
Weber Valley Heights Association

V.

Reed & Wrench

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?

Weber Valley Heights Association

V.

Reed & Wrench

Defendants, AKA the Reed's,

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

The issue of trespass and water rights are realistically related to these following codes and documents.

Title 22, Social Security, Division 4, Environmental Health, Chapter 14,
Water Permits,
Article 3, State Small Water Systems, 22 CCR § 64211

§ 64211. Permit Requirement.

(a) No person shall operate a state small water system unless a permit to operate the system has been issued by the local health officer.

(b) A state small water system shall submit a technical report to the local health officer as part of the permit application. The report shall describe the proposed or existing system as follows: service area, distribution system including storage and pumping facilities, the water source including source capacity, water quality, and any water treatment facilities. The report shall identify the owner of the system and the party responsible for day to day operation of the system. The report shall include a plan for notification of those served by the system under emergency conditions. The report shall describe the operating plan for the system and shall specify how the responsible party will respond to failure of major system components.

(c) A change in ownership of a state small water system shall require the submission of a new application.

(d) A state small water system shall provide the following notice to the consumers served by the state small water system: "The domestic water supply for this area is provided by a state small water system. State regulatory requirements for operation of a state small water system are less extensive than requirements for larger public water systems. If you have questions concerning your water supply, you should contact [insert (1) name of water system, (2) name of responsible person, and (3) telephone number] or your local health department." This notice shall be by direct delivery on an annual basis or by continuous posting at a central location within the area served by the state small water system.

22 CCR § 64215

Water Supply Requirements,

Prior to receiving permit approval, a state small water system which was not in existence on November 12, 1991 shall demonstrate to the local health officer that sufficient water is available from the water system's sources and distribution storage facilities to supply a minimum of three gallons per minute for at least 24 hours for each service connection served by the system.

CA civ 1009.

(a) The Legislature finds that:

(1) It is in the best interests of the state to encourage owners of private real property to continue to make their lands available for public recreational use to supplement opportunities available on tax-supported publicly owned facilities.

(2) Owners of private real property are confronted with the threat of loss of rights in their property if they allow or continue to allow members of the public to use, enjoy or pass over their property for recreational purposes.

(3) The stability and marketability of record titles is clouded by such public use, thereby compelling the owner to exclude the public from his property.

(b) Regardless of whether or not a private owner of real property has recorded a notice of consent to use of any particular property pursuant to Section 813 of the Civil Code or has posted signs on such property pursuant to Section 1008 of the Civil Code, except as otherwise provided in subdivision (d), *no use of such property by the public after the effective date of this section shall ever ripen to confer upon the public or any governmental body or unit a vested right to continue to make such use permanently, in the absence of an express written irrevocable offer of dedication of such property to such use, made by the owner thereof in the manner prescribed in subdivision (c) of this section, which has been accepted by the county, city, or other public body to which the offer of dedication was made, in the manner set forth in subdivision (c).*

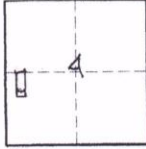
CORNER RECORD

Document Number _____

City of SAGE AREA County of RIVERSIDE, California

Brief Legal Description PAR. 2, RS 53/40, & PAR. 1, PM 174/40

(Include: Sec., Twp., Rge., and Meridian or Rancho) ⁽²⁰⁰⁹⁾
SEL. 4, T7S/R1E 24m THEY BROS 902-A/B-7 A.P.N. 571-040-002 & 032 & 001



CORNER TYPE

COORDINATES (Optional)

Government Corner Control
Meander Property
Rancho Other
Date of Survey 5/9 - /2015

N. _____
E. _____
Zone NAD27 NAD83
NAD83 EPOCH _____
Elev. _____
Vert. Datum: NGVD29 NAVD88
Meas. Units: Metric Imperial

Corner — Left as found Found and tagged Established Reestablished Rebuilt

Identification and type of corner found: Evidence used to identify or procedure used to establish the corner:
FOUND CORNERS PER RS 53/40 & SOME PER P.M. 174/40
USED RS 53/40 & PM 174/40 TO REBUILD/REESTABLISH 3 CORNERS.

SEE PG 2 OF 2

A description of the physical condition of the monument as found and as set or reset: _____
SEE PG 2 OF 2,

SURVEYOR'S STATEMENT

This Corner Record was prepared by me or under my direction in conformance with the Land Surveyors' Act on _____ 20____.

