIFICATE**  
 This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Land Surveyors' Act at the request of Lee S. & Susan D. Corsett in November 1968  
*[Signature]*  
 W. D. BALDGH  
 R.C.E. 10696

**SURVEYOR'S NOTE**  
 ○ Set 3/4" IP Topped RCE 10696 6" up  
 ● Point 5/4" IP Topped RCE 10696 as per RS 53/37 6" up unless otherwise noted.  
 Basis of Bearings: The North line of Sec. 4, T7S, R1E S88 & M Taken as N 89° 54' 54" W as per RS 53/37, Riv. Co. Records

**COUNTY SURVEYOR'S CERTIFICATE**  
 This map has been examined for conformance with the requirements of the Land Surveyors' Act this 25 day of January 1969.  
 A.C. KEITH  
 County Surveyor  
 By *[Signature]*  
 Deputy



**Law Offices of Lawrence R. Bynum,  
A Professional Corporation  
6700 Indiana Avenue, Suite 240  
Riverside, CA 92506-4258  
951.682.2345  
Fax: 951.682.2324  
Real PropertyAttorney.net  
LBynum@RealPropertyAttorney.net**

November 19, 2010  
Weber Valley Heights Water Association  
Deborah St. Pierre  
Sage, CA

*In re: Heath v Weber Valley Heights Water Association*

Wrongful termination of water rights

Dear Ms. St. Pierre:

### **I. Introduction**

Please be advised that Beverly Heath has retained this firm for all purposes relating to the Association's wrongful termination of her water rights. Demand is made to restore water immediately. Failure to comply will result in my client seeking not only a writ of mandate pursuant to Code of Civil Procedure section 1085. Not only will my client prevail against the association, but my client will also seek fees for the unlawful termination. Rather than incur the time and expense of litigation, simply restoring her water rights immediately ends this dispute.

### **II. Factual and procedural background.**

On March 15, 1985, Charles E. Reed, Jr., granted an easement for a well and related access easement for the benefit of land now owned by my client. On May 24, 1990, Charles and Joann Campbell granted another easement for the same purposes to my client's predecessor in interest. On July 13, 2002, Weber Valley Heights Water Association bylaws were prepared. The purpose of the association was for the facilitation of water to the benefited parcels pursuant to the grant of easements described above. My client is the beneficiary of those transactions. As the purported president of the association, you should be very much aware that the association's sole purpose is to provide water to its members at cost. (See Art. VI, sec. 1.) A "mutual water company" is defined as any private corporation

or association organized for the purposes of delivering water to its stockholders and members at cost, including use of works for conserving, treating and reclaiming water. (Pub. Util. Code, § 2725.)

Weber Valley Heights Water Association  
November 19, 2010  
Page 2 of 4

They are generally formed for the purpose of securing the benefits of a joint agency in diverting and distributing water to the stockholders. (*Arroyo Ditch & Water Co. v. Dorman*, 137 Cal. 611, 70 P. 737 (1902); *Thayer v. California Development Co.*, 164 Cal. 117, 128 P. 21 (1912).) The general purpose of mutual water companies is to serve and promote the individual rights of the stockholders on equal terms in securing water for the *irrigation and cultivation of their lands*. The shares of stock generally represent the water rights secured by the company when such rights have attached, and the holders of stock who are settlers on the land hold the stock as representing the water rights appurtenant to the lands on which the water is to be used. A corporation, including a nonprofit corporation organized for or engaged in the business of developing, distributing, supplying, or delivering water for irrigation or domestic use, or both, may provide in its articles, or may amend its articles to provide, that its only purpose is to develop, distribute, supply, or deliver water for irrigation or domestic use, or both, to its members or shareholders, at actual cost plus necessary expenses. (Corp. Code, §14301.) The stockholders in corporations organized chiefly for the purpose of acquiring and distributing water have a definite right to their proportion of the water when acquired, and the cases are uniform to the effect that they may individually enforce that right by appropriate proceedings in the event of its evasion or denial on the part of the officers of the corporation. (*Miller v. Imperial Water Co.*, No. 8, 156 Cal. 27, 103 P. 227 (1909); *Consolidated People's Ditch Co. v. Foothill Ditch Co.*, 205 Cal. 54, 269 P. 915 (1928); 63 Cal. Jur. 3d Water § 796.) Also, my client as the beneficial member of the association may sue the directors on behalf of the company, where there is alleged mismanagement of company business, and may join the company as a party defendant. (*Stesel v. Santa Ana River Water Co.*, (1939) 35 Cal. App. 2d 117.) Your failure to restore my client's water rights will result in litigation against you personally. The association (and you as its representative) fails to understand the nature of association. You are merely the conduit. You are supposed to act for the best interests of my client. In this case, you are misusing your position to harm my client. Your violation is clear. It is very important that you understand that the right to water is unquestionably my client's. The association's sole purpose is to provide a system to deliver that water. You have absolutely NO DISCRETION to allow or not allow water, except as set forth in Article VI, section 2, which relates only to non-payment by members. The sole purpose of the association is to provide my client with water. Your usurpation and wrongful exercise of dominion and control over my client's water rights can be remedied by court

order.

Weber Valley Heights Water Association  
November 19, 2010  
Page 3 of 4

Here, there are approximately 12, five acre parcels which are the holder of the water rights. Based on the hand written accounting provided to my client, it appears that my client's water usage is lower than many other lots. Even if more water is being used, the only issue as it relates to the association is that my client may have to pay more for the usage of the association's delivery system. Again, my client has the water rights.

Despite this simple fact, you directed the termination of my client's water supply. My client has paid all invoices submitted by the association. The basis for your decision was the unfounded accusation that my client is using water commercially. Not surprisingly, the association fails to include any evidence of this allegation. My client is simply demanding her rights to water for irrigation, farming and household use. Your claims of commercial use are not supported by any facts, other than your reckless accusation. By virtue of the association's own records, my client's water demand is less than many others. There is no commercial or excessive use. The termination of my client's water rights is a complete violation of the association's duty to provide water.

Therefore, my client demands immediate restoration of her water rights.

### **III. A writ of mandate can be issues by the court to compel the association to deliver water.**

Code of Civil Procedure section 1085, subdivision (a) states:

A writ of mandate may be issued by any court to any inferior tribunal, corporation, board, or person, to compel the performance of an act which the law specially enjoins, as a duty resulting from an office, trust, or station, or to compel the admission of a party to the use and enjoyment of a right or office to which the party is entitled, and from which the party is unlawfully precluded by such inferior tribunal, corporation, board, or person.

A petition for a writ of mandate can be used to compel an entity organized to secure a supply of water for irrigation purposes and distribute the same among its members for use on lands owned by them, to deliver water to a member for use on her land for irrigation, for she has no adequate remedy at law, and her rights to have water furnished on his land is an inseparable adjunct to his membership, and a plain duty rests on the corporation to furnish the water. *McNair v. Imperial Water Co., No. 1 (1909) 156 Cal. 31; Miller v. Imperial Water Co., No. 8 (1909) 156 Cal. 27.*)

Here, there is no doubt that the association, through your actions, is acting unlawfully. You and the association will be brought to court to correct your illegal actions. The attorney's fee

involved for forcing you to act correctly can, and should, be assessed against you personally, since you are orchestrating the problem and refusing to correct it.

