

The Reed's real property.

Weber Valley Heights Water Association acting as a California non-profit association had claimed ownership to a well on real property that it did not and does not own, rent, lease or maintain any legally recorded right of use to.

The property address is AKA

44100 Ginger Circle

Hemet CA 92544

APN# 571-040-002

Book 53/ page 40 par 2



Table of Content DRAFT on 7-9-2013

Document Overview

Brief

NOT in current ORDER

Area Map

1971 Declaration of Dedications For Roads and Utility Map

1973 Bylaws

1973 Members Map

1973 Deed Owners.

2002 Updated Bylaws

1985 Grant of Easement

1990 Grant of Easement

1993 Grant of Easement

2013 Current Members Map

2010 letter from the Association

Table of Content

Content

2010 letter from the Association 7-19

2010 letter dated

Keep going

2010 Ballot

Document Overview

- When was the first well record established?
- Who's property was involved?
- Who owned the property then?
- What ownership right is by grants and deeds.
- Who conveyed the Grant of Easement rights.
- What is the establish & recorded time lines.
- What wells are permitted and who owns them?
- How are the WVHWA 1973 bylaws valid?
- Who granted entitlement rights to WVHWA?
- Who granted WVHWA legal rights to control anything ?



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

APPLICATION FOR WELL PERMIT

CK # 397
Permit #
16245

Who wrote the check?

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
OK [unclear] [unclear]
2/27/90
lot 3 - R 53/47

LEGAL DESCRIPTION:

1/4 Section 4 Township 7S Range

Assessor's Parcel Number: 571 - 030 - 037 (- 0)

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 No (If not the same, fill in the space below.)
ADDRESS/COMMUNITY WHERE WELL IS BEING DUG: _____

How can this be correct?

PERMIT FEE:

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

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

When was the first water test record established?



I wanted a property address to go with well #1, well #2 and well #3.

I have questioned Babcock water testing facility as to the locations of the wells.

- On July 2, 2013 a Babcock project manager made the statement that Franko's well is one of two that are currently being tested.
- Where is Franko's well was my next question?
- When was the first time Franko's well was tested was my next question?
- Who from RCEH did a well inspection on Franko's property and verified that there is a well at his location. Are there RCEH reports related to Franko's well is my current question?
 - Was the permit #16245 that was issued on Feb 26, 1990 used to fake a well location?
 - How come there is not a permit for the well on APN# 571-040-002? WVHWA had claimed they owned the well and had the well drilled on parcel 2 as described on Book 53 Page 40.
 - A claim of well ownership is clearly written into the bylaws of the association. They claim ownership to something that the Association did not and does not own? Is that fraud?
 - How did WVHWA fool the County into believing the well was owned by the Association?
 - No legally recorded document names WVHWA as a well or real property owner, so how did they get a permit as a State Small?

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

In this letter the so called President failed to mention Alec Hershie who is an Attorney told both of us that the association does not own any right to use or control use of the wells.

In the parking lot of the law office Deborah asked me not to share the fact that the association was not set up correctly and was without legally recorded rights as an Association.

Knowing she was willing to lie is what started me on the investigation leading to this point in time.

This copy of her letter to the easement rights owners provides proof she knew the Association had no right to enforce anything related to the well.

This permit was not issued for 44100 Ginger Circle

COUNTY OF RIVERSIDE DEPARTMENT OF HEALTH - DIVISION OF ENVIRONMENTAL HEALTH

WELL DRILLING PERMIT

№ 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 723 50 33

Fee \$50.00 TOTAL 50 00
CHANGE 00 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 W 4 Sec. 4; T. 7S; R. 1E 12/27/89 16-35
CHARLENE

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.
Mailing Address 44135 Perryman Lane Hemet, Ca. 92343

CITY & STATE Hemet, Ca. 92343

By Charlene Robbins
Charlene Robbins

DOH-SAN-025 (Rev. 9/88)

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

But the well was drilled there.

Look at the [satellite overview](#) map.

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

According to this document back in the late 1960's a well and pipelines was installed on 100 acres. As the real property changed ownership the pipelines embedded within the land also changed ownership. Note this was all prior to WWHWA existence.

A Grant of Easement right legally granted well rights in 1985 and it runs appurtenant the land named in exhibit "A" of the recorded document.

The fact is Weber Valley Heights Water Association (here after WWHWA) is not named one place on the 1985 document.

However on the 1990 Grant of easement by Charles Campbell in the when recorded, "return to" area of the document WWHWA is named as where to return the recorded document.

Charles Campbell did not Grant any rights to WWHWA.

Keep this in mind, "why would someone who does not own an interest in 80 acres North of his property provide a well to the properties owners back in 1971?" \$ or another reason?

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

Where was the wells in 1975?

They deal with ownership of the wells.

What legal documentation transferred the well ownership or management rights to WVHWA?

Where is a lease or rental agreement in favor of WVHWA? Clearly they have written that they do not own the wells.

The 100 acres subdivision started with 5 separate owners in 1968. Each owner having a 20 acres. The properties were divided into 4 five +/- acres properties for a total of 20 separate parcels.

No legally recorded **boundaries** exist with any ownership belonging to WVHWA. No right of title to the 60 acres names WVHWA as a right holder. The 60 acres consist of 12 parcels 5 +/- acres ea. WVHWA is not named as title owner on any parcel or named as having a right on any one or the entire group of parcels.

Another lie.

No such regulated boundary exist.

Not one place in the bylaws does it state control yield.

[Article III of bylaws under members state](#)

“Ownership of the Water rights shall remain with the land”

Denying water for a garden is denying the right of free choice and the domestic use right as stated in the bylaws. AKA **arbitrary discrimination**,

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
29880 00001 7045955 1 - 2 -
BRIEF OF DEFENDANT DEBORAH ST. PIERRE

See
Maps



The following Plot Maps

are in the order of the date's recorded by the property owners.

- [Virginia Galland](#)
- [Thomas P. & Joanne Johnson](#)
- [Walter C. & Rosemarie Johnson](#)
- [Frank & Eugenia Wilson](#)
- [Robert E. & Dorothy J. Engesser](#)
- [Lee G. & Susan D. Cornett](#)

One very important point is, as per map 53 / 40 Virginia Galland never owned
The property or the parcels 1,2, 3, or 4
therefore APN 571-040-002 was not part of her subdivision.

RECORD OF SURVEY

OF GOV'T LOT 4 & THE SW¹/₄ OF THE NW¹/₄ OF SEC. 4, T7S, R1E, S.B.B.M.

OCTOBER 1968

WOODROW REMBOLDT

RECORDER'S CERTIFICATE

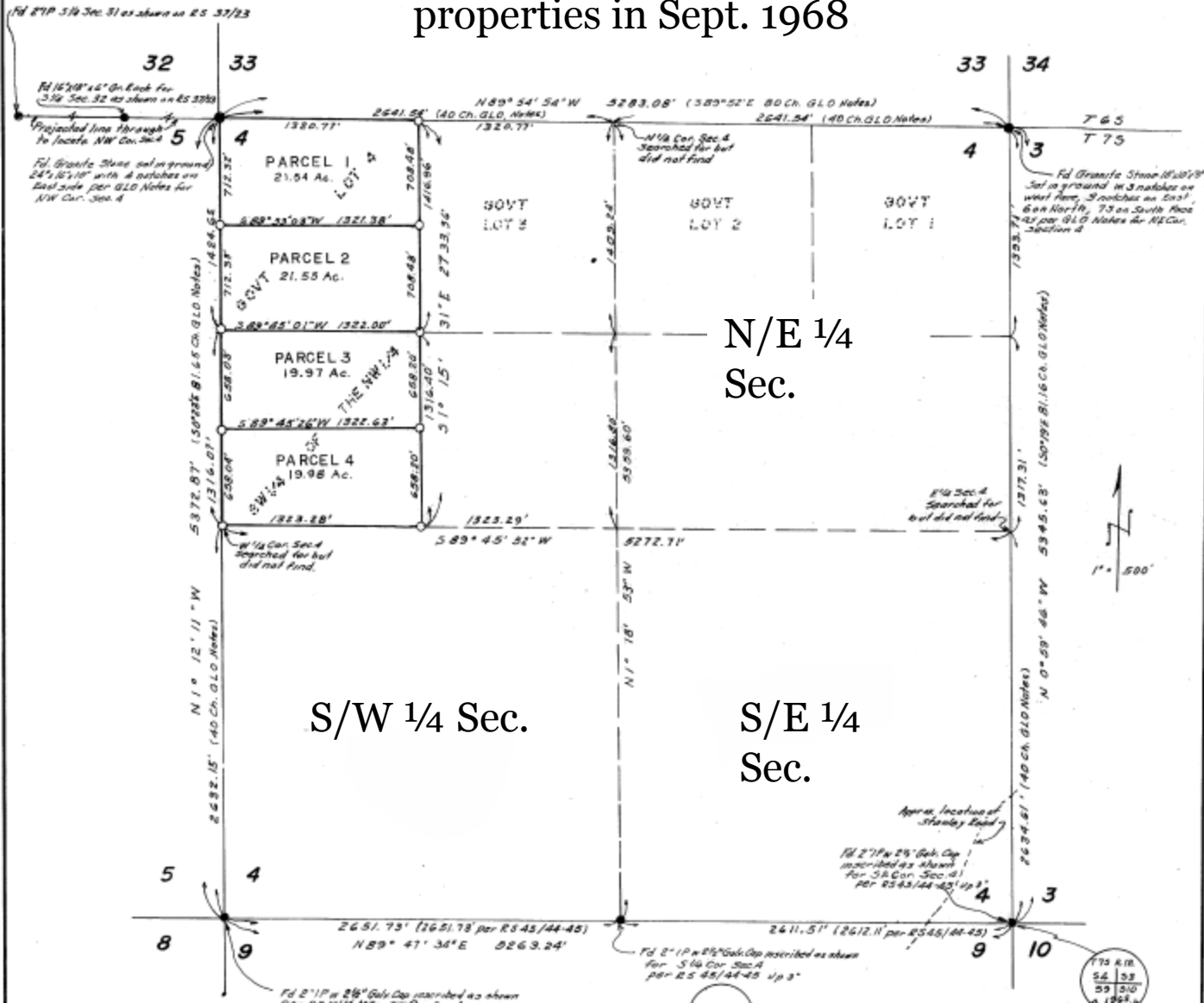
Filed this 3 day of DEC. 1968 at 12:30 p.
in book 53 of Record of Surveys at page 37
at the request of the County Surveyor

W.D. BALOGH
County Recorder

FEE \$ 5.00
NO. 117559

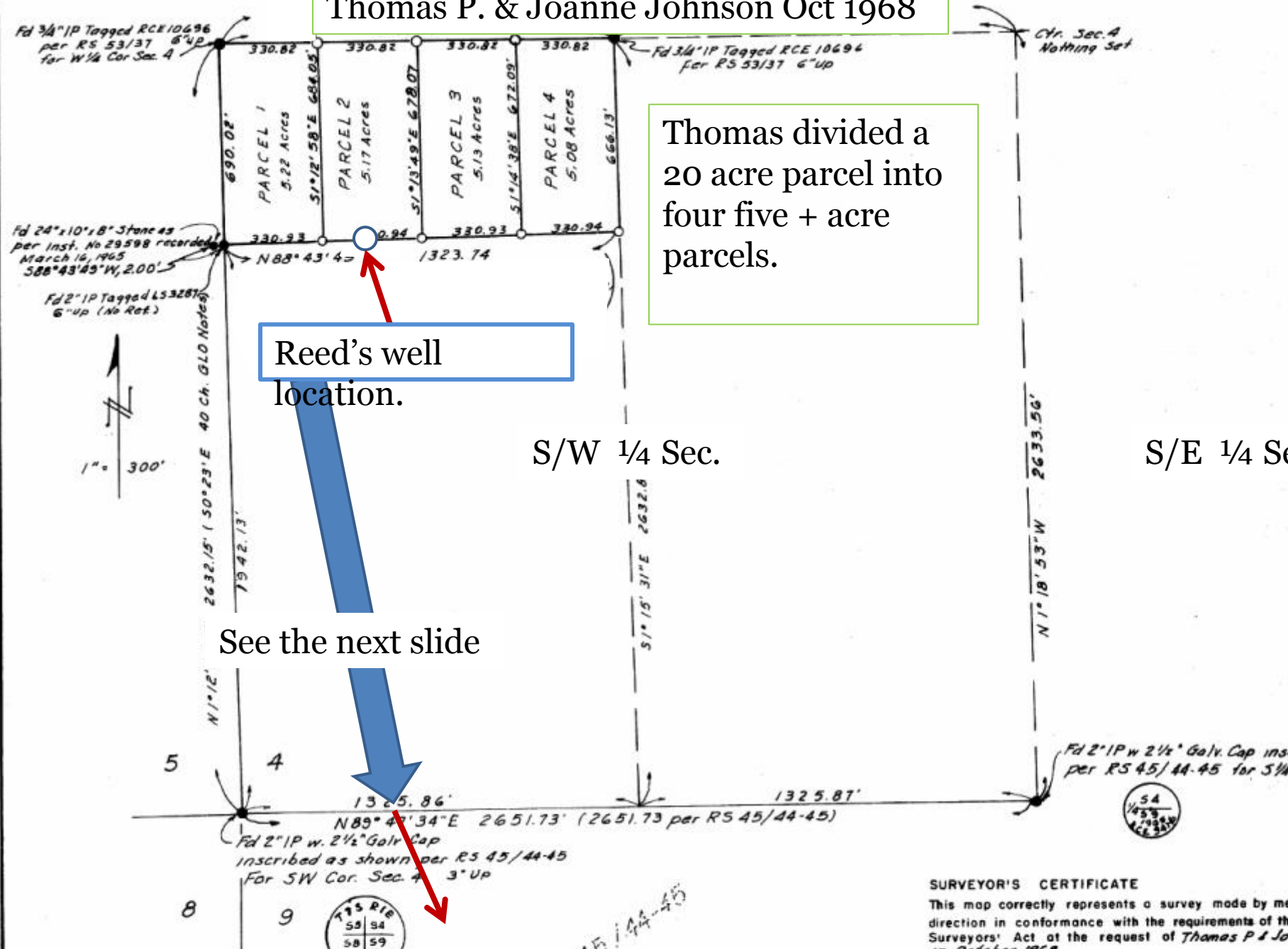
By Deann Blough
Deputy

Virginia Galland divided 80 acres into 4 separate properties in Sept. 1968



APN 571-040-002

Thomas P. & Joanne Johnson Oct 1968



Thomas divided a 20 acre parcel into four five + acre parcels.