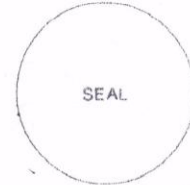
Signed _____ L.S. or R.C.E. Number 24922
EXP. 12/31/2015



COUNTY SURVEYOR'S STATEMENT

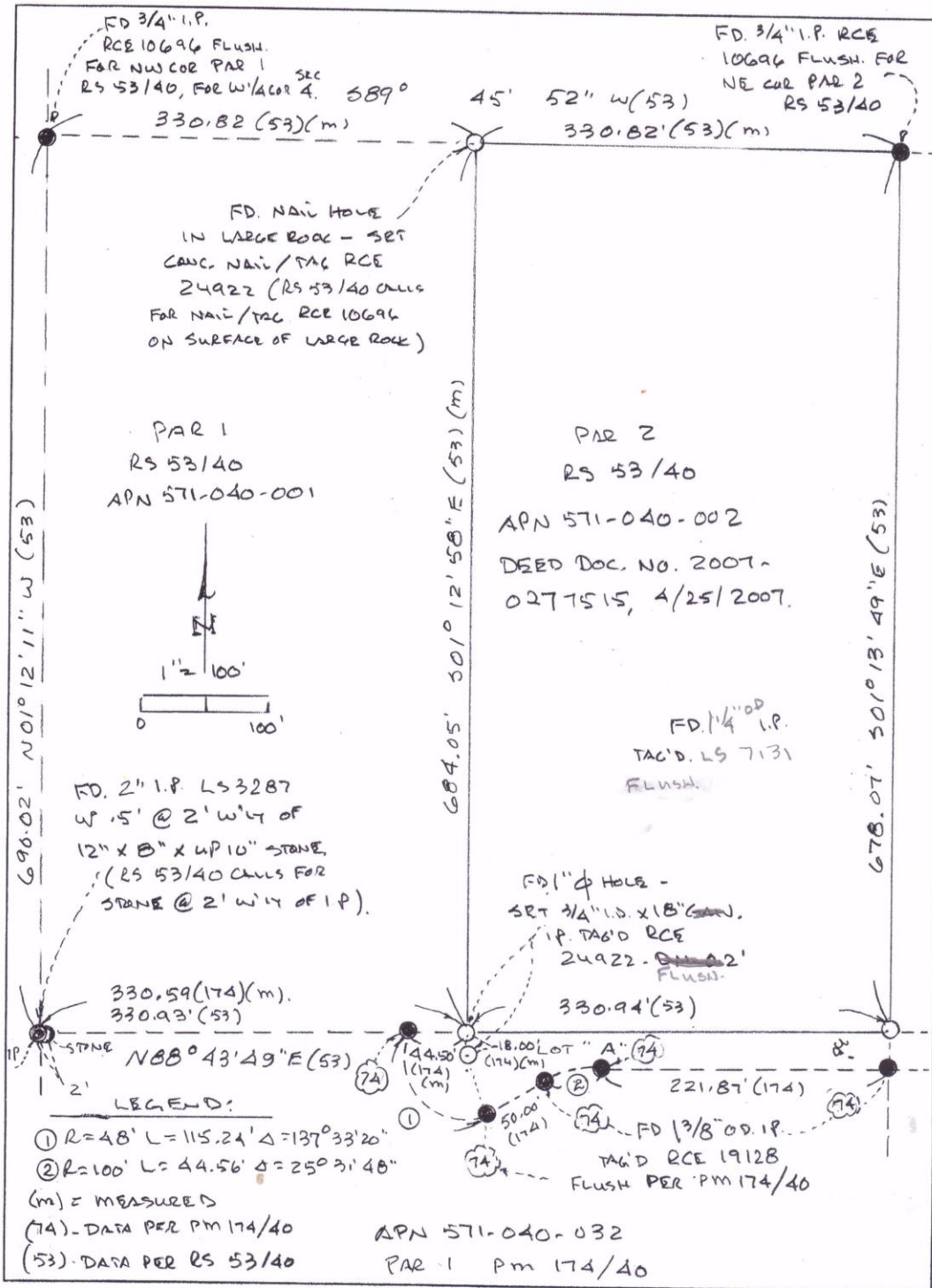
This Corner Record was received _____ 20____ and examined and filed _____ 20____.