Weber Valley Heights Water Association  
November 19, 2010  
Page 4 of 4

### **III. Conclusion**

There is no problem whatsoever for restoring my client's water rights. The decision is up to you: you can continue your illegal conduct and face the court and other members' wrath for wasting time and attorney's fees, or you can restore the water. This is a simple case. My client has a right to water and you are denying her that right. If you have any questions, do not hesitate to contact me. I look forward to hearing from you immediately.

Sincerely,  
Law Offices of Lawrence R. Bynum,  
A Professional Corporation  
By: Lawrence R. Bynum, Esq. enc.

cc: client; Weber Valley members

# The means, **motive** and opportunity.

WEBER VALLEY HEIGHTS ASSOCIATION 8-12-2010

Dear Members,

The quantitative value test has been done. Past tests, along with this most recent test have shown that we have a limited water supply. We get 2 gallons a minute from Well #1 at the tank and 5 gallons a minute from Well #2 at the tank. Being our wells can't pump 24 hours a day as to limited water supply in the well casings, we have enough water for domestic use only. That is why the original members who formed Weber Valley Heights Association wrote the by-laws to read domestic use only. We need to respect our by-laws. If one member uses the water commercially, it is unfair to the rest of us. This member is making lots of money off our water. We can't allow one member this privilege, it is an unfair practice since we are all equal partners in the well system.

As your President, I feel it is my duty to resolve this matter as quickly as possible. I'm asking members to vote at this time to determine if the by-laws are to be up-held. If members vote to up-hold the by-laws we must also determine what to do about the member who is using the water commercially. Do we temporarily disconnect water to member until plants are gone? We need to come together and vote and make our decision right away.

I'm also working on a sample water use plan that we can vote on and decide how best to use our water and record it, so this problem won't come up again. I'm sending a ballot and asking members to vote immediately to resolve this problem. Remember majority votes received will determine the outcome. I'm also enclosing a copy of our by-laws.

Thank You

Deborah St. Pierre  
President

The means, motive and **opportunity.**

WEBER VALLEY HEIGHTS WATER ASSOCIATION.

8-25-2010

Thank you all for voting in a timely manner. It was a nine vote, unanimous decision. ( Heath, Reed, Morales, didn't participate. )

I'm sending the notices out the same time as I mail this letter.

Getting the notices are Beverly Heath, for commercial use of water and the Morales, as they have not paid their dues for 2009, or their 2009-2010 assessment. Notice gives members fifteen days to comply or water will be terminated.

Again, thank you for responding quickly. All of us that voted know the importance of up holding our By-Laws.

Thank You

Deborah St. Pierre  
President

**The means, motive and here we have the opportunity.**

**NOTICE OF INTENTION TO TERMINATE WATER SERVICE**

TO: Beverly Heath  
FROM: WEBER VALLEY HEIGHTS WATER ASSOCIATION  
DATE: 8-25-2010

PLEASE TAKE NOTICE that you are presently in de-fault in your obligations to comply with the Article 11 - Section 2 by-law regarding your water services provided by Weber Valley Heights Water Association, a loosely, Organized association for the provision of water services.

PLEASE TAKE FURTHER NOTICE unless you cure the commercial use of water, provided by Weber Valley Heights Water Association you will be considered in substantial breach of the oral/ implied executory contract under which you receive water services. As a result of the substantial breach, your water services will be terminated immediately. In order to reinstate your water service, if so terminated, you will be required to get rid of the Commercial Use of the water and to pay, \$ 2000.00 and any fees in arears. Also Members will have to vote on re-hook up .

Failure to respond to this notice will result in termination of the water service on your property at: 36040 Happy Hill Lane Hemet Ca, 92544 , fifteen days after the date of receipt of this notice.

BY: Donald D. Pierre

PRESIDENT OF ASSOCIATION

Certified No:

~~7010 0780 0000 4953 7999~~

## WEBER VALLEY HEIGHTS ASSOCIATION

9-5-2011

Dear Members,

I wanted to up date members about the Beverly Heath situation.

A few weeks ago, Ms. Heath , called me and stated that she had a potential buyer for her property that didn't speak english and wanted to know what to tell them regarding the water. I stated it wasn't my decision, that members would have to determine if the water would be reinstated. Ms. Heath went on to say that she was pulling the marijuana plants at the time of termination. I stated that I'd videoed the marijauan plants that day and they were indeed still there. At the time of termination, Ms. Heath was on her property. If she'd complied with the terms of the disconnect notice, she would have approached W.V.H.A. members and told us that she was pulling the marijuana plants and ask us not to terminate, Also after termination the Marijuana people were hauling water in the back of their truck and they also had a commercial water truck come up and fill Ms. Heath's tank. Then Ms. Heath, questioned the integrity of W.V.H.A. I assured her that W.V.H.A.'s integrity was in tact and had been since 1973. Then she stated she was going to the Sheriff, yet again, and was going to have W.V.H.A. members charged with embezzlement. I asked her what she meant and she said the embezzlement was for trying to charge her the \$ 2,000.00 re-hook up fee. Then I stated I was no longer going to argue with her on the phone and said good bye.

A few days later a Deputy Mitchem called me and said Ms. Heath had brought in a big stack of legal papers, of which I have no knowledge of. There was only, the termination notice, the by-laws and the papers her lawyer sent to members, regarding this case. Whatever else Ms. Heath has is unknown. Ms. Heath told the Deputy that W.V.H.A. , criminally disconnected her water. I explained everything to him and stated that Ms. Heath was a member in good standing until she grew 100 marijuana plants and which she sold for \$ 3,000.00 a pound , ( I got that information from the marijuana people ) I also stated , she didn't pull the plants when she was terminated. I told him as far as the \$ 2,000.00 re-hook up fee, that it was established long before Ms. Heath was ever a member and that she knew all about it. Ms. Heath, tried to have us all charged with embezzlement, I think that is a serious issue. At this time it is a civil matter for her to persue, according to Deputy Mitchem.

Our lawyer stated to me that, Ms. Heath is a terminated member and I don't have to send her a notice of the meeting. I'm letting members know, I won't be notifying Ms. Heath of our meeting. If she hears about it and shows up, we have the right to ask her to leave, according to Robert's Rules of Order. It's up to members.

We have to up hold our by-laws or we will have nothing but discourse in the association.

Thank You  
Deborah St. Pierre  
President

## WEBER VALLEY HEIGHTS ASSOCIATION BALLOT

SPEARS

1. SHOULD WEBER VALLEY MEMBERS UP-HOLD BY-LAW REGARDING DOMESTIC USE OF THE WATER ?

(X) YES

( ) NO

2. IF MEMBER VOTES YES, THEN WHAT SHOULD BE DONE WITH THE MEMBER USING WEBER VALLEY WATER COMMERCIALY?

He needs to drill his own well for commercial

(X) TEMPORARLY DISCONNECT WATER TO MEMBER UNTIL COMMERCIAL USE IS STOPPED? (see other)

(X) OTHER — MEMBERS WRITE THEIR OWN IDEA OF WHAT SHOULD BE DONE ABOUT PROBLEM.