Reed's well location.

See the next slide

SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by me in the direction in conformance with the requirements of the Surveyors' Act at the request of Thomas P & Joanne Johnson Oct 1968

Reed's Property

Easement Doc# 191167

Dated May 24, 1990

APN# 571-040-002

44100 Ginger Circle

[Go BACK](#)

Moralas Property

Lamb's Property



330 feet

180 feet +/-

The well

Scale 1 line = 30 foot

30 foot



A circle of land
30 feet in diameter,
surrounding the "well" location

Private Property

Ginger Cir.

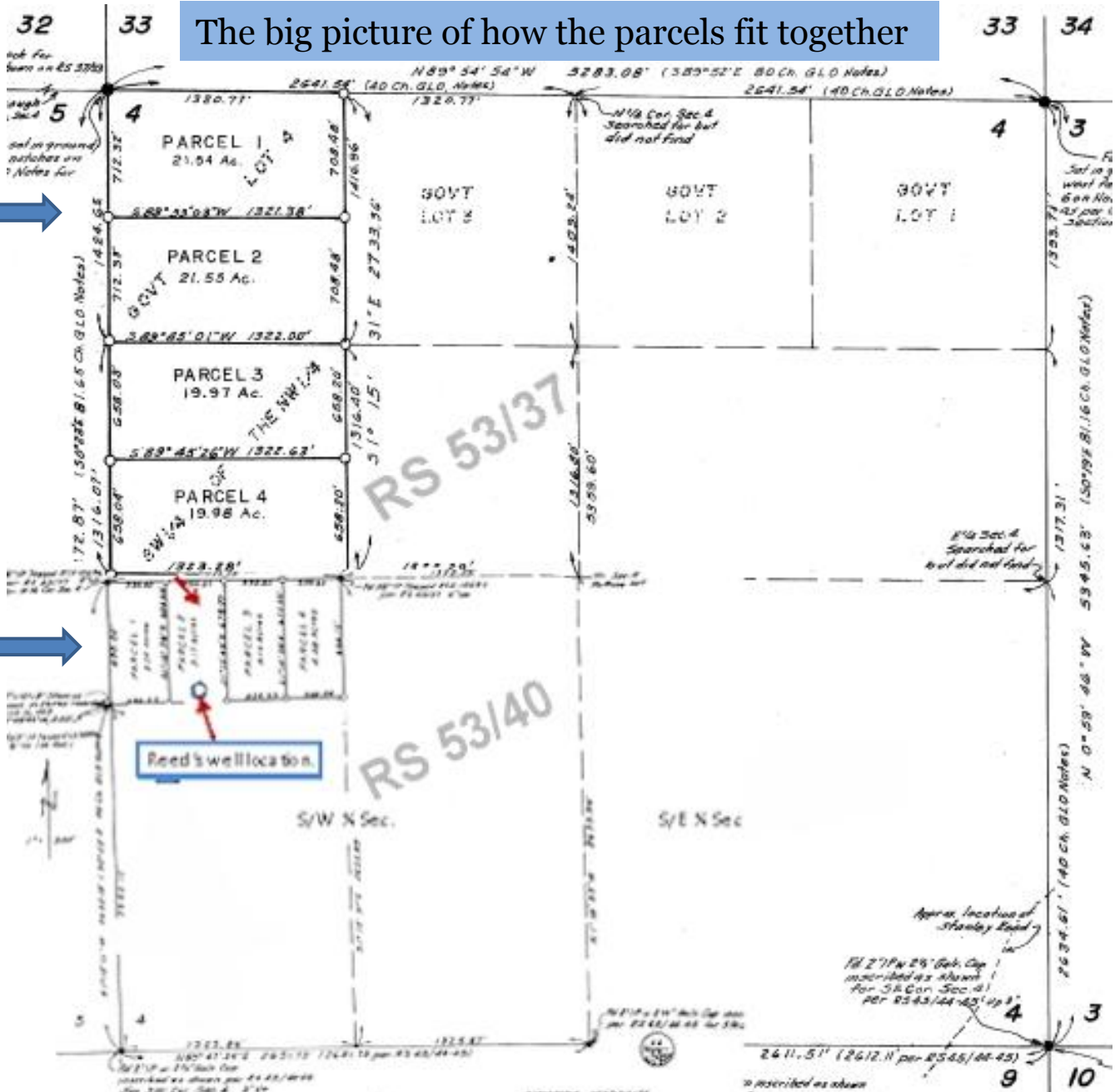
30 foot

Ginger Cir.

Ginger Cir.



The big picture of how the parcels fit together



Slide #8



Slide #9



RECORD OF SURVEY

OF THE N 1/2 OF GOV. LOT 4, SEC. 4, T 7 S, R 1 E, S B B & M

November 1968

Woodrow Remboldt CE.

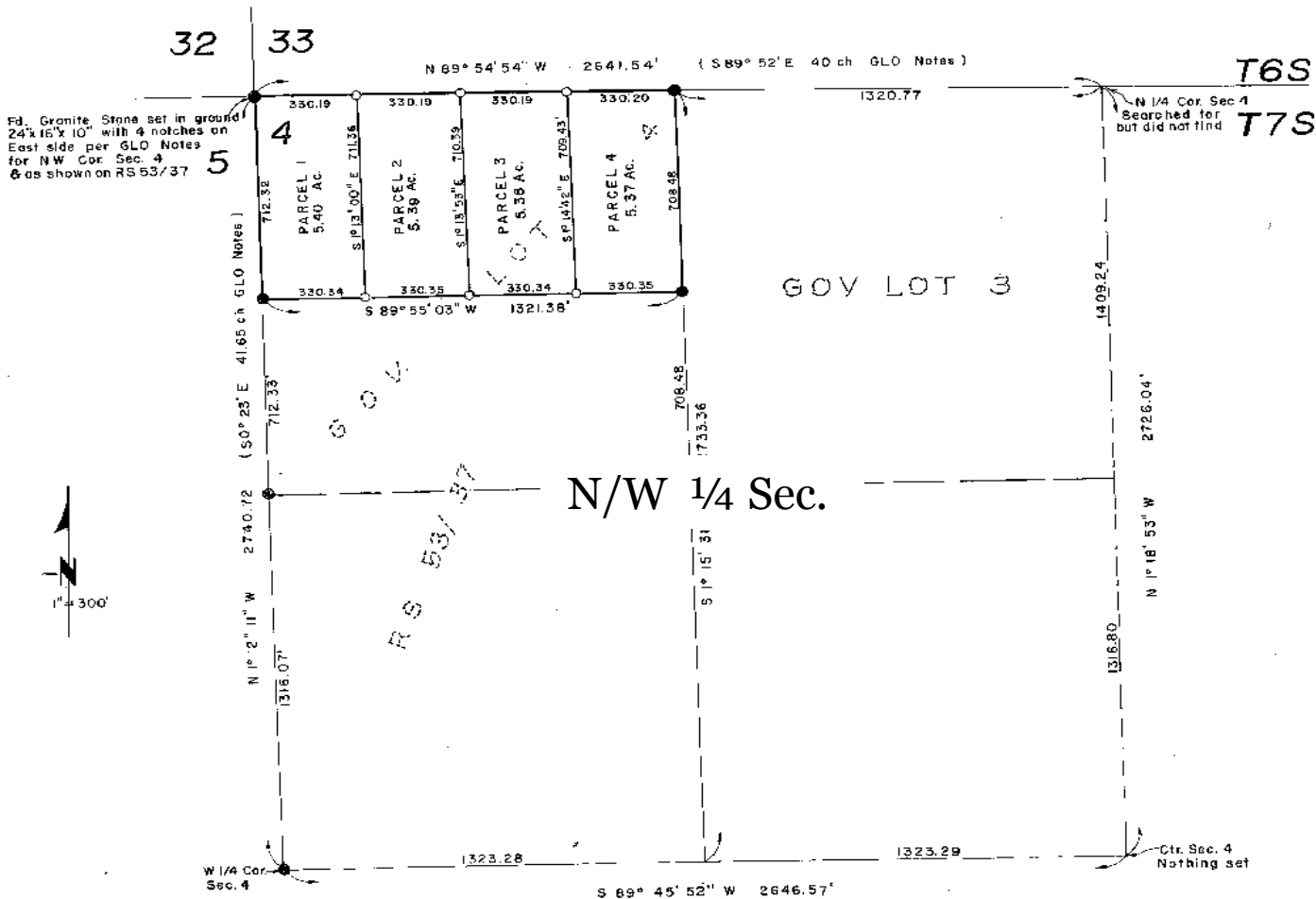
RECORDER'S CERTIFICATE

Filed this 3 day of JAN 1969 at 3:00 p.m.
 In book 23 of Record of Surveys at page 43
 at the request of the County Surveyor.

W. D. BALOGH
 County Recorder
 By Lawrence B. Vaughan
 Deputy

FEE \$ 5.00
 NO. 843

From Virginia Galland to Walter C. & Rosemarie Johnson Nov 1968



RS 53/40

RECORD OF SURVEY

OF THE S 1/2 OF GOV. LOT 4, SEC. 4, T 7 S, R 1 E, S B B & M
 January 1968

Woodrow Remboldt C.E.