Signed _____ Title _____

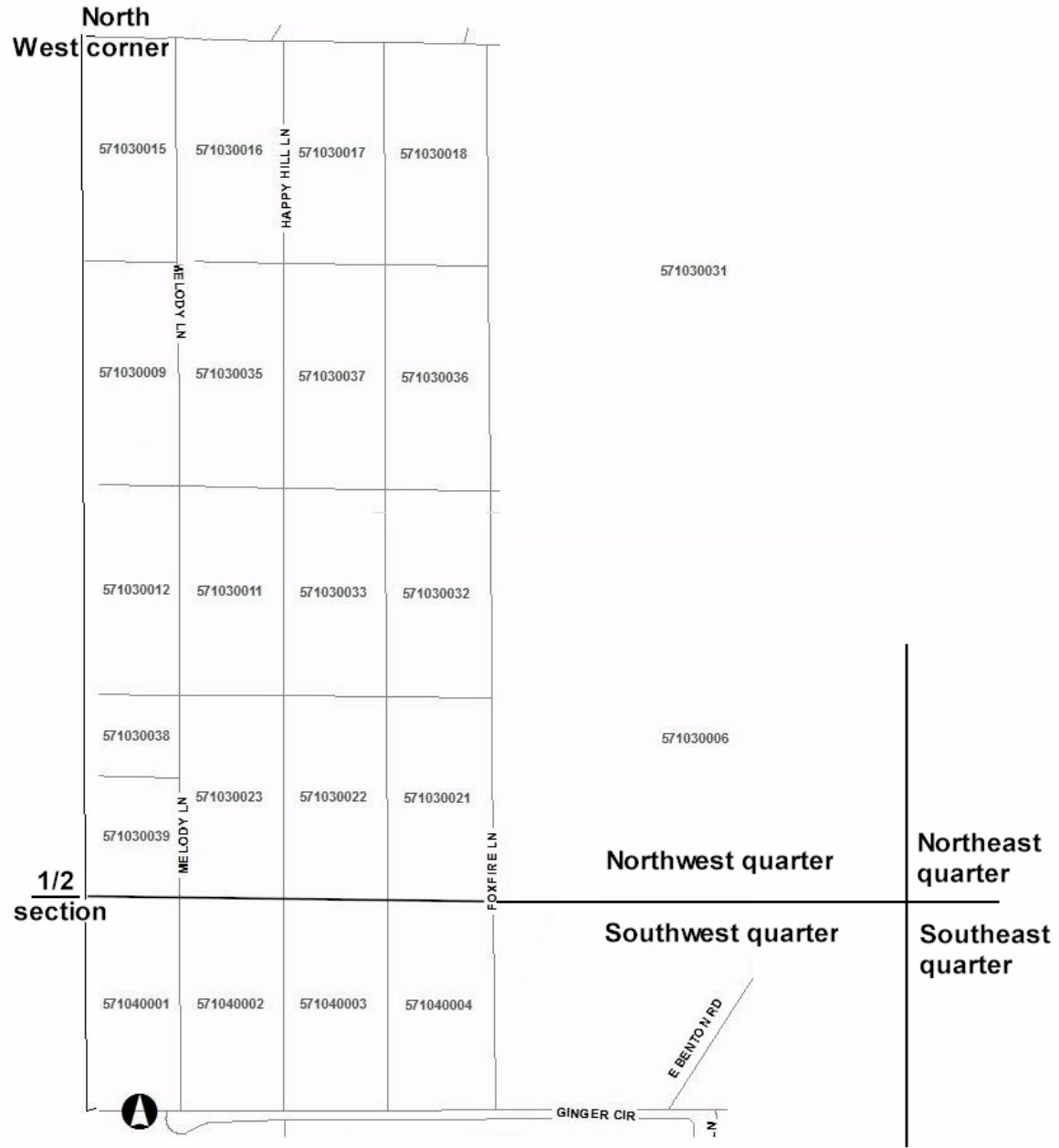


County Surveyor's Comment _____

UBEG



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

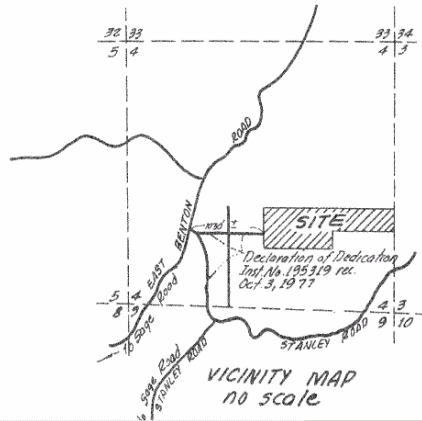
OF PARCEL MAP NO. 9452 ON FILE IN
RECORDS OF RIVERSIDE
COUNTY, T. 7S., R. 1E., S. 3M.