Allow this member to haul up his own water or water truck

Remember areas of the Valley

have already run wells dry (w.v.h. can't afford to have this to happen)  
check his meter weekly give him

a chance first before shut down

Also tell him we will give you

## WEBER VALLEY HEIGHTS ASSOCIATION BALLOT

HESS

1. SHOULD WEBER VALLEY MEMBERS UP-HOLD BY-LAW REGARDING DOMESTIC USE OF THE WATER ?

( ✓ ) YES

( ) NO

2. IF MEMBER VOTES YES, THEN WHAT SHOULD BE DONE WITH THE MEMBER USING WEBER VALLEY WATER COMMERCIALY?

( ✓ ) TEMPORARLY DISCONNECT WATER TO MEMBER UNTIL COMMERCIAL USE IS STOPPED?

( ) OTHER — MEMBERS WRITE THEIR OWN IDEA OF WHAT SHOULD BE DONE ABOUT PROBLEM.

WEBER VALLEY HEIGHTS WATER ASSOCIATION.

8-25-2010

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Again, thank you for responding quickly. All of us that voted know the importance of up holding our By-Laws.

Thank You

Deborah St. Pierre  
President

# 8  
WEBER VALLEY HEIGHTS ASSOCIATION BALLO  
MORALES

1. SHOULD WEBER VALLEY MEMBERS UP-HOLD BY-LAW  
REGARDING DOMESTIC USE OF THE WATER ?

( ) YES

( ) NO

2. IF MEMBER VOTES YES, THEN WHAT SHOULD BE DONE WITH  
THE MEMBER USING WEBER VALLEY WATER COMMERCIALY?

(✓) TEMPORARLY DISCONNECT WATER TO MEMBER UNTIL  
COMMERCIAL USE IS STOPPED?

( ) OTHER — MEMBERS WRITE THEIR OWN IDEA OF WHAT  
SHOULD BE DONE ABOUT PROBLEM.

## WEBER VALLEY HEIGHTS ASSOCIATION

9-5-2011

Dear Members,

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Thank You  
Deborah St. Pierre  
President

# General Ledger 2009

## Weber Valley Hospital Assn

	Initials	Date
Prepared By		
Approved By		

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Date	CK#	TO	Amt	Deposit	Balance
1-11-09		Balance Forward			4477.68
1-19-09	1151	SCE	52.77		4424.91
1-30-09		Deposit		149.06	4573.97
2-12-09	1152	SCE	43.35		4530.62
2-24-09		Deposit		205.10	4735.72
2-24-09	1153	Stamps	17.00		4718.72
3-16-09	1154	SCE	41.87		4676.85
3-27-09		Deposit		171.24	4848.09
4-15-09	1155		53.34		4794.75
4-24-09	1156	Supplies & Copies	21.72		4773.03
4-24-09		Deposit		147.16	4920.19
4-24-09	1157	gas for water T.	30.00		4890.19
4-24-09	1158	Babcock & Son	150.00		4740.19
5-14-09	1159	SCE	75.78		4664.41
5-25-09	1160	County Riv. E. H.	1030.00		3634.41
5-26-09		Deposit		333.32	3967.73
6-14-09	1161	SCE	89.58		3878.15
6-24-09		Deposit		335.65	4213.80
7-20-09	1162	SCE	90.23		4123.57
7-2-09		Deposit		428.18	4551.75
8-2-09	1163	gas for water T.	30.00		4521.75
8-20-09	1164	SCE	152.09		4369.66
8-21-09		Deposit		241.94	4611.60
8-21-09	1165	Stamps etc	33.76		4577.84
9-15-09	1166	SCE	102.89		4474.95
9-25-09		Deposit		483.52	4958.47
10-12-09	1167	SCE	88.89		4869.59
11-3-09	1168	Quality Pumps	1768.85		3100.74
11-4-09		Deposit		209.00	3309.74
12-3-09	1169	SCE	52.04		3257.70
12-4-09	1170	Babcock Assn	86.00		3171.70
12-4-09	1171	gas for water T.	30.00		3141.70
12-14-09	1172	SCE	62.07		3079.63
12-16-09		Deposit		300.66	3380.29
12-28-09	1173	Lowe's Quick Fix	15.84		3364.45
12-29-09	1174	UPS-Strk Copio	7.88		3356.57

General Ledger 2009  
Weber Valley High

Prepared By	Initials	Date
Approved By		

© WILSON JONES

07500 Columnar

Date	CK#	TO	amt	Deposit	Balance
1-11-09		Pa Dairo Forward			4777.68
1-18-09	1151	SCC	50.00		4727.68
1-30-09		Deposit		149.00	4876.68
2-12-09	1152	SCC	48.35		4828.33
2-24-09		Deposit		205.00	4733.33
3-24-09	1153	Stamps	17.00		4716.33
4-12-09	1154	SCC	418.57		4297.76
4-27-09		Deposit		171.24	4469.00
4-30-09	1155	1155	53.34		4722.66
4-24-09	1156	Supplies - Copier	21.70		4700.96
4-24-09		Deposit		147.16	4848.12
4-24-09	1157	Gas for website	30.00		4818.12
4-29-09	1158	Publications	150.00		4668.12
5-14-09	1159	SCC	79.75		4588.37
5-26-09	1160	City of Riv. Govt	1030.00		3558.37
6-26-09		Deposit		333.32	3891.69
6-14-09	1161	SCC	89.59		3802.10
6-24-09		Deposit		325.45	4127.55
7-16-09	1162	SCC	90.33		4037.22
7-11-09		Deposit		428.18	4465.40
8-13-09	1163	Gas for website	30.00		4435.40
8-20-09	1164	SCC	152.09		4283.31
8-21-09		Deposit		241.94	4525.25
8-21-09	1165	Stamps, etc	32.76		4492.49
9-15-09	1166	SCC	102.89		4389.60
9-25-09		Deposit		483.52	4873.12
10-12-09	1167	SCC	85.88		4787.24
11-3-09	1168	Quality Pumps	1768.65		3018.59
11-4-09		Deposit		209.00	3227.59
			3872.11	2704.17	
		Beg Bal	4777.68		
		Deposits +	2704.17	In	
		Less Checks -	3872.11	Out	
			3309.74		

ACCOUNTS Rec. 1477.75 - maintenance + accessories for state  
 1170.00 State Small water + water tests  
 307.75 maintenance

**BRIEF**

As the defendant in this action, I submit the following brief in support of my defense to the allegations and assertions raised in the Complaint by Plaintiff Beverly Heath (“Heath”).