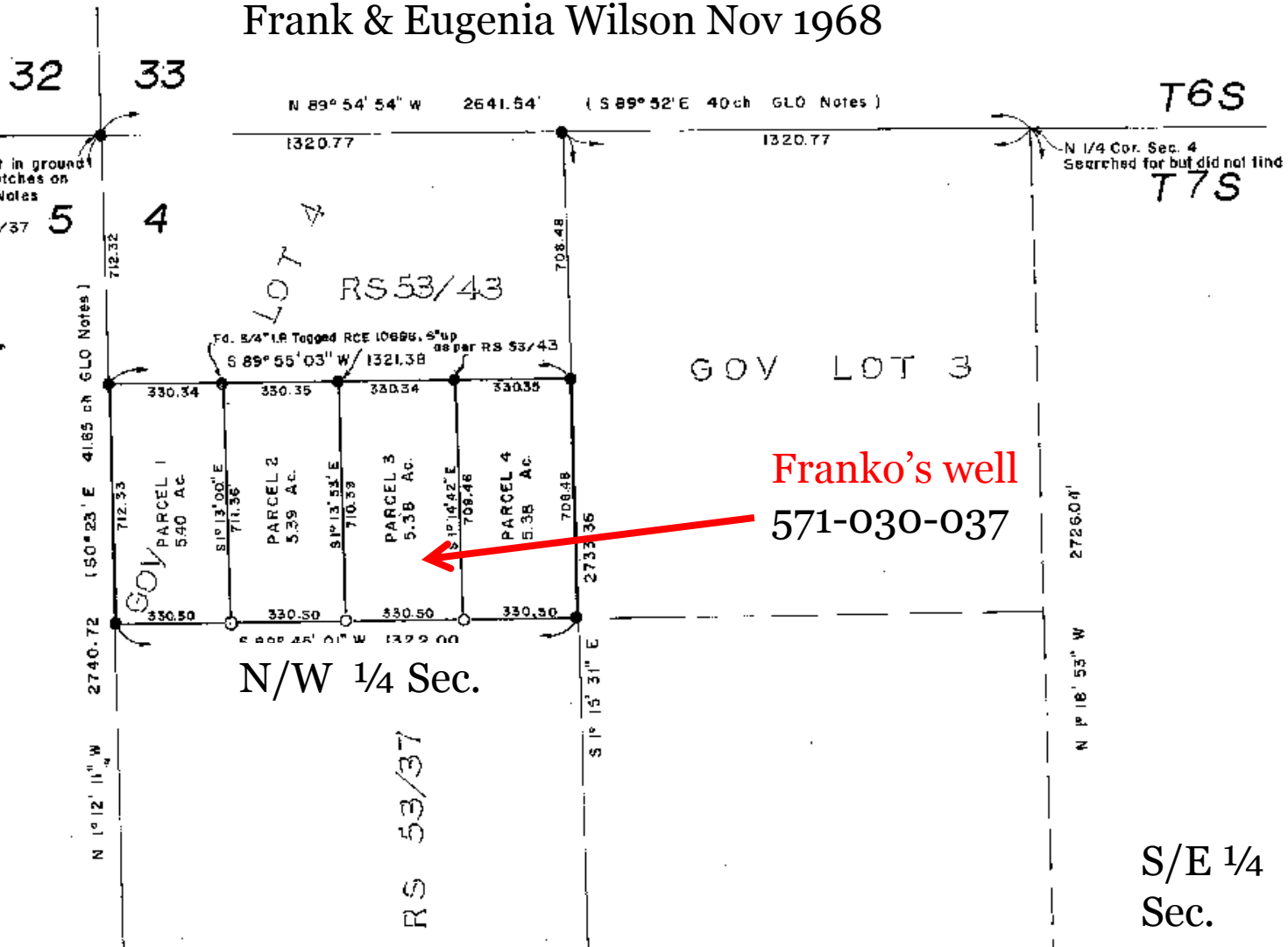
RECORDER'S CERTIFICATE
 Filed this 7 day of Jan 1968 at 1:10 p.m.
 in book 53 of Record of Surveys at page 47
 at the request of the County Surveyor

FEE \$ 5.00
 NO. 2420

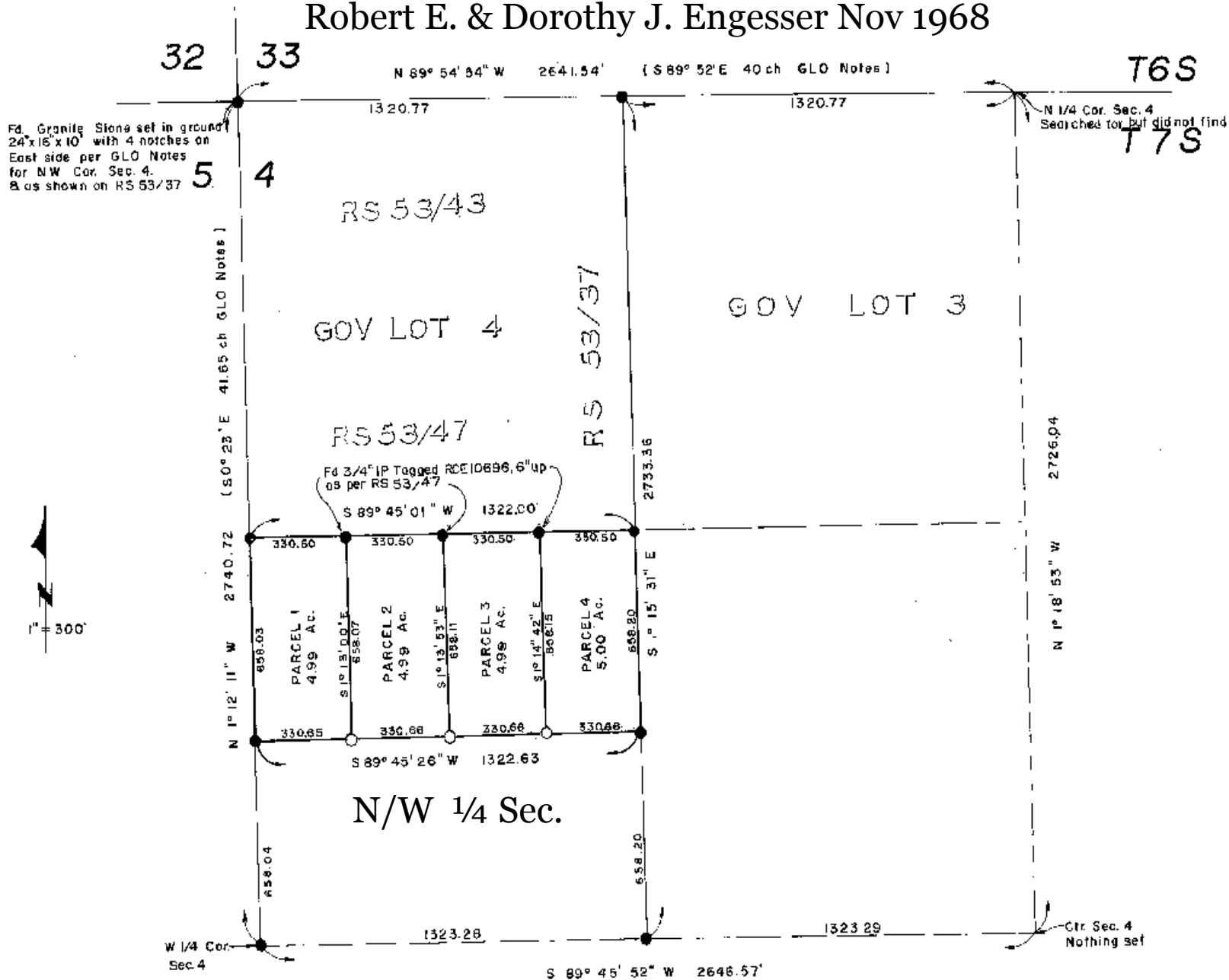
W. D. BALOGH
 County Recorder
 By Devin B. Vaughan
 Deputy

From Virginia Galland to
 Frank & Eugenia Wilson Nov 1968

d. Granite Stone set in ground
 4"x16"x10" with 4 notches on
 east side per GLO Notes
 for NW Cor. Sec. 4
 as shown on RS 53/37



From Virginia Galland to Robert E. & Dorothy J. Engesser Nov 1968



RECORD OF SURVEY

IN THE NW 1/4 OF SEC 4, T7S R1E SBB & M

January 1969

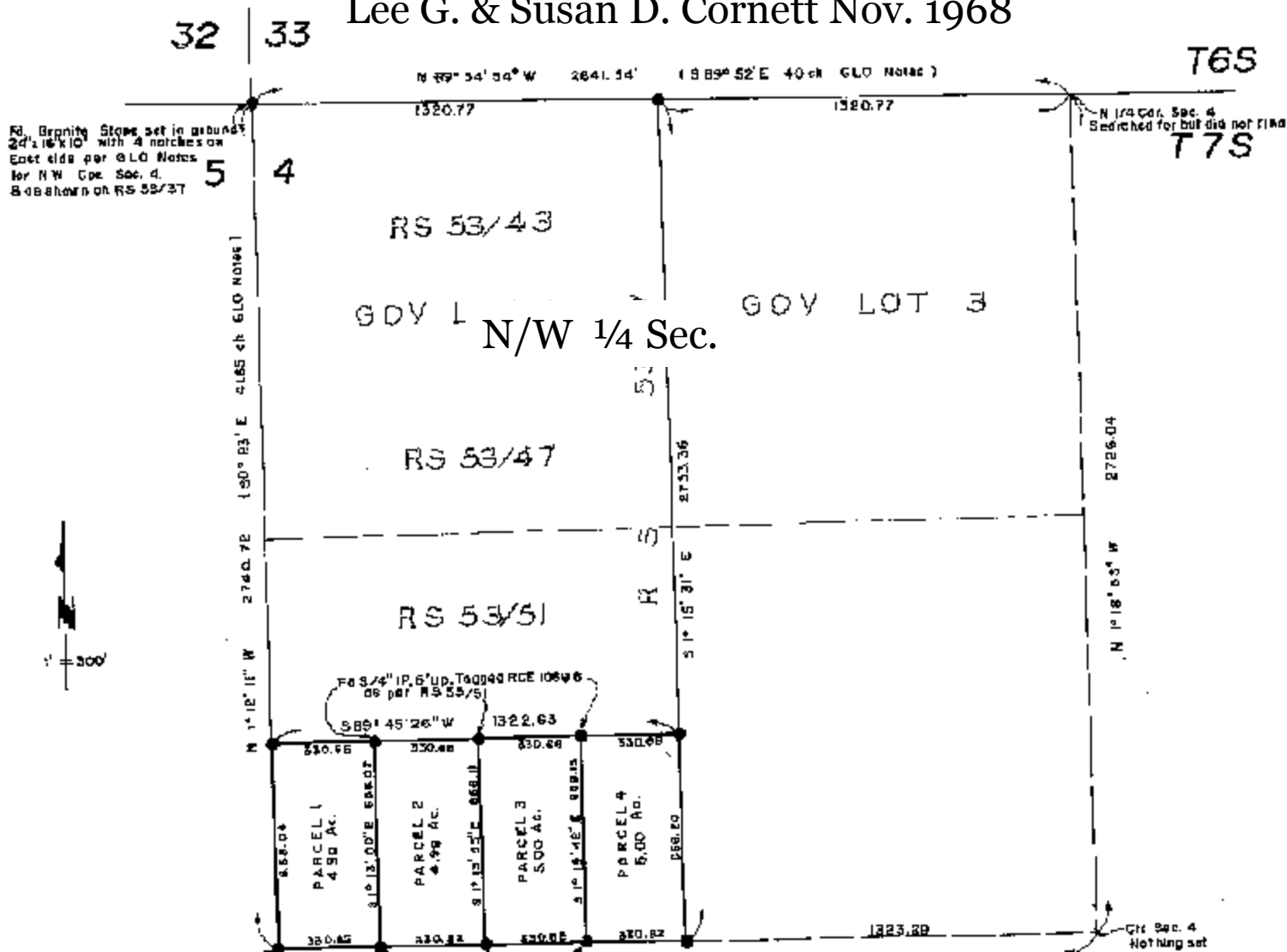
Woodrow Remboldt C.E.

RECORDED'S CERTIFICATE
 Filed this 24 day of Dec 1968 at 1:00 P.M.
 in Book 52 of Record of Surveys of page 52
 at the request of the County Surveyor

W. D. BALGON
 County Recorder
 By Dean Blough
 Deputy

FEE \$ 5.00
 NO. 7824

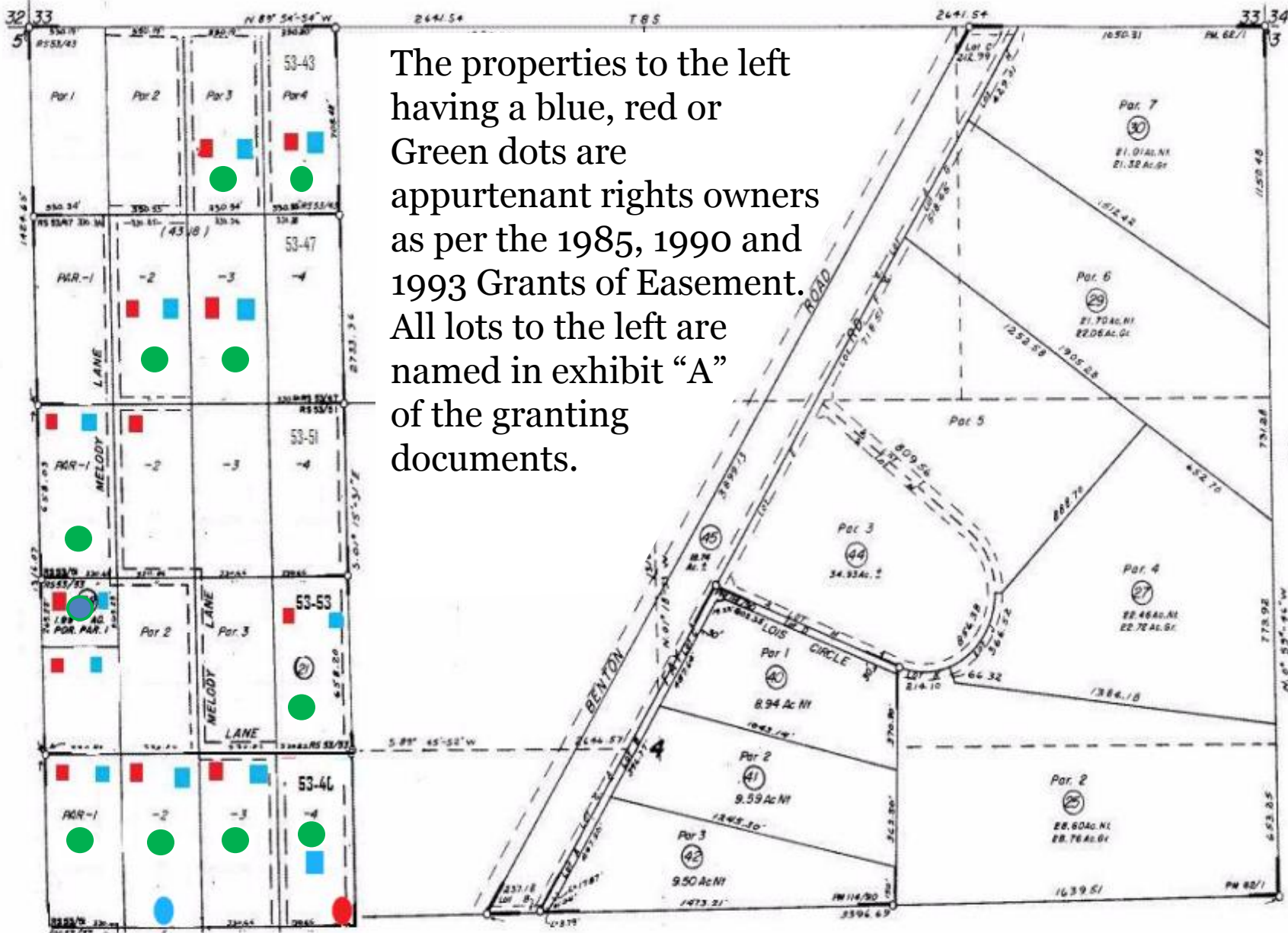
From Virginia Galland to
 Lee G. & Susan D. Cornett Nov. 1968





For clarity I have color coded
the following map.

- The next slide shows all of the properties that were named as having an appurtenant Grant of Easement to the 1985, 1990 and 1992 Grants of Easement to the water convey from the wells.

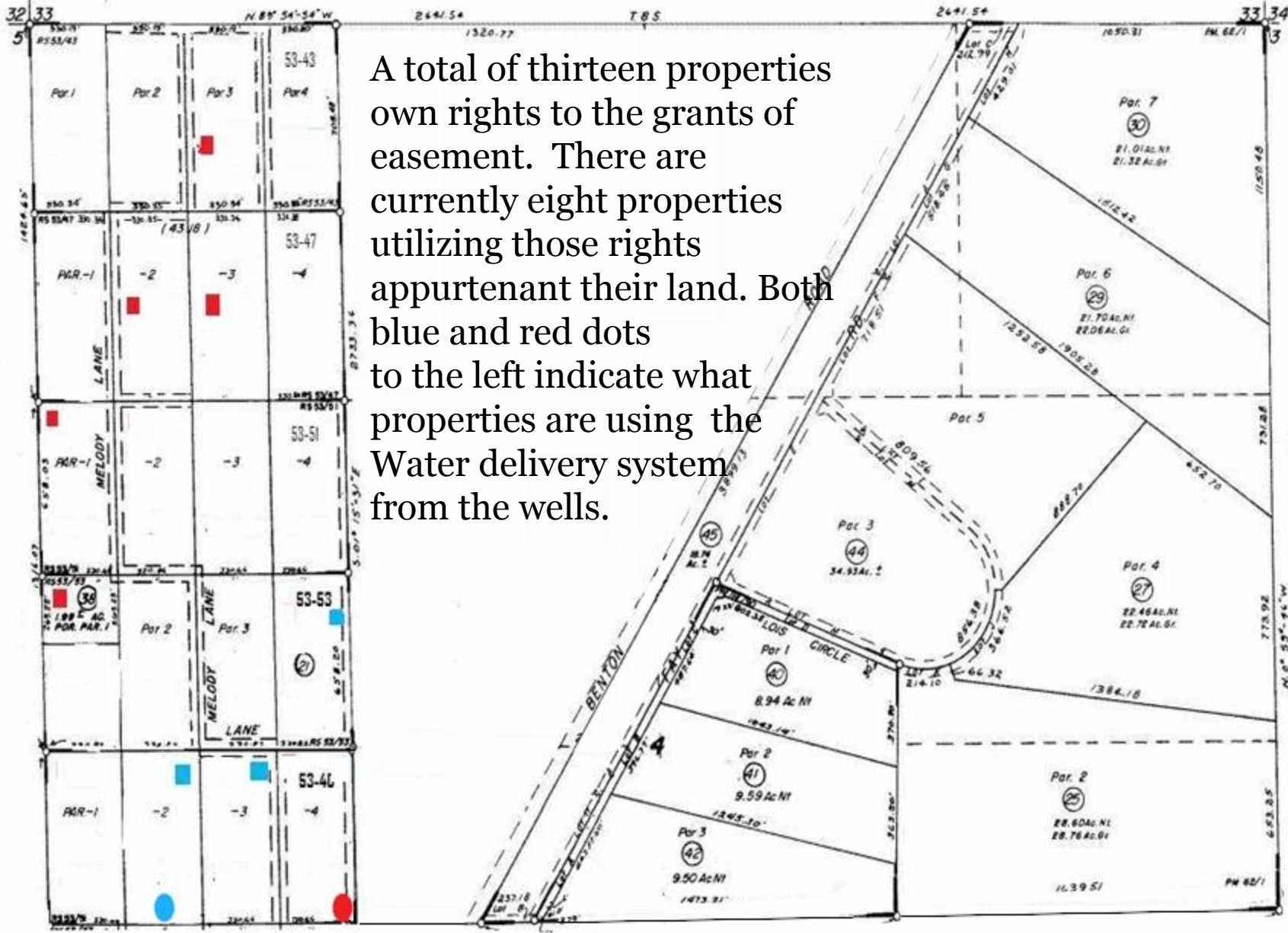


The properties to the left having a blue, red or Green dots are appurtenant rights owners as per the 1985, 1990 and 1993 Grants of Easement. All lots to the left are named in exhibit "A" of the granting documents.

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

● 1993 Tank easement rights.

[Go back to last page.](#)



A total of thirteen properties own rights to the grants of easement. There are currently eight properties utilizing those rights appurtenant their land. Both blue and red dots to the left indicate what properties are using the Water delivery system from the wells.

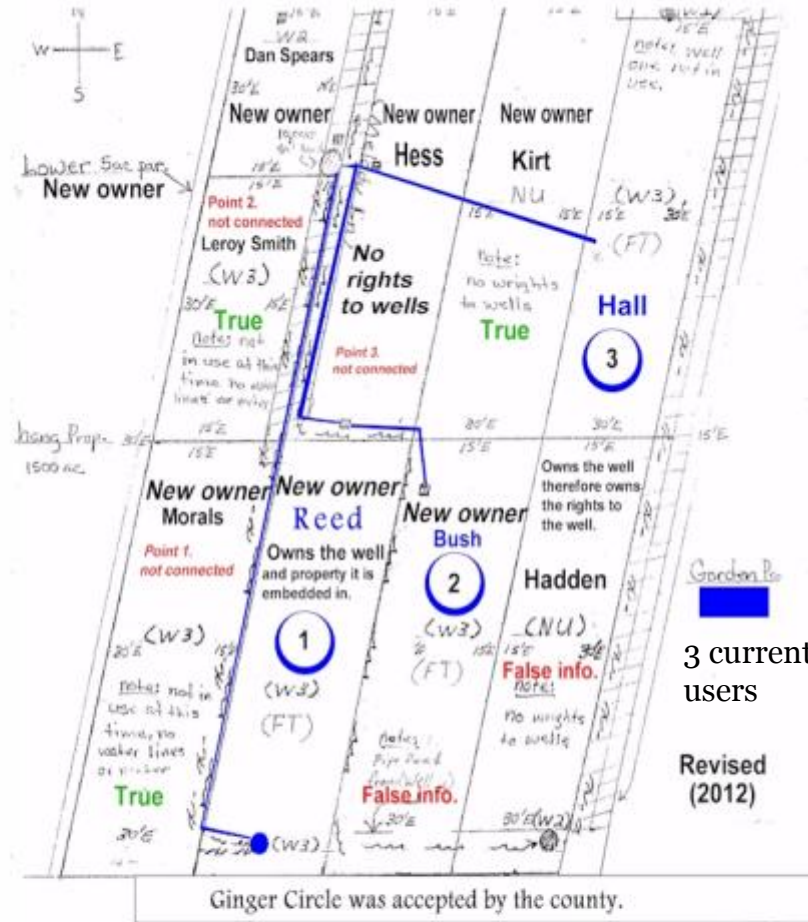
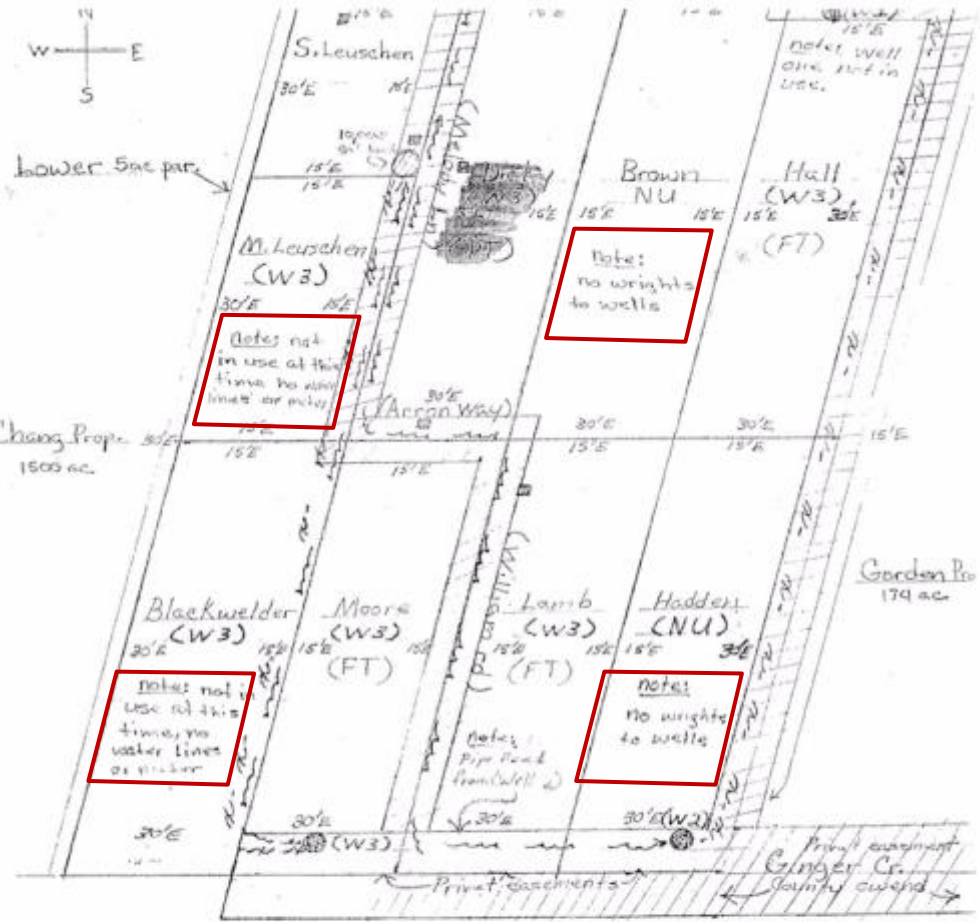
- 1985 Well ■ Doc # 53702 Easement rights ■ 5 Current connections 1-1-2013
- 1990 Well ■ Doc # 191167 Easement rights ■ 3 Actively metered connections

As per records on file with Environmental Health.

Current easement users.

2003

2012



Note: One inch water return lines are not shown. Properties show what well they are on.

Lowpez Prop.

Notes: Roads do not follow easements ext.

2" EM = 30' Easement
1/2" EM = 15' Easement

(2003)

F+	Full time users
PF	Part time users

—	Main water Lines
-V	Automation Lines
⊙	Water holding tanks
⊙	Wells (W1)(W2)(W3)
⊙	Meters
⊙	Bleeder valves
	Roads
NU	None Users

Note: One inch water return lines are not shown. Properties show what well they are on.

Notes: Roads do not follow easements ext.