**I. Introduction**

The present dispute arises from Ms. Heath’s refusal to accept the consequences of improperly engaging in commercial and/or irrigational use of water from an interconnected water system maintained, operated and repaired by the Weber Valley Heights Water Association (“WVHWA”). Despite accepting the benefits of domestic water service through the cooperative, cost-sharing relationship among all WVHWA members, Ms. Heath demands unrestricted and unlimited water for non-domestic use, including to cultivate approximately 100 marijuana plants on her property in violation of the use restriction of the WVHWA bylaws and likely in violation of California Health and Safety Code section 11358, which deems cultivation of marijuana a felony. As a consequence of her conduct, Ms. Heath was temporarily stripped of her privilege and benefits as a WVHWA member. Under the express terms of the WVHWA bylaws, WVHWA is undoubtedly entitled to charge a reinstatement fee to reconnect water service subject to approval of all remaining WVHWA members.

Ms. Heath attempts to create a cloud of confusion by raising a number of unsupported claims against me, in my individual capacity, rather than against the WVHWA for its unanimous<sup>1</sup> decision to terminate her water service. Additionally, Ms. Heath’s attempt to usurp the exclusive authority conferred to the State of California by raising criminal claims against me under the California Penal Code is without merit. Additionally, Ms. Heath seeks to recover loss of rental income based on fraud and loss of water service, despite having full knowledge of the use restrictions of the WVHWA bylaws and engaging in potentially felonious activities in violation of

<sup>1</sup> Ten WVHWA members voted to temporarily terminate water service until Ms. Heath ceased commercial use and paid the reinstatement fee. The remaining two WVHWA members, including Ms. Heath, did not vote.

1 California laws. Ms. Heath further seeks recovery based on untenable allegations of elder abuse  
2 despite the lack of any evidence to support abusive circumstances.

3 The WVHWA water system draws from a very limited water resource and is a permitted  
4 State of California Small Water System. (A true and correct copy of the permit is attached hereto  
5 as Exhibit "1.") The WVHWA water system lacks the capacity to support commercial use by its  
6 members. All WVHWA members are therefore charged with the responsibility and obligation to  
7 use the water for domestic purposes only. Ms. Heath failed to do that. As discussed fully herein,  
8 Ms. Heath's claims for relief should be denied because there is no evidence to support that I,  
9 individually, or the WVHWA has engaged in any wrongful activity by terminating Ms. Heath's  
10 water service because of her use for commercial or irrigation and possibly unlawful purposes.

## 11 12 **II. Statement Of Facts And Procedural Background**

13 On September 14, 2011, Ms. Heath filed the Complaint against me, individually, seeking  
14 recovery of \$7,500.00 on the grounds of (1) fraud; (2) attempted extortion; and (3) loss of rent  
15 arising from loss of water for one year between September 2010 through September 2011. Ms.  
16 Heath is the owner of the subject property located in an unincorporated area of Riverside County,  
17 located at 36040 Happy Hill Lane, Hemet, California ("Heath Property"). I am the owner of  
18 certain real property located at 44135 Perryman Lane, Hemet, California ("St. Pierre Property").  
19 The Heath Property and St. Pierre Property lie within the boundaries regulated by the Weber  
20 Valley Heights Water Association ("WVHWA"), an association formed by neighboring property  
21 owners to regulate the use and yield of water through the water system consisting of three (3)  
22 wells, a water distribution piping system and storage tanks. The WVHWA is comprised of  
23 approximately 60 acres of real property, including approximately eleven parcels contiguous to  
24 one another. I am a member and the current President of the WVHWA.

25 Ms. Heath acquired fee title ownership of the Heath Property in or around May 2003,  
26 which was previously owned by The Esther C. Klausung Revocable Living Trust. The Heath  
27 Property enjoys the benefit of an appurtenant easement granted by Charles E. Reed, Jr., in or  
28 around March 1985, which permits Ms. Heath, along with other WVHWA members, an easement

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- 2 -

BRIEF OF DEFENDANT DEBORAH ST. PIERRE

1 for the operation, use and maintenance as well as ingress and egress rights to access an existing  
2 well on the servient property. In or around May 1990, Charles and Joann Campbell granted a  
3 second easement for the same purpose.

4 The water system regulated by the WVHWA was initially constructed and installed in the  
5 1960s. In July 1973, the property owners determined the need to form a water association  
6 wherein all property owners were given access to the interconnected water system and further  
7 agreed to a cost-sharing relationship for the maintenance, repair and installation of new  
8 equipment. In October 1973, the property owners agreed to adopt bylaws ("Bylaws"), which  
9 confirmed ownership of the then-existing water system consisting of two (2) wells to benefit the  
10 property owners and limited use as follows: "The use of the water shall be limited to normal and  
11 usual domestic use." (Sec. 9, Bylaws.) (A true and correct of the Bylaws are incorporated herein  
12 by reference and attached hereto as Exhibit 2.") Additionally, the members further agreed that a  
13 reinstatement fee would be charged for reconnection because of non-compliance with the adopted  
14 regulations. (Sec. 13, Bylaws, Ex. "2.")

15 On July 13, 2002, the WVHWA revised the Bylaws to reflect that the water system  
16 presently consists of three (3) wells, a water distribution piping system and storage tanks to  
17 provide the total yield of water to all members ("Revised Bylaws.") (A true and correct copy of  
18 the Revised Bylaws are incorporated herein by reference and attached hereto as Exhibit "3.")  
19 Section 2 of the Revised Bylaws provides that the association may disconnect water service to  
20 any member who has failed to issue timely payment after the notice period. Additionally, the  
21 WVHWA reaffirmed (1) "[t]he use of water shall be limited to normal and usual domestic use";  
22 and (2) "re-hook up charges for terminated members will be \$2,000 plus back maintenance and  
23 assessment charges since disconnection." (See, Sec. 2, Art. II and Sec., 3, Art. VI of Revised  
24 Bylaws, Ex. "3".)

25 In or around June 2010, Ms. Heath informed me that she was cultivating marijuana plants  
26 on her property. In plain view, I identified approximately 100 marijuana plants growing on the  
27 Heath Property. In response, as a concerned member of the community and on behalf of  
28 WVHWA, I sent a letter dated July 15, 2010 to Ms. Heath requesting that she terminate the

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1 marijuana operations on the following grounds: (1) water use for commercial purposes is  
2 prohibited; (2) use of the private roads in the Weber Valley Heights community for a business is  
3 prohibited; and (3) concerns related to my grandchildren and other children visiting the  
4 community. (A true and correct copy of the July 15, 2010 letter is attached hereto as Exhibit  
5 "4.") I respectfully requested that Ms. Heath cooperate with the request. However, Ms. Heath  
6 refused to comply with my request as well as the restrictions expressly set forth in the Bylaws.

7 I subsequently contacted the Riverside County Sheriff's Department to inform the police  
8 department of the ongoing activity. (A true and correct copy of the Supplemental Police Report is  
9 attached hereto as Exhibit "5.") I confirmed Ms. Heath's use for marijuana cultivation by  
10 discovering that she sold the marijuana harvest to a third party for profit. Further, Ms. Heath or  
11 individuals on her behalf, trucked in water to harvest the crop after termination of water service  
12 further confirming her non-domestic use. Additionally, the WVHWA members began noticing a  
13 significant increase in traffic to and from the Heath Property, as a result of the farming  
14 operations. In August 2010, the WVHWA unanimously voted to temporarily terminate water  
15 service to the Heath Property until commercial use ceased and the reinstatement fee was paid. (A  
16 true and correct copy of the WVHWA ballots are collectively attached hereto as Exhibit "6.")