2" EM = 30' Easement
1/2" EM = 15' Easement

● Reed's well Total connections = 3

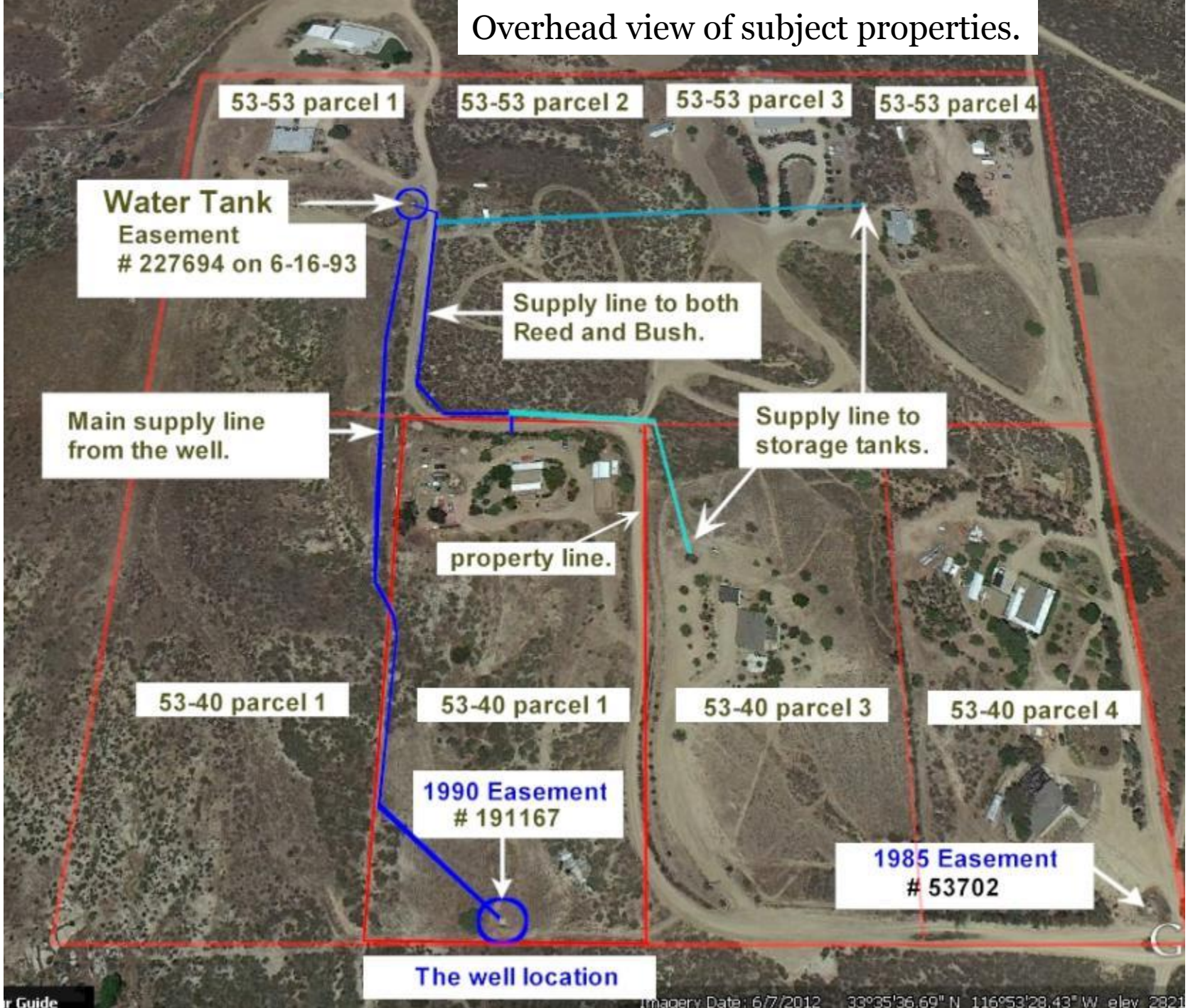
—	Main water Lines
-V	Automation Lines
⊙	Water holding tanks
⊙	Wells (W1)(W2)(W3)
⊙	Meters
⊙	Bleeder valves
	Roads
NU	None Users

3	Full time users	12
	Part time users	

3 current users

Revised (2012)

Overhead view of subject properties.



53-53 parcel 1

53-53 parcel 2

53-53 parcel 3

53-53 parcel 4

Water Tank Easement # 227694 on 6-16-93

Supply line to both Reed and Bush.

Main supply line from the well.

Supply line to storage tanks.

property line.

53-40 parcel 1

53-40 parcel 1

53-40 parcel 3

53-40 parcel 4

1990 Easement # 191167

1985 Easement # 53702

The well location

Recorded
March 15, 1985

53702

This does not grant
Best, Best & Krieger any
rights to use the easement.

LAW OFFICES OF
BEST, BEST & KRIEGER
4200 ORANGE STREET
RIVERSIDE, CALIFORNIA 92506

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

RECORDED
MAR 15 1985

MAR 15 1985

Recorded in Official Records
of Riverside County, California
William E. Stanley
Recorder
Page 5

17/8

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 Keil and Barbara A. Keil, 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 Burkhardt, 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, reconstruction,
19 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-

Where is Weber Valley Heights Water Association mentioned anywhere on or in this legally recorded document?

53702

LAW OFFICES OF
BERT, BEST & KRIEGER
4800 ORANGE STREET
PO BOX 10000
RIVERSIDE, CALIFORNIA 92503

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

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 7, 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.

M. Lill J. Collins
Signature of Notary



53702

Current owners list.

Jeff Hall →

Beverly Heath →

LAW OFFICES OF
BEST, BEST & KRUEGER
4300 ORANGE AVENUE
POST OFFICE BOX 1028
RIVERSIDE, CALIFORNIA 92502

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

DELBERT KELLEY AND SUSAN M. KELLEY, husband and wife, as
Joint Tenants.

Parcel 4 of Record of Surveys recorded January 24,
1969 as shown by Map on file in Book 53, page 53 of
Record of Surveys, Records of Riverside County,
California.

PAUL D. KLAUSING AND ESTER C. KLAUSING, husband and wife as
Joint Tenants.

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.

Lee Johnson →

53702

Bob Franko →

LAW OFFICES OF
BETTY BEATT & KRUEGER
14000 ORANGE STREET
P.O. BOX 1048
RIVERSIDE, CALIFORNIA 92502

Greg Reed →

Martha Morales →

1 HOWARD W. KELL AND BARBARA A. KELL, husband and wife as
 2 Joint Tenants.
 3 Parcel 2 of Record of Survey on file in Book 53,
 4 page 51 of Record of Survey, Records of Riverside
 5 County, California.
 6 ROBERT JOSEPH FRANKO, JR. AND DEBORAH ST. PIERRE, as Joint
 7 Tenants.
 8 Parcel A:
 9 Parcel 3 of Record of Survey 53/47, Riverside
 10 County. (5.38 acres)
 11 Parcel B:
 12 Non-exclusive easements for roads and utilities not
 13 less than 30 feet wide over existing roads from
 14 East Benton Road to Parcel A hereof.
 15 CHARLES E. CAMPBELL AND JO ANN CAMPBELL, husband and wife as
 16 Joint Tenants.
 17 That portion of the Northwest quarter of the South-
 18 west quarter of Section 4, Township 7 South, Range
 19 1 East, San Bernardino Meridian, according to the
 20 Official Plat thereof, shown as Parcel 2 on a
 21 Record of Survey Map on file in Book 53, page 40 of
 22 Record of Surveys, Riverside County Records.
 23 EARL BLACKWELDER, a married man as his sole and separate
 24 property.
 25 Parcel 1:
 26 That portion of the Northwest quarter of the South-
 27 west quarter of said Section 4, Township 7 South,
 28 Range 1 East, San Bernardino Base and Meridian,

Continue list

Martha Morales →

53702

LAW OFFICES OF
BEST, BEST & KRIEGER
4200 ORANGE STREET
WEST ORANGE, NEW JERSEY
07067-1000, CALIFORNIA 92664

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

described as follows:

Beginning at the Northwest corner of the Southwest quarter of said Section 4; thence Southerly along the Westerly line of the Southwest quarter of said Section 4, a distance of 690.02 feet, more or less, to the Southwest corner of the land conveyed to the Owners of Record by Deed recorded January 19, 1970, as Instrument No. 4992 of Official Records of Riverside County, California; thence North 89°33.00" East, along the Southerly line of said land conveyed to the Owners of Record, 330.33 feet; thence North 1°12'58" West, 684.05 feet to the Northerly line of the Southwest quarter of said Section 4; thence South 89°45'52" West along the Northerly line of the Southwest quarter of said Section 4, distance of 330.32 feet to the point of beginning;

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

Parcel 2:

Non-exclusive easements for road and utility purposes, 30 feet wide, from East Benton Road to Parcel 1 described hereinabove.

Gary Boer



53702

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

RONALD FREDRICK POPP, a single man.

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.

WILSON CANTRELL AND LORINE CANTRELL, husband and wife as Joint Tenants.

That portion of Parcel 1 as shown by map on file in Book 53, page 53 of Records of Survey in the office of the County Recorder of Riverside County; being more particularly described as follows:

Beginning at the Southwest corner of Parcel 1, said point being the West Quarter corner of Section 4, said point also being the true point of beginning; thence North 1°12'11" West 394.82 feet along the West line of Parcel 1; thence North 89°45'36" East, 330.71 feet to the 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

LAW OFFICES OF
BEST, BEST & KRUEGER
4600 ORANGE STREET
PORT ORCHARD, WASHINGTON
RIVERSIDE, CALIFORNIA 92502

Lee Smith



53702

Dan Spears →

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

Parcel 1; thence South 89°45'52" West, 330.82 feet along the South line of Parcel 1 to the true point of beginning.

ELSTER L. WOOD AND CHARLOTTE WOOD, husband and wife as Joint Tenants.

Parcel 1 of Record of Survey, as shown by map recorded in Book 53, page 53, Records of Survey, Riverside County, California.

Lee Smith →

CLAUDINE DEASY BURKHART, a widow.

Parcel A:

Parcel 1, as shown on Record of Survey, recorded January 20, 1969 in Book 53, page 51 of Records of Survey, Records of Riverside County, California; Reserving therefrom non-exclusive easements for road and utility purposes 30 feet wide along the West line and 15 feet wide along the North, East and South lines.

Parcel B:

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

Bob Franko →

MARVEL E. GILCHRIST AND EDITE B. GILCHRIST.

Parcel A:

Parcel 2 of Record of Survey 53/47, Riverside County, State of California.

Parcel B:

Non-exclusive easements for roads and utilities not

LAW OFFICES OF
BEST, BEST & KRUEGER
ALSO CHARLES STREET
FLOOR 1000
RIVERSIDE, CALIFORNIA 92502

Cody Bush



53702

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

less than 30 feet wide over existing roads from East Benton Road to Parcel A hereof.

GILBERT G. GASTON AND NORMA P. GASTON.

Parcel A:

Parcel 3 of Record of Survey 53/40, Riverside County. (5.13 acres)

Parcel B:

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

LAW OFFICES OF
BEST, BEST & KRUEGER
4200 ORANGE STREET
PO BOX 1028
RIVERSIDE, CALIFORNIA 92502

Why would this Grant rights to Weber Valley Heights?

The fact is, it doesn't.

Deed for grant of easement by Charles and Joann Campbell, to "The named parties" AKA Grantees. Where is Weber Valley Heights after the word "TO" ?

The fact is the right itself shall remain my property to enjoy without interruption or trespass by another.

191167

The When Recorded Mail To:

WEBER VALLEY HEIGHTS
NON-PROFIT ASSOCIATION
44135 PERRYMAN LN
HE NET, CALIF

GRANT OF EASEMENT

This deed for grant of easement April 12, 1990, by Charles Campbell

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

Grantor, for valuable consideration, hereby grants to grantees an easement for the drilling, construction, installation, equipping, operation, use, maintenance and repair of a water well and for the construction, reconstruction, installation, replacement, removal, repair, operation, and maintenance of pipelines 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:

A circle of land, 30 feet in Diameter, surrounding the well location on the south side of, 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 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.

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. 2781. Affects: The South 30 feet of said land.

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 Exhibit "A", attached and incorporated.

RECEIVED FOR RECORD
AT 3:30 O'CLOCK A.M.
MAY 24 1990
Recorded in Official Records
of Riverside County, California
By *William P. [Signature]*
Recorder
Fees \$ 45

GRANT OF EASEMENT

On 6-6-1993 this document
Was re notarized

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

This is who owns
the rights.

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

What the uses
shall be.

THE SECTION OF LAND CURRENTLY DESCRIBED
AS A NON-EXCLUSIVE EASEMENT FOR ROAD AND
UTILITY PURPOSES, 15 FEET WIDE ALONG THE
EAST LINE OF THAT PORTION OF PARCEL 1 AS
SHOWN BY MAP ON FILE IN BOOK 53, PAGE 53
OF RECORDS OF SURVEY IN THE OFFICE OF THE
COUNTY RECORDER OF RIVERSIDE COUNTY;
BEING MORE PARTICULARLY DESCRIBED AS:
BEGINNING AT THE SOUTHWEST CORNER OF
PARCEL 1, SAID POINT BEING THE WEST
QUARTER CORNER OF SECTION 4, SAID POINT
ALSO BEING THE TRUE POINT OF BEGINNING;
THENCE NORTH 1 12' 11" WEST 394.82 FEET
ALONG THE WEST LINE OF PARCEL 1; THENCE
NORTH 89 45' 36" EAST, 330.71 FEET TO THE
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.

The key words here are
"NON-EXCLUSIVE"
For road and "UTILITY
PURPOSE"

This area describes
the location of the
easement

Limited use statement.

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 EXHIBIT
"A", ATTACHED AND INCORPORATED.

The benefit is "Appurtenant
to the land."

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

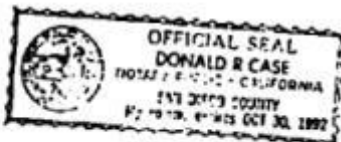
IN WITNESS WHEREOF, grantor has executed this deed
on the date stated.

RONALD MARK LEUSCHEN

RENOTARIZED 4-13-93


Ronald mark L Leuschen

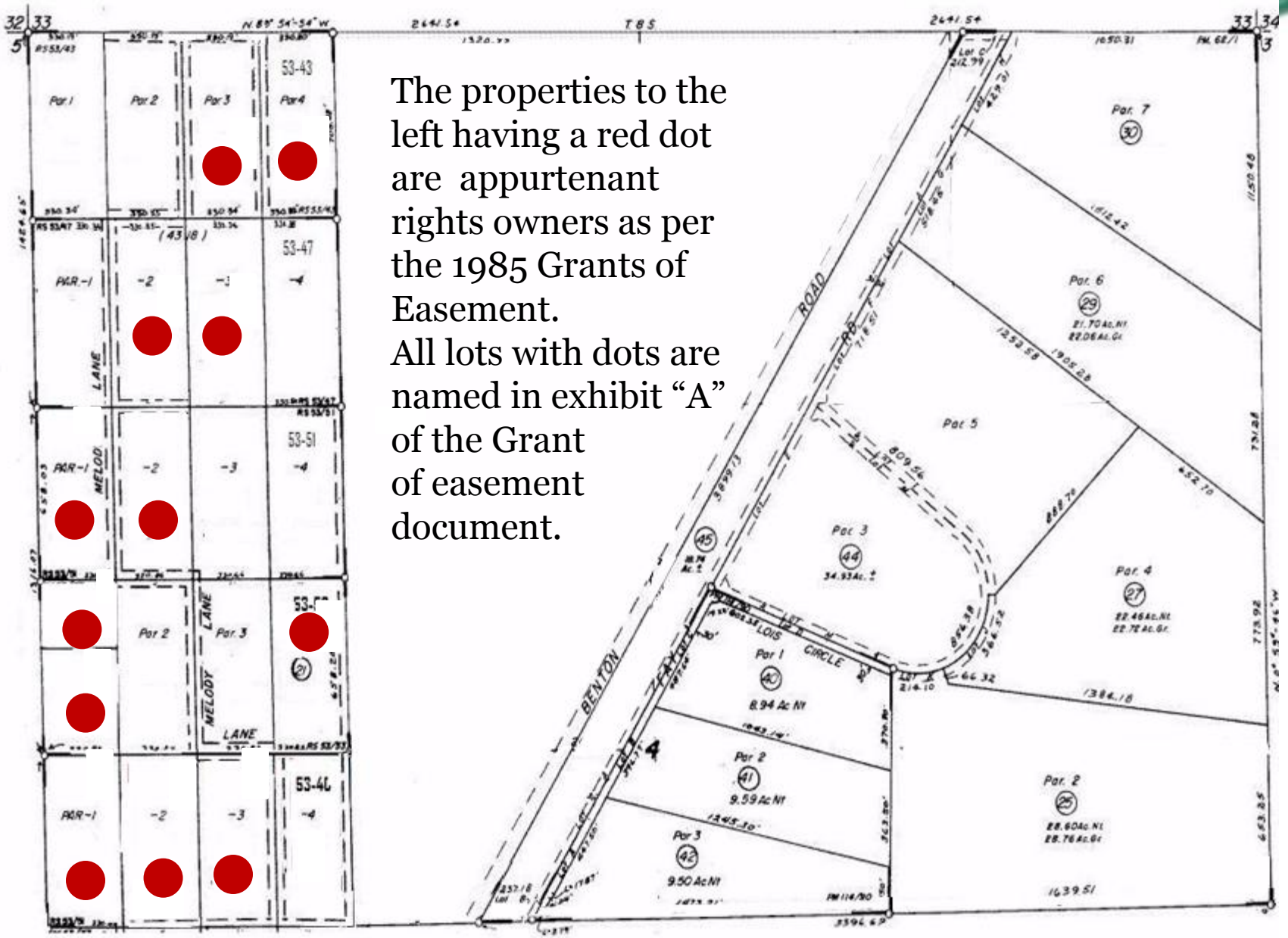
On Sept. 11, 1992 before me, the under signed, a notary
public in and for the county and state personally appeared
Ronald Mark Leuschen, known to me to be the person whose
name is subscribed to within instrument and acknowledged that
he executed the same.



Signature of Notary Public

(NOTARY SEAL)

- 
- The following 2 slides provide a plot map that identifies the properties as named in the 1985 Grant of Easement exhibit “A” document.



The properties to the left having a red dot are appurtenant rights owners as per the 1985 Grants of Easement. All lots with dots are named in exhibit "A" of the Grant of easement document.

The next slide names the property owners and

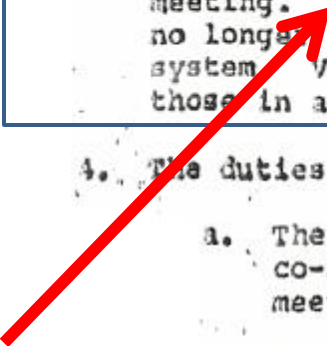
Weber Valley Heights Water Association is not named in one place on the 1985 easement

The 1973 bylaws state,
 “Board members shall serve for one year or until no longer land owners in the area served by the water system”.

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.



- 1) Jack Perryman
- 2) Frank Murphy
- 3) Gladys Murphy
- 4) Dorothy Armstrong
- 5) Lorene Cantrell
- 6) Virgil Stranberg ?

The key wording is
 “or until no longer land owner”
 In order to have the authority and legal foundation of rights to a water delivery system and establish rules for the Association, the board members needed to be land owners conveying rights to the Association.

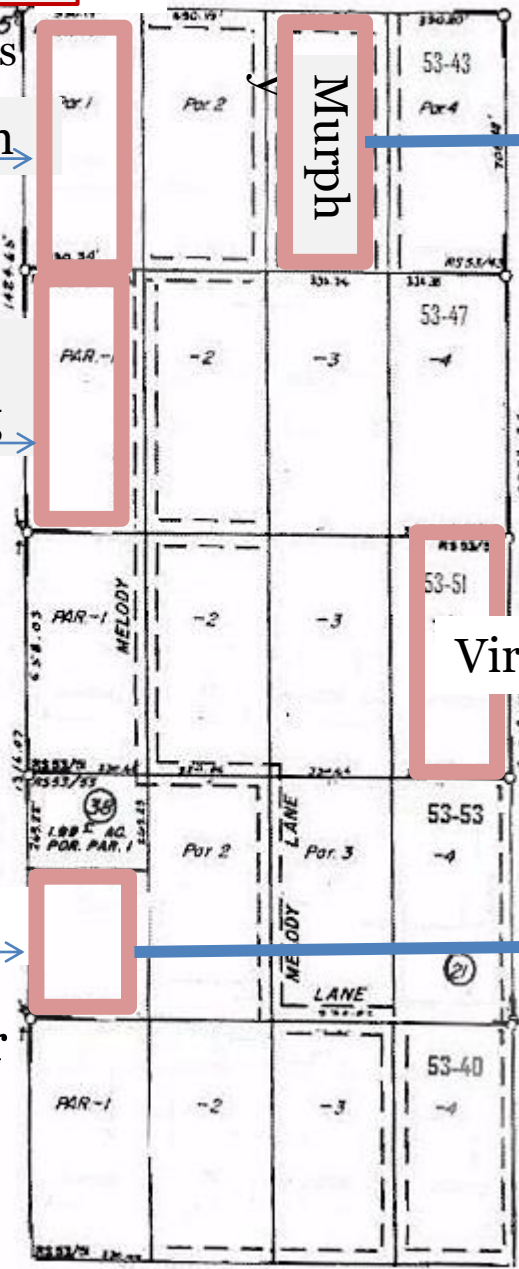
1973 PLOT MAP

Original Members

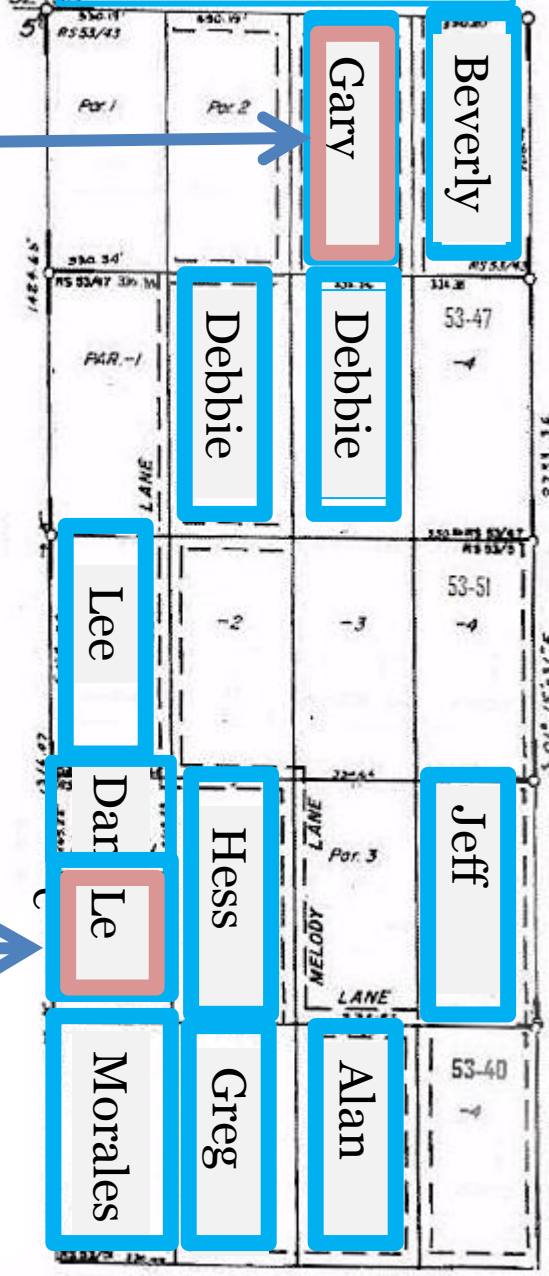
Jack Perryman

Dorothy Armstrong
Was a renter
in 1973

Lorene Cantrell
Was a Renter



2012 PLOT MAP



4 Properties wide

WHEN RECORDED MAIL TO:

THOMAS J. MOORE
Attorney at Law
P.O. Box 10899
Santa Ana, CA 92711

MAIL TAX STATEMENT TO:

Mr. and Mrs. Harry J. Love
41621 Whittier Ave.
Hemet, CA 92343

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE
REGISTERED
COMPUTED ON FULL VALUE OF PROPERTY TRANSFERRED
COMPUTED ON FULL VALUE LESS LIENS AND
ENCUMBRANCES EXISTING AT TIME OF SALE
FISCO

GRANT DEED

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

DOROTHY L. ARMSTRONG, a single woman,

hereby GRANT(S) to HARRY J. LOVE and BETTY J. LOVE, 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 1 of Record of Survey 53/67, Riverside
County. (5.40 acres)

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

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

Property rights are spelled out in this document.

Why did it fail to mention the water rights or an Association?

Dorothy Armstrong was an official director of the board for WVHWA who as WVHWA claimed ownership rights to two wells.

4
1529157
2516251

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.

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.

(There are not three wells hooked up) or even easements to three wells)

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. (Define next regular meeting)

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

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.)