17 On or around August 25, 2010, the WVHWA forwarded the Notice of Intention to  
18 Terminate Water Service informing Ms. Heath that she was in default of the Bylaws and that  
19 water service would be terminated immediately. (A true and correct copy of the Notice of  
20 Intention to Terminate Water Service is attached hereto as Exhibit "7.") Additionally, the  
21 WVHWA further advised that Ms. Heath would be required to pay \$2,000.00 and any fees in  
22 arrears to reinstate water service. As President of the WVHWA, I sent a letter dated September 5,  
23 2011 to all WVHWA members providing an update of my conversation with Deputy Mitchem re  
24 terminating water service to the Heath Property as a result of ongoing marijuana cultivation and  
25 operations for commercial use purposes. (A true and correct copy of the September 5, 2011 letter  
26 is attached hereto as Exhibit "8.") In response, Ms. Heath threatened criminal action against  
27 WVHWA members for embezzlement arising out of the \$2,000.00 fee to reinstate water service.  
28

1 On or around September 28, 2010, the WVHWA terminated Ms. Heath's water service as a result  
2 of her failure to comply with the Bylaws despite multiple notices and opportunities.

3 On September 14, 2011, Ms. Heath filed the Complaint against me, in my individual  
4 capacity. The initial hearing on October 14, 2011 was continued to December 2, 2011 as a result  
5 of Ms. Heath's failure to effectuate service of the Summons and Complaint. Further, without  
6 filing an amendment to or amended complaint, Ms. Heath sent a letter dated November 9, 2011  
7 along with a number of documents, including unintelligible interlineations, asserting for the first  
8 time claims of elder abuse. (A true and correct copy of relevant portions of the November 9,  
9 2011 letter and supporting documents are collectively attached hereto as Exhibit "9.")

10 Despite denying her commercial use of water on the Heath Property, by her own  
11 admission, Ms. Heath acknowledges her actions to cultivate marijuana plants, as follows:

12 "The ballot is simply stated of a [sic] "Temporary" turn off, until  
13 plants were removed. They were removed and you then decided to  
14 extort Plaintiff out of \$2,000.00. [sic] Before turning her water  
back on."

15 Additionally, among the allegations submitted in support of the November 9, 2011 letter,  
16 Ms. Heath further admits:

17 "The plants were removed because of fear the water would be shut  
18 off."

19 Despite her admissions, it should be noted that Ms. Heath's statements are false. Ms.  
20 Heath did not remove the disputed plants until after termination of water service. As discussed  
21 fully herein, Ms. Heath's claims against me in an effort to recover \$7,500.00 arising from lost  
22 rental income are meritless and without evidentiary support.

23 **III. The Distinction Between "Domestic" And "Commercial" Or**  
24 **"Irrigational" Water Usage**

25 All landowners are granted an interest to take water from their property. (*Wright v. Best*,  
26 (1942) 19 Cal.2d 368, 382.) However, a landowner's water right is not absolute and is restricted  
27 to reasonable use.

1 As stated in Section 2, Article X, of the California Constitution:

2 “[B]ecause of the conditions prevailing in this State the general welfare requires  
3 that the water resources of the State be put to beneficial use to the fullest extent of  
4 which they are capable, and that the waste or unreasonable use or unreasonable  
5 method of use of water be prevented, and that the conservation of such waters is to  
6 be exercised with a view to the reasonable and beneficial use thereof in the interest  
7 of the people and for the public welfare.”

8 There is a distinction between “ownership of water” and “right to use water.” All water  
9 within the state is property of the people of the State of California. (Water Code § 102.)  
10 However, once water is removed from its natural state and physically separated from the land and  
11 contained, water is considered personal property and owned as such. (*Palmer v. Railroad*  
12 *Comm’n* (1914) 167 Cal. 163, 168; *Riverside Water Co. v. Gage* (1891) 89 Cal. 410, 418.)  
13 Regardless of the nature of the right, or the means with which it is exercised, the right to take  
14 water remains subject to the requirement to put water to beneficial use to the fullest extent  
15 possible and to reasonably use water and avoid waste. (*Chow v. City of Santa Barbara* (1933)  
16 217 Cal. 673, 695.) Accordingly, the water drawn and stored from the WVHWA water system is  
17 subject to the limitations as set forth in the Bylaws.

18 The Bylaws expressly limit members to “domestic” water use. “Domestic” use means  
19 “the use of water in homes, resorts, motels, organization camps, camp grounds, etc., including the  
20 incidental waters of domestic stock for family sustenance or enjoyment and the irrigation of not to  
21 exceed one-half acre in lawn, ornamental shrubbery, or gardens at any single establishments. The  
22 use of water at a camp ground or resort for human consumption, cooking or sanitary purposes is a  
23 domestic use.” (Cal. Code Regs., tit. 23, § 660.) On the other hand, “irrigation” use includes  
24 “any application of water to the production of irrigated crops or the maintenance of large areas of  
25 lawns, shrubbery, or gardens.” (Cal. Code Regs., tit. 23, § 661.) Further, the State of California  
26 has declared that “water for domestic purposes is the highest use of water and the next highest use  
27 is for irrigation.” (Water Code § 106.) “Without question the authorities approve the use of  
28 water for domestic purpose as entitled to preference.” (*Prather v. Hoberg* (1944) 24 Cal.2d 549,  
562.) Therefore, a landowner’s use of water for drinking, cooking, sanitary or irrigating small  
lawns or gardens is deemed “domestic” use. On the other hand, use to irrigate and cultivate a

1 marijuana farm does not constitute a “domestic” use.

2       The Riverside County Department of Environmental Health has approved the WVHWA  
3 as a Small Water System since 1975. The WVHWA bylaws expressly limit member use of water  
4 for “normal and usual domestic use.” The underlying purpose of WVHWA’s action to terminate  
5 Ms. Heath’s water service arises from concerns to ensure that WVHWA members are conferred  
6 the benefit to domestic water use. WVHWA discovered that Ms. Heath planted and was  
7 cultivating approximately 100 marijuana plants. Any argument that the marijuana plant  
8 constitutes domestic use is undermined by the number of plants planted on the Heath Property,  
9 actual water usage and sale of the harvest for a profit. Additionally, whether Ms. Heath was  
10 cultivating marijuana or any other plants is of no consequence, as such water use is classified as  
11 “irrigation” use and not “domestic” use.

12  
13       **IV. Ms. Heath’s Water Use For Farming Operations Constitutes**  
14       **“Commercial” Or “Irrigational” Use In Violation Of The WVHWA**  
15       **Bylaws**

16       As a direct and proximate result of Ms. Heath’s actions, WVHWA terminated water use to  
17 the Heath Property. Ms. Heath’s cultivation of marijuana plants on the property violated the  
18 express use restriction set forth in the WVHWA bylaws because she was engaged in commercial  
19 and/or irrigational use of the water. Despite Ms. Heath’s wrongful and possibly unlawful  
20 conduct, she seeks to recover \$7,500.00, totaling lost rents from September 2010 through  
21 September 2011. Such a claim is meritless, devoid of evidentiary support and is made in bad  
22 faith. Ms. Heath’s claim to recover lost rental income is likely based on her right to take water  
23 from the property. Although Ms. Heath is necessarily precluded from access through the  
24 WVHWA water system, Ms. Heath is certainly allowed to construct and install a water well on  
25 her own property. She has refused to do so, however.

26       While Ms. Heath is conferred water rights to benefit her property, she has voluntarily and  
27 knowingly accepted the regulations and limitations set by the WVHWA by continuing to draw  
28 water from the WVHWA water system. On the one hand, Ms. Heath demands the benefits of the

1 water system, which draws from wells located on the property of other WVHWA members, but,  
2 on the other hand, she demands unlimited and unrestricted access to water use. Ms. Heath's  
3 claim cannot be supported by law or fact and further supports bad faith tactics to usurp the  
4 benefits of the WVHWA water system to the detriment of the other members.

5 The Heath Property is benefited by a right to access water from wells on property owned  
6 by other WVHWA members. Ms. Heath's water service through the WVHWA water system is  
7 subject to the use restriction. In or around June 2010, WVHWA discovered that Ms. Heath was  
8 cultivating marijuana on her property, which required her draw of water for non-domestic use to  
9 earn a profit from the harvest. The use restriction is driven by the limited source of water upon  
10 which the WVHWA draws. WVHWA's objective is to ensure water service to all WVHWA  
11 members; therefore, it is vitally important to limit each member's use to domestic use. In the  
12 event that WVHWA members are permitted to commercial or irrigational use, the aquifers  
13 underlying the properties will quickly run dry.

14 As a consequence of her failure to limit use to domestic purposes, the WVHWA  
15 terminated water service. The WVHWA membership is a privilege, not a right. To the extent  
16 that Ms. Heath desires to reconnect to the WVHWA water system, she is required to pay a  
17 reinstatement fee and must be approved by the WVHWA members. Ms. Heath made the  
18 conscious decision to engage in cultivating marijuana plants on her property, which required  
19 commercial and/or irrigational use of the water source in violation of the express restriction of the  
20 WVHWA bylaws. Ms. Heath must take responsibility for her actions and submit to the  
21 consequences as required by the WVHWA. Accordingly, Ms. Heath should not be entitled to any  
22 claim for loss of rental income because WVHWA was within its right to terminate Ms. Heath's  
23 water use for non-domestic purposes.

24  
25 **V. The Complaint Should Be Dismissed In Its Entirety Because WVHWA**  
26 **Is An Indispensable Party**

27 I, in my individual capacity, am not the proper party defendant to this action. All  
28 allegations of the Complaint are premised on WVHWA actions, and any of my actions were

1 exclusively by Penal Code sections 518 through 523. A criminal action is prosecuted in the name  
2 of the people of the State of California, as a party, against the person charged with the offense.  
3 (Pen. Code § 684.) As of the date of this brief, no such charges have been filed against me.  
4 Moreover, Ms. Heath has no standing to maintain any action based on the California Penal Code.  
5 Ms. Heath seeks individual relief only and has not been authorized by the State of California to  
6 maintain a criminal action. Accordingly, this cause of action should be dismissed because Ms.  
7 Heath lacks standing to maintain a criminal action.  
8

9 **VII. In The Alternative, Ms. Heath's Claim For Attempted Extortion Claim**  
10 **Is Devoid Of Any Evidentiary Support**

11 Assuming *arguendo*, that Ms. Heath has adequate standing to maintain a claim for  
12 attempted extortion under Penal Code sections 518 through 523, Ms. Heath's claim has no merit.  
13 "Extortion is the obtaining of property from another, with his [or her] consent, or the obtaining of  
14 an official act of a public officer, induced by a wrongful use of force or fear or under color of  
15 official right." (Pen. Code § 518.) A person may also be convicted of attempted extortion by an  
16 "attempt, by means of any threat, such as is specified in Section 519 of [the Penal Code]," which  
17 is punishable by not longer than one year in the county jail or state prison, or by fine to exceed  
18 \$10,000, or by both. (Pen. Code § 524.) In the present case, I merely informed Ms. Heath of her  
19 non-compliance and urged her to cease improper water usage. I did not obtain property from her  
20 and I have never threatened Ms. Heath in any manner.

21 Ms. Heath's assertion that attempted extortion was committed when WVHWA terminated  
22 her water service and required a reinstatement fee of \$2,000.00 is meritless and without factual  
23 support. As expressly stated in the Bylaws, WVHWA reserved the right to charge a reconnection  
24 fee for any member whose water service was terminated for failure to comply with the restrictions  
25 of the Bylaws. This is the case here. Since May 2003, Ms. Heath sought the benefits of receiving  
26 water from the WVHWA wells and thus agreed to be bound by the conditions placed on that use.  
27 However, in August 2010, that changed.

28 In violation of the Bylaws, Ms. Heath began to engage in the commercial cultivation of

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- 10 -

BRIEF OF DEFENDANT DEBORAH ST. PIERRE

1 approximately 100 marijuana plants on the property, and, in turn, sold the harvest to a third party  
2 for profit. Ms. Heath was undoubtedly aware that she was not permitted to draw water from the  
3 WVHWA water system for non-domestic use. The WVHWA water system does not have the  
4 capacity for commercial use by WVHWA members. Ms. Heath's ongoing violation of the use  
5 restriction was patent and obvious, which triggered WVHWA's right to terminate water service to  
6 the Heath Property. The WVHWA subsequently informed Ms. Heath that her water service  
7 would be terminated and that she would be required to pay a reinstatement fee and any fees in  
8 arrears to reconnect service. Ms. Heath was fully aware of the use limitation, and, accordingly,  
9 her claim for attempted extortion is meritless.