Dear Members,

This was made up

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

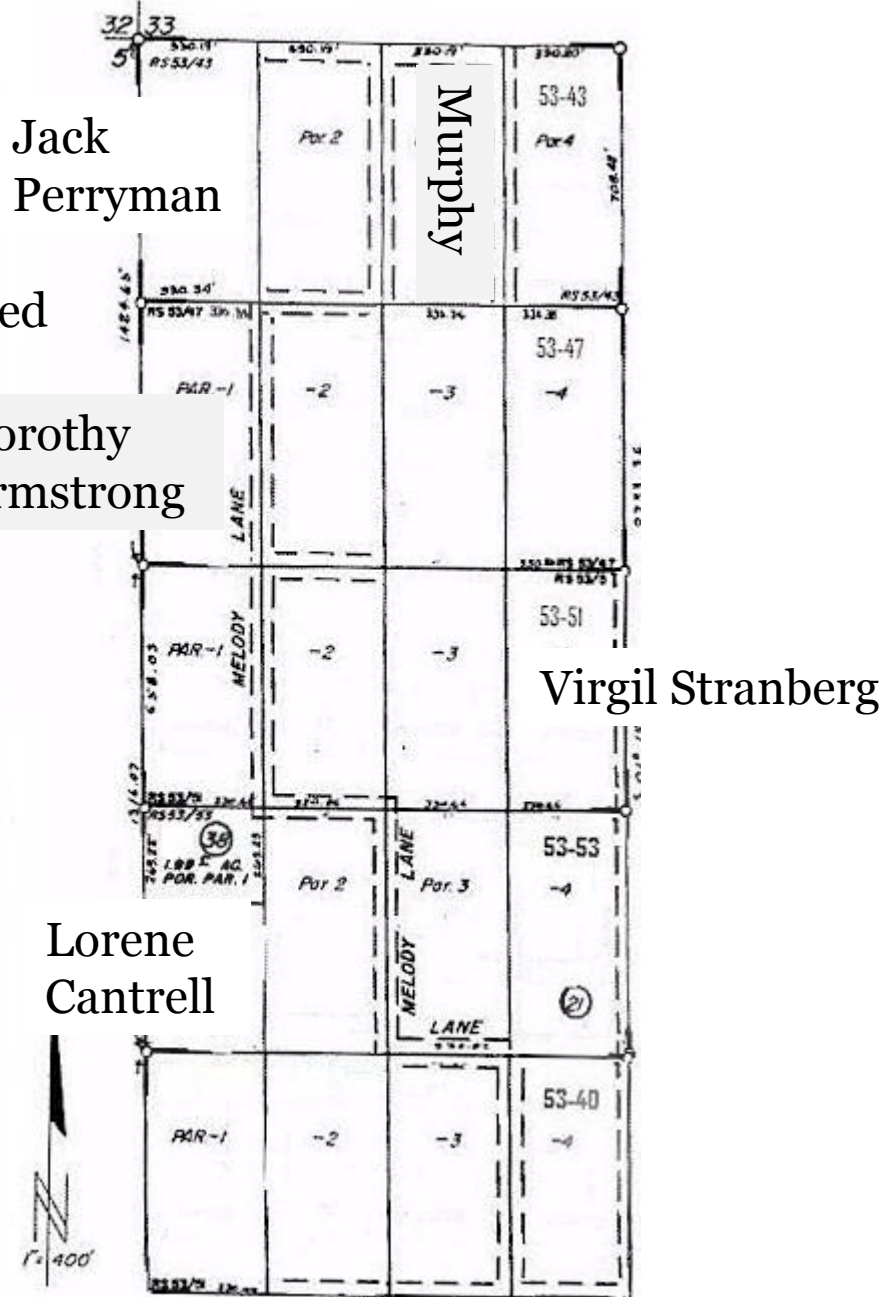
Deborah St. Pierre
President

Proof, it's not about water, it's about who is making money

The 1973 Board of Directors were named as follows.

- 1) Jack Perryman
- 2) Frank Murphy
- 3) Gladys Murphy
- 4) Dorothy Armstrong
- 5) Lorene Cantrell
- 6) Virgil Stranberg

Five properties in total were effected by the Association.



WEBER VALLEY HEIGHTS WATER ASSOCIATION BYLAWS

Revised July 13, .2002

ARTICLE 1 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.

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.

- 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.

- **Weber Valley Heights Water Association Bylaws**

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', Rule, of Order.

Section 4: One vote is allowed per land parcel.

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.

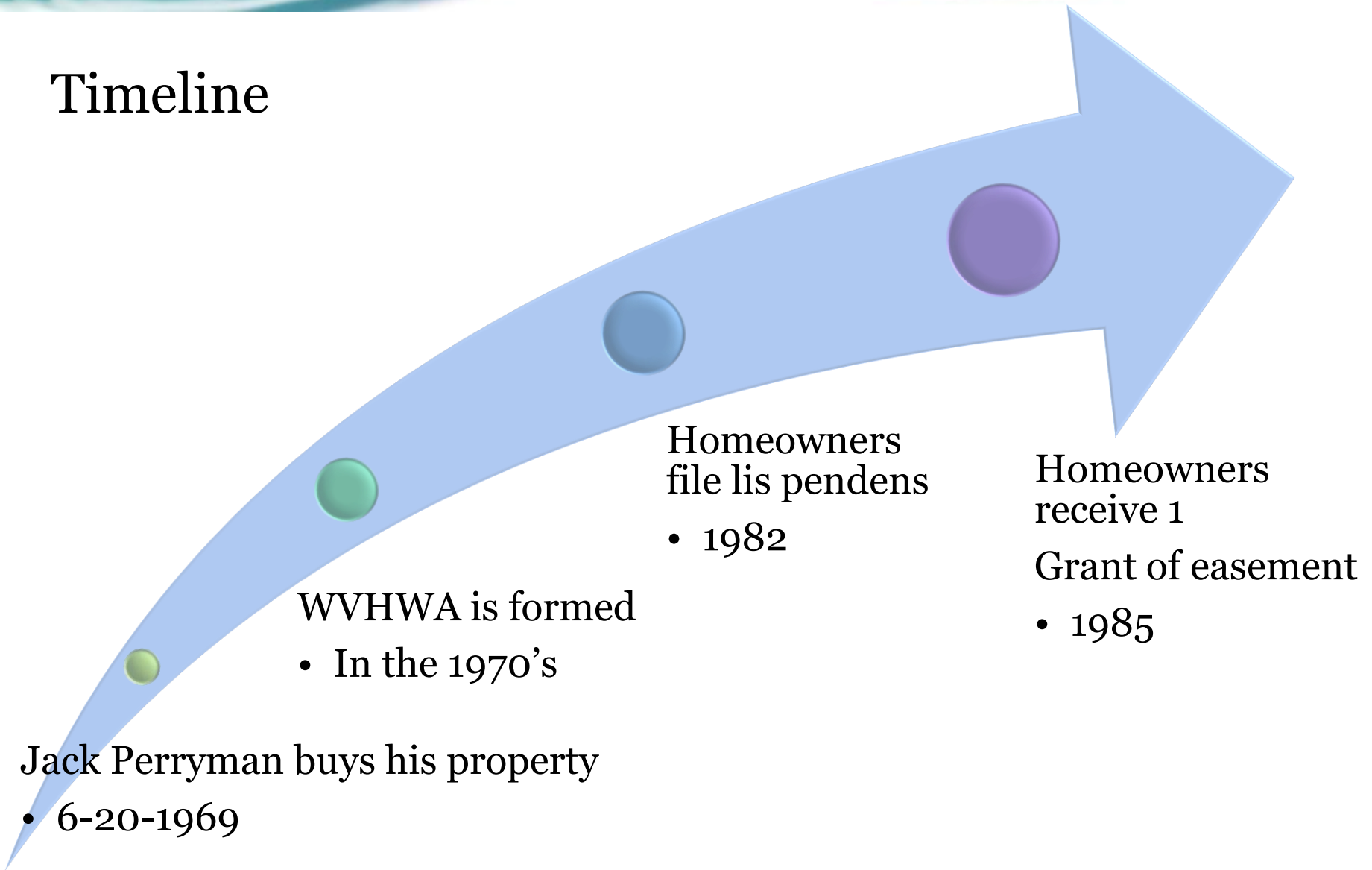
Section 3: Due to changing water requirement fees, re hook up charges for terminated members will be \$2,000.00 plus all back maintenance and assessment charges since disconnection. A meeting shall be called to reconnect service.

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.)

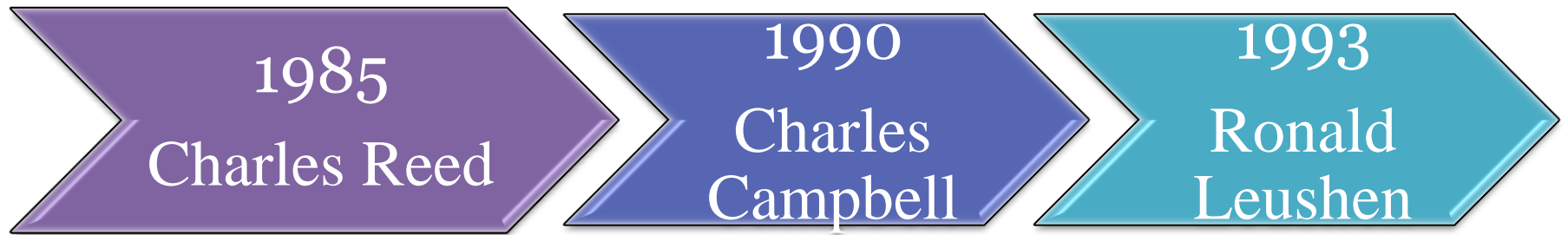
Page 2 of 2

Section 3: Where did the number \$2,000.00 come from? Non Profit?

Timeline



This timeline clarifies legally recorded Grants of Easement.



171171

BEST. BEST & KRIEGER
LAWYERS
4200 ORANGE STREET
POST OFFICE BOX 1028
RIVERSIDE CALIFORNIA 92502
TELEPHONE (714) 686-1450

Attorneys for Plaintiffs

RECEIVED FOR RECORD
FILED OCT 2 1982
Book 1982 Page 171171
OCT - 4 1982
Recorded in Official Records
of Riverside County, California
William E. Kennedy
Recorder
Fees \$ 6

SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE

GILBERT GASTON, NORMA GASTON,
CHARLES CAMPBELL, JOANN CAMPBELL,
EARL BALCKWELDER, ADELE BLACKWELDER,
WILSON CANTRELL, LORINE CANTRELL,
L.H. "PETE" BEASLEY, ALMA BEASLEY,
AL JEFFRIES, WENDY JEFFRIES, HOWARD
W. KELL, BARBARA A. KELL, CLAUDINE
PEST DEASY, EDITH GILCHRIST, ROBERT
FRANKO, DEBBIE ST. PIERRE, PAUL
KLAUSING, ESTHER KLAUSING, ELSTER
WOOD, CHARELOTT WOOD, individuals.

Plaintiffs.

vs.

CHARLES E. REED, JR., MALCOLM S.
DAYTON and SUZANNE L. DAYTON, and
DOES 1 through 10, inclusive,

Defendants.

CASE NO. 152598

NOTICE OF LIS PENDENS

NOTICE IS HEREBY GIVEN that an action has been commenced in the above-entitled Court on a Complaint of plaintiffs against defendants Charles E. Reed, Jr., Malcolm S. Dayton and Suzanne L. Dayton, for Declaratory Relief; to Quiet Title to Easement; for Temporary Restraining Order; Preliminary and Permanent Injunction; and for Damages.

171171

1 This action affects title to the following real property
2 situated in Riverside County, California:

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

7 Parcel 4 as shown on map on file in Book 53
8 page 40 of Records of Survey in the office of the
9 County of Riverside.

10 Dated: September 30, 1982.

11 BEST, BEST & KRIEGER

12 By Meredith A. Jury
13 MEREDITH A. JURY
14 Attorneys for Plaintiffs.

15 STATE OF CALIFORNIA)
16) ss:
17 COUNTY OF RIVERSIDE.)

18 On September 30, 1982, before me the undersigned, a
19 Notary Public in and for said State, personally appeared
20 Meredith A. Jury, known to me to be the person whose name
21 is subscribed to the within instrument and acknowledged that
22 she executed the same.