10  
11 **VI. Ms. Heath's Fraud Claim Is Meritless Because WVHWA Did Not**  
12 **Engage In Any Deceitful Actions**

13 Despite the lack of any evidentiary basis to support a fraud claim, I assume that Ms. Heath  
14 contends that she was defrauded because she was precluded access to domestic water use.  
15 Although the WVHWA initially agreed to provide domestic water service to the Heath Property,  
16 such agreement was not absolute and conditional upon Ms. Heath satisfying her obligations as a  
17 member of the WVHWA. WVHWA did not deceive or misrepresent its agreement to Ms. Heath  
18 in any conceivable manner. To succeed in a claim for intentional misrepresentation, Ms. Heath  
19 must allege and prove the following facts: (a) Ms. St. Pierre represented to her an important fact  
20 as true; (b) the representation was false; (c) Ms. St. Pierre knew that the representation was false;  
21 (d) Ms. St. Pierre intended that Ms. Heath rely on the representation; (e) Ms. Heath reasonably  
22 relied on the representation and was harmed; and (f) Ms. Heath's reliance was a substantial factor  
23 in causing the harm. (*CACI* No. 1900, Intentional Misrepresentation). As applied here, Ms.  
24 Heath cannot prevail on a claim for intentional misrepresentation or fraud of any kind, because

1 and (2) set the fee for reinstatement at \$2,000.00. Ms. Heath acquired the property in May 2003.  
2 Instead of drilling and installing a well on her own property, she decided to connect through the  
3 WVHWA water system. As soon as she began to enjoy the benefits of the WVHWA water  
4 system, she was charged with the obligations as a member of the WVHWA. Ms. Heath benefited  
5 from cost apportionment of the use, maintenance and repair of the water system to all other  
6 WVHWA members. However, as a result of her self-serving interests, in or around June 2010,  
7 WVHWA discovered that Ms. Heath was engaged in marijuana cultivation in breach of the  
8 Bylaws by engaging in commercial use and possibly in violation of California marijuana laws.  
9 No fraud was committed on Ms. Heath. She was fully aware of the use restriction for all  
10 WVHWA members and Ms. Heath intentionally and knowingly failed to comply with the  
11 obligation. Accordingly, WVHWA's decision to terminate water service is a reasonable and  
12 justified consequence of Ms. Heath's own conduct.

#### 13 14 **VIII. Ms. Heath's Elder Abuse Claims Are Improper And Baseless**

15 Ms. Heath's claim for damages arising from elder abuse is without any evidentiary  
16 support and unintelligible. I first became aware of the allegations of elder abuse by the  
17 documents submitted along with Ms. Heath's November 9, 2011 letter. Ms. Heath asserts that  
18 she has suffered abuse "at the hands of [me] resulted [*sic*] in monetary harm, mental suffering and  
19 the disconnection of the plaintiff's domestic water use line." However, Ms. Heath has not filed  
20 an amended complaint or an amendment to the Complaint to afford the Court authority and  
21 jurisdiction to consider such a new claim. Additionally, the appropriate remedy for elder abuse is  
22 a protective order, not monetary damages as claimed herein. Accordingly, the court should refuse  
23 to consider any allegations of elder abuse.

24 Although Ms. Heath may not want to abide by her obligations as a member of the  
25 WVHWA, the request for her to comply with the obligations and limitations expressly set forth in  
26 the WVHWA bylaws does not amount to abuse of any kind. Additionally, Ms. Heath does not  
27 reside on the property; therefore, she has not been subjected to any undue or abusive  
28 circumstances. Ms. Heath has not been precluded from any right to take water from her property;

rather, she has been excluded from the privilege offered to all WVAWA members in good-standing.

**IX. Conclusion**

Based on the foregoing, I respectfully pray that Ms. Heath take nothing by way of her Complaint or any and all allegations in support thereof.

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

Dated: November 29, 2011

By   
DEBORAH ST. PIERRE  
*In Propria Persona*

8-12-2010

## WEBER VALLEY HEIGHTS ASSOCIATION BALLOT

1. SHOULD WEBER VALLEY MEMBERS UP-HOLD BY-LAW REGARDING DOMESTIC USE OF THE WATER ?

( ) YES

( ) NO

2. IF MEMBER VOTES YES, THEN WHAT SHOULD BE DONE WITH THE MEMBER USING WEBER VALLEY WATER COMMERCIALY?

( ) TEMPORARLY DISCONNECT WATER TO MEMBER UNTIL COMMERCIAL USE IS STOPPED?

( ) OTHER — MEMBERS WRITE THEIR OWN IDEA OF WHAT SHOULD BE DONE ABOUT PROBLEM.

**INCIDENT REPORT**

DATE PREPARED: 101410

RIVERSIDE COUNTY SHERIFF CA033000

*Off*

INITIAL  SUPPLEMENTAL

1. FILE NUMBER <u>0100910046</u>	2. DATE/TIME REPORTED	3. DATE/TIME ASSIGNED	4. DATE/TIME INV. START	5. DATE/TIME INV. TERM	6. AGR. A/W	7. Juv. C. I.D.
9. OFFENSES - CODE SECTION <u>SUBP. CIRCUMSTANCES (NO CHANGE)</u>	ORIGIN	COUNTY	8. S.D.P. I.D.			
10. OFFENSES - CODE SECTION (Add or Change to)	CRIME	COUNTY	11. S.D.P. C. I.D.			
11. OFFENSES - CODE SECTION (Add or Change to)	CRIME	COUNTY	12. S.D.P. C. I.D.			
14. LOCATION OF OCCURRENCE <u>36040 HAPPY HILL, SAGE</u>	15. REP. DIST.	16. OCCURRED ON - DATE / TIME	17. OR BETWEEN - DATE / TIME			
18. BUSINESS NAME	19. BUSINESS PHONE	20. CASE STATUS / CLEARANCE <u>EXC.</u>				

**VICTIM - REPORTING PARTY - WITNESS - OTHER:**

See Additional Persons Report

21. TYPE	22. NAME (Last, First, Middle) <u>REP ST. PIERRE, DEBORAH LYNN F W</u>	23. SEX	24. RACE	25. DOB <u>102151</u>	26. AGE	27. HT	28. WT	29. HAIR	30. EYES	31. I.D.#
32. RESIDENCE ADDRESS	<u>P/B</u>		CITY	ZIP	33. RES. PHONE <u>957 767 0133</u>					
34. BUSINESS ADDRESS			CITY	ZIP	35. BUS. PHONE <u>Call 957 764 5119</u>					
36. TYPE	37. NAME (Last, First, Middle)	38. SEX	39. RACE	40. DOB	41. AGE	42. HT	43. WT	44. HAIR	45. EYES	46. I.D.#
47. RESIDENCE ADDRESS			CITY	ZIP	48. RES. PHONE					
49. BUSINESS ADDRESS			CITY	ZIP	50. BUS. PHONE					

**SUSPECT:**

Adult  Juvenile  Parole  Probation  See Additional Persons Report  ARRESTED

57. SUSPECT	58. NAME (Last, First, Middle)	59. SEX	60. RACE	61. DOB	62. AGE	63. HT	64. WT	65. HAIR	66. EYES	67. I.D.#
68. DRIVER'S LICENSE NUMBER / ID NUMBER	69. STATE	70. SOCIAL SECURITY NUMBER	71. MNI NUMBER	72. CR NUMBER						
73. RESIDENCE ADDRESS			CITY	ZIP	74. RES. PHONE					
75. BUSINESS ADDRESS			CITY	ZIP	76. BUS. PHONE					

71. JUVENILE DISPOSITION:  Other Juris.  Juv. Cr. Prob.  WITHN Dept.  Detained  Not Detained

72. GANG DATA Gang Name(s): <input type="checkbox"/> Member <input type="checkbox"/> Associate <input type="checkbox"/> Self Admit <input type="checkbox"/> Prior Knowledge	73. TATTOOS / SCARS / MARKS / CLOTHING DESCRIPTION
TATTOOS / SCARS / MARKS <input type="checkbox"/> Face <input type="checkbox"/> Neck <input type="checkbox"/> R. Arm <input type="checkbox"/> L. Arm <input type="checkbox"/> Hands <input type="checkbox"/> Torso <input type="checkbox"/> Back <input type="checkbox"/> Legs	

**VEHICLE:**

REFER TO CHP 130 FORM FOR STOLEN, RECOVERED, TOWED OR IMPOUNDED

74. VIN#	75. LICENSE	76. STATE	77. YEAR	78. MAKE	79. MODEL	80. BODY STYLE	81. STN / INV. / AGO. VALUE
82. COLOR/COLOR	83. VIN#	84. OTHER IDENTIFIERS	85. DISPOSITION OF VEHICLE				
86. REGISTERED OWNER	87. ADDRESS	CITY	STATE	ZIP	88. PHONE		

PROPERTY REPORT ATTACHED FOR STOLEN, RECOVERED, OR DAMAGED PROPERTY

89. DAMAGED PROPERTY VALUE

REPORTING OFFICER <u>JENKINS</u>	OFF. ID <u>N3805</u>	APPROVED BY / DATE <u>[Signature] 10/15/10</u>	ENTERED BY / DATE <u>[Signature] 10/15/10</u>
COPES TO <u>ARCNET DEP. MULLINS</u>	APR. CANCELED	DOJ. MO. ENTERED	DOJ. MO. CANCEL

Form A, Jpr rev 2/98

File Number			
D100910046		<b>Continuation Sheet</b>	Page Number 2 of 2

1 **DETAILS:**

2  
3 The purpose of this supplemental report is to close the case.

4  
5 On 10/14/10, I called REP/Deborah St. Pierre. She told me the following:

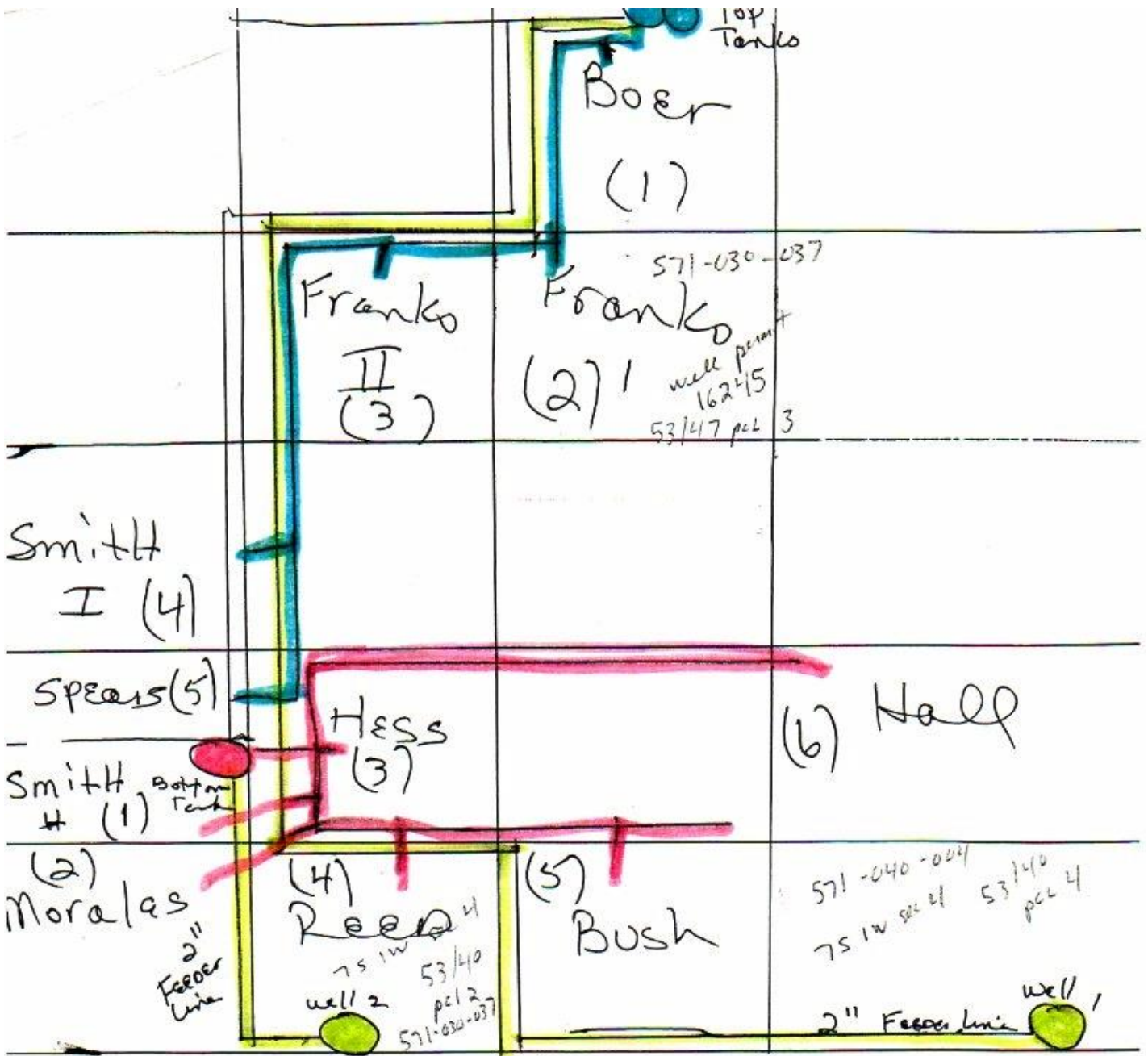
6  
7 After my initial report, she called and spoke directly to ARCNET Deputy B. Mullins herself.  
8 Mullins encouraged her to keep him apprised of the situation, but she has not called him back  
9 because the marijuana crop (99+ plants) was harvested and no marijuana is currently being  
10 grown at the location (36040 Happy Hill, Sage), to her knowledge.

11  
12 Deborah explained she is the president of her homeowner's association. Having a commercial  
13 marijuana crop at the location is against the homeowner's rules and regulations, because the area  
14 is zoned for residential use only. Whether the crop was legal or illegal, the growers were also  
15 using too much communal water. The water department was notified and they terminated the  
16 grower's water service. The growers trucked in water for a time then harvested their crop and  
17 have not been back. Possibly they moved their enterprise to their other property in Sun City,  
18 unknown address.

19  
20 Deborah also mentioned on 08/25/10, she called RSO for a 245 P.C. with a rifle at the location  
21 where the marijuana was being grown; refer to #D102380065. One shot ricochet off Deborah's  
22 house.

23  
24 I am forwarding a copy of this supplemental to ARCNET for their information only.

25  
26  
27 **CASE STATUS: EXC**



2" Feeder Line Bottom Wells

1" member line Top System well #1 - 5 members

1" member line Bottom system well #2 - 6 members

Current Membership - 11 Properties