23 WITNESS my hand and official seal.

24 Paulette Berhel
25 Notary Public in and for Said State



LAW OFFICES OF
BEST, BEST & KRIEGER
4200 ORANGE STREET
RIVERSIDE CALIFORNIA 92502

442702

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

NAME
STREET ADDRESS
CITY
STATE
ZIP

WEBER VALLEY HEIGHTS NON-PROFIT ASS'N
% ESTHER KLAUSING
36040 Happy Hill Lane
Hemet, CA 92544

RECEIVED FOR RECORD
AT 8:30 O'CLOCK

NOV 19 1992

Recorded in Official Records
of Riverside County, California

Esther Klausing
Recorded
Page 8

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

MECHANIC'S LIEN (Claim of Lien)

The undersigned, WEBER VALLEY HEIGHTS NON-PROFIT ASSOCIATION, referred to
36040 Happy Hill Lane Hemet CA 92544 (person or firm claiming mechanic's lien)

In this Claim of Lien as the Claimant, claims a mechanic's lien for the labor, services, equipment and/or materials described below, furnished for a work of
Improvement upon that certain real property located in the County of RIVERSIDE State of California,

and described as follows: 36100 MURPHY ROAD, HEMET 92343 changed to 36100 HAPPY HILL
(Description of property where the work and/or materials were furnished
Although the street address is sufficient, it is advisable to give both the street address and the legal description)

LANE, HEMET 92544 PARCEL 571-030-017-2

After deducting all just credits and offsets, the sum of \$ \$1,277.96 together with interest thereon at the rate of

none percent per annum from JANUARY, 1990 is due Claimant
(Amount of claim due and unpaid) (Date when amount of claim became due)

for the following labor, services, equipment and/or materials furnished by Claimant: WATER USAGE AND ASSESSMENTS OF
(General description of the work and/or materials furnished)

INSTALLATION OF NEW WELL AND TANK

The name of the person or company by whom Claimant was employed, or to whom Claimant furnished the labor, services, equipment and/or materials is

WEBER VALLEY HEIGHTS NON-PROFIT ASSOCIATION
(Usually name of person or firm who ordered from, or contracted with Claimant for the work and/or materials)

The name(s) and address(es) of the owner(s) or reputed owner(s) of the real property is/are HOWARD JAMES KESSLER AND

PATRICIA JO KESSLER PARCEL 571-030-017-2 36100 HAPPY HILL LANE
(This information can be obtained from the County Assessor's office where the real property is located)

SEE REVERSE SIDE FOR
ADDITIONAL INSTRUCTIONS

CC: ~~COUNTY~~ RECORDERS OFFICE

Name of Claimant WEBER VALLEY HEIGHTS NON-PROFIT ASSO.
(See instructions on reverse side for proper signing)

By: Esther C. Klausing, Treasurer
(Signature of Claimant or Authorized agent and title)

TELE. 714. 767-1750

VERIFICATION

I, the undersigned, declare: I am the MAINTENANCE MAN of Webber Valley Heights Non Profit Ass'n the Claimant
(Title) (Name of Claimant)
named in the foregoing claim of mechanic's lien; I am authorized to make this verification for the Claimant; I have read the foregoing claim of mechanic's lien and know the contents thereof, and the same is true of my own knowledge.

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

10-5 1992
(Date of signature)

Charles E. Campbell
(Signature of the individual who verifies that the contents of the claim of mechanic's lien are true)

Timeline

1973 Jack Perryman starts selling water.

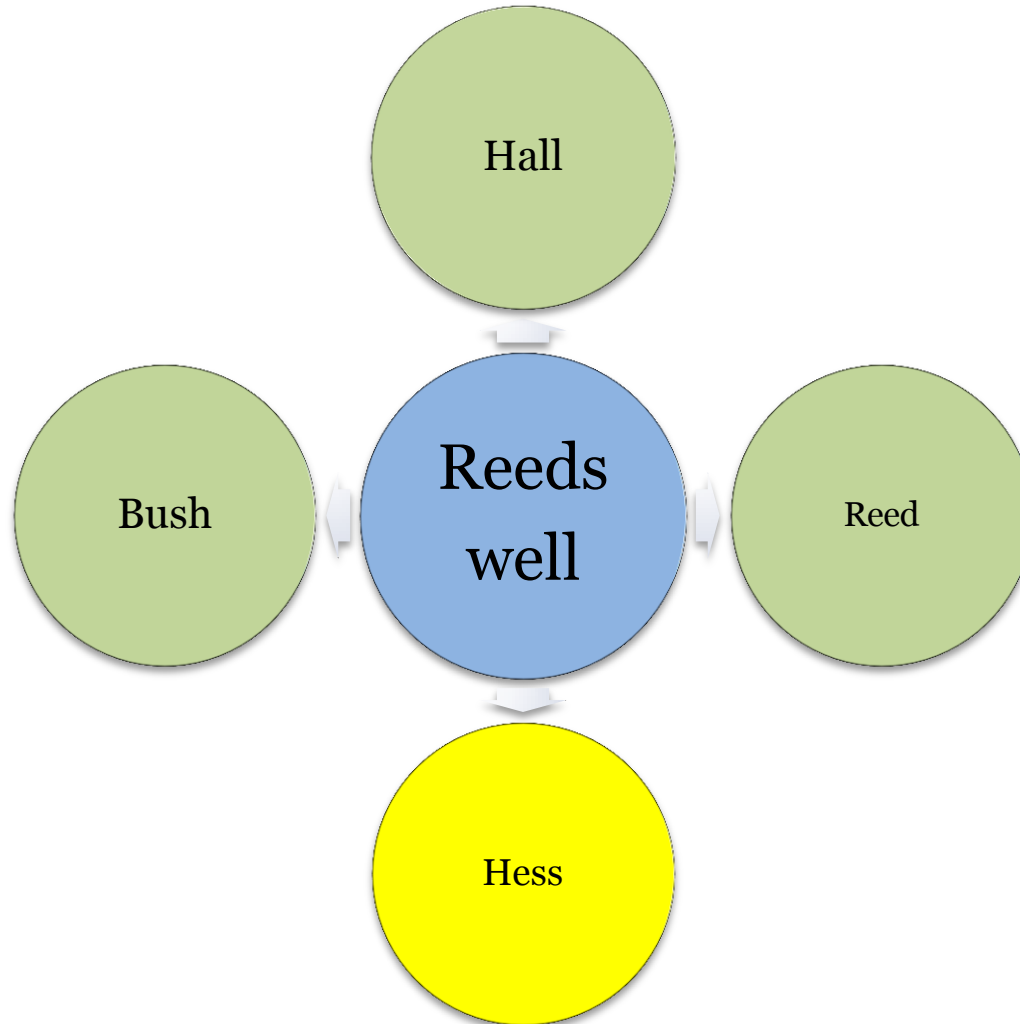
A well was drilled on APN# 571-040-002 in 1990

A second well not owned by WVHWA was added as an additional water source.

Proof of lack of ownership is the 1982 lis pendens legal action. Note, it failed to name WVHWA as a right holder.

For the first time in June, 1992 a pump and electric were installed to the well that was drilled in 1990.

Current dependencies on the water resource.



Looking Ahead

- When is the next milestone?
- What are the expected deliverables?
- Known risks and issues
 - What is the investigation timeline for these issues?
- What are our immediate next steps?



PUBLIC UTILITIES CODE SECTION 2701-2714.5

2705. Any corporation or association that is organized for the purposes of delivering water to its stockholders and members at cost, including use of works for conserving, treating, and reclaiming water, and that delivers water to no one except its stockholders or members, or to the state or any agency or department thereof, to any city, county, school district, or other public district, or any federal agency that provides fire protection or operates park facilities, or to any other mutual water company, at cost, is not a public utility, and is not subject to the jurisdiction, control or regulation of the commission. However, a mutual water company may perform the following acts without becoming a public utility and becoming subject to the jurisdiction, control or regulation of the commission:

(a) May deliver water at cost to any **lessee of its stock or shares or other evidence of membership** where the lease is in writing signed by the owner of the stock or shares or other evidence of membership and the lessee thereof and approved by the mutual water company.

(b) May deliver water at cost to any land leased by a **stockholder, shareholder, or member** of the mutual water company to a person not a stockholder, shareholder or member thereof, **provided the lease is in writing signed by the stockholder,** shareholder or member and the lessee of the land and approved by the mutual water company.

(c) May transfer water or water rights to, or exchange water or water rights with, another entity pursuant to state or federal law, or both.

(d) In a bona fide water emergency, but for no longer than the existence of the emergency, may deliver water at cost to any person owning or leasing real property located within or adjacent to the service area of the mutual water company, provided that the water is delivered pursuant to a written contract signed by the mutual water company and the person to whom the water is delivered.

(e) May deliver water pursuant to any contract for water service made:

(1) In settlement of litigation involving disputed water rights or any judgment in the litigation.

(2) In consideration of the conveyance of a well, water right, or easement for water distribution purposes.

All of these leases and contracts shall be preserved for a period of 10 years by a mutual water company and shall be subject to inspection by the commission.

The term "cost" as used in this section shall be construed to mean without profit.

No written lease, stockholder certificate or membership agreement exist to Weber Valley Heights Water Association.



Appendix

- Budget
- Design documents
- Marketing plan
- Supplemental documents
- Contact information

What do I have to do to get the well on my property legally permitted?

- I have provided proof that Weber Valley Heights Water Association is without ownership rights to any real property.
- I have proven I own a legally recorded easement right to the water storage facility granted by Don Mark Luchent in 1993.
- What and how did it impact the project?
 - Time
 - Cost
 - Other

25905
18567

Recording Requested By

When Recorded Mail To

Ranch Club Palm Estates
1445 North Sunrise Way
Palm Springs, California 92262

RECEIVED FOR RECORD

FEB 13 1973

AT 9:00 O'CLOCK, A.M.

At Request of
FIRST AMERICAN TITLE COMPANY
OF RIVERSIDE

Book 1973, Page 18567

Recorded in Official Records
of Riverside County, California

W.H. DeLoach Recorder

FEES \$ 4.00

Space above this line for Recorder's use.

INDEXED

DEED OF TRUST AND ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made this 26th day of January 1973

BY AND BETWEEN

Louis M. Bernell and Ann E. Bernell, husband and wife, and
Irving N. Hartman and Grace Hartman, husband and wife,
15300 Ventura Boulevard, Suite 401, Sherman Oaks, California 91403

whose address is

hereinafter called Trustor.

INDEPENDENT ENCUMBRANCE SERVICE, a corporation, Trustee, hereinafter called Trustee, and

RANCH CLUB PALM ESTATES, a California corporation,

hereinafter called Beneficiary;

WITNESSETH, That whereas the said Trustor is indebted to the Beneficiary in the sum of \$ 3,000.00 ----- and has agreed to repay the same with interest to the said Beneficiary, according to the terms and conditions of a certain promissory note or notes of even date herewith executed and delivered by the Trustor to Beneficiary;

NOW THIS INDENTURE WITNESSETH: That Trustor, to secure payment of said note(s) and any indebtedness evidenced thereby, including any renewal or extension thereof, and payment of additional sums which may be paid or advanced by Beneficiary to one or more of Trustor, or to any then owner of any of the property subject to this deed of trust does hereby grant and transfer unto said Trustee, and to the successor or successors of said Trustee in the trusts hereby created, with power of sale, all that certain property situate, lying and being in the County of Riverside State of California, and described as follows to-wit:

As per rider attached hereto and made a part hereof by this reference and being known as Exhibit "A" and being Parcel 1, Parcel 2, and Parcel 3.

"IN THE EVENT THE PROPERTY DESCRIBED HEREIN SHALL BE SOLD, TRANSFERRED OR ALIENATED, THE NOTE SECURED HEREBY SHALL BECOME IMMEDIATELY DUE AND PAYABLE AT THE OPTION OF THE HOLDER HEREOF."

This is a second Deed of Trust, subject to a Deed of Trust in favor of Santa Fe Federal Savings and Loan Association recording concurrently herewith.

ALSO, all structures, fixtures and improvements thereon or that may at any time be placed thereon, together with all shares of the capital stock of any water company, standing in the name of or owned by one or more of Trustor, and representing water used on said premises or evidencing any water right connected with said premises.

AND ALSO, all the estate and interest, homestead or other claim or demand, as well in law as in equity, which said Trustor now may have or may hereafter acquire, of, in and to the said premises, with the appurtenances. (All of the aforesaid property being herein sometimes designated "premises.")

TO HAVE AND TO HOLD said premises upon and subject to each and all of the hereinafter designated trusts, agreements and provisions specifically set forth in that certain deed of trust dated May 15, 1963, executed by JOHN B. SURR to INDEPENDENT ENCUMBRANCE SERVICE, and recorded on May 20, 1963 in the book and at the page of Official Records in the office of the County Recorder of the County where said property is located, as noted below opposite the name of such County, to-wit:

146966 5 DW

25905

18567

In the City of Palm Springs, County of Riverside, State of California,
described as follows:

Parcel 1:

An undivided 1/56th interest in and to Lot 1 of Tract 4329, as shown by Map on file in Book 70, pages 46 and 47 of Maps, Records of Riverside County, California.

EXCEPTING therefrom Units 1 through 56 inclusive and carports 1 through 56 inclusive, as shown by the Condominium Plan of Tract 4329, said Plan recorded November 24, 1971 as Instrument No. 134837 of Official Records of Riverside County, California, pursuant to the provisions of Chapter 1, Title 6, Part A, Division Second of the Civil Code.

Parcel 2:

An undivided 1/112th interest in and to Lot 2 of Tract 4329, as shown by Map on file in Book 70 pages 46 and 47 of Maps, Records of Riverside County, California.

Parcel 3:

UNIT # 52 and carport # 52, as shown by the Condominium Plan of Tract 4329, said Plan recorded November 24, 1971 as Instrument No. 134837 of Official Records of Riverside County, California, pursuant to the provisions of Chapter 1, Title 6, Part A, Division Second of the Civil Code.