ENGINEERING - SCALE: 1"=200' AUGUST, 1981

Record for
1988, 1978.

San 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, at Page 87, at the request
of the County Clerk.
No. 224490
Fee \$ 6.00

DONALD D. SULLIVAN, County Recorder

By: *Debbie Ann Stagner*, 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. Skaggs*
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 9452 as filed, recorded,
and approved by the Board of Supervisors on July
1981, the expiration date being July 24, 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

Complete a separate notice for each well.

State of California
State Water Resources Control Board
DIVISION OF WATER RIGHTS
P.O. Box 2000, Sacramento, CA 95812-2000
Info: (916) 341-5300, FAX: (916) 341-5300, Web: <http://www.waterrights.ca.gov>

Recordation Number
State Well Number
(Division of Water Rights Use Only)

**FIRST NOTICE OF EXTRACTION
AND DIVERSION OF WATER**
(GROUNDWATER RECORDATION PROGRAM)
(Pursuant to Part 5, Division 2 of the Water Code)

1. Name of person owning the well Gregory E. Reed and Sherry L. Reed
(Unless otherwise indicated, annual notices will be sent to this name and address)

Address 44100 Ginger Circle Hemet CA 92544
Street address or P.O. Box number City State Zip Code

Telephone Number (951) 767-4500

2. Name of person extracting groundwater (if different than Item 1) _____

Address _____
Street address or P.O. Box number City State Zip Code

Telephone Number () _____

WELL LOCATION

3. Owner's designation of well Domestic 4. County Riverside County

5. County Assessor's Parcel Number 571-040-002

6. Describe location of well to the nearest 40-acre quarter section. State well number (if known) Northwest 1/2 of the Northwest 1/4 of Southwest 1/4, Section 4, Township 7 South, Range 1 E, B. & M.

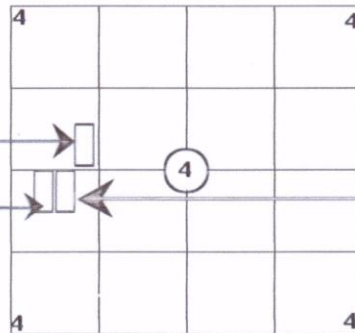
7. Indicate location of well in the section grid below, or provide a copy of the USGS quadrangle map with the well location marked. The place of use should also be indicated. The grid represents one whole section.

Section 4 Township 7 Range 1 E

Quadrangle map name _____



571-030-021 →
Well location
Record of Survey
Dec. 20, 1968 53/40
parcel 2
APN # 571-040-002



← 571-040-003



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>
G334518	07S/01E-4M01S	Reed's Well

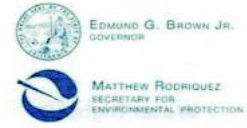
These number(s) should be referenced in all future communications with the Division concerning your use of water. Please notify the Division of any change in ownership or mailing address.

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



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 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. 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.

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 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



WEBER VALLEY HEIGHTS ASSOCIATION
44350 BENTON ROAD
HEMET CA. 92544

WATER USAGE STATEMENT

DATE: 2-3-17

TO: Peer

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 Dal President & Bob Franks - Vice President.



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



SEE BACK OF THIS RECEIPT FOR IMPORTANT CLAIM INFORMATION

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

KEEP THIS RECEIPT FOR YOUR RECORDS

NOT NEGOTIABLE

Serial Number: 25161483385
Year, Month, Day: 2018-05-31
Post Office: 925890
Amount: \$50.00
Clerk: 15

TEMECULA 30777 RANCHO CALIFORNIA TEMECULA CA	92591-3209 0577580591 (800) 275-8777	05/31/2018	Dom M.O. - Value (Serial #: 25161483385) Dom M.O. - Fee Dom M.O. - Value (Serial #: 25161483396) Dom M.O. - Fee	Total	Debit Card Reinit'd (Card Name: VISA) (Account #: XXXXXXXXXX7) (Approval #: (Transaction #: 880) (Receipt #: 015472) (Debit Card Purchase: \$27 (Cash Back: \$0.00) (Entry Mode: Chip) (AID: A000000980640) (Application Label: US DE (PIN: Verified by PIN) (Cryptogr.am: 989105654990 (ARC: 00) (CVR: 420000) (IAD: 06010A03600000) (TSI: 6800) (TVR: 8000048000)
---	--	------------	--	-------	--

Bill #: 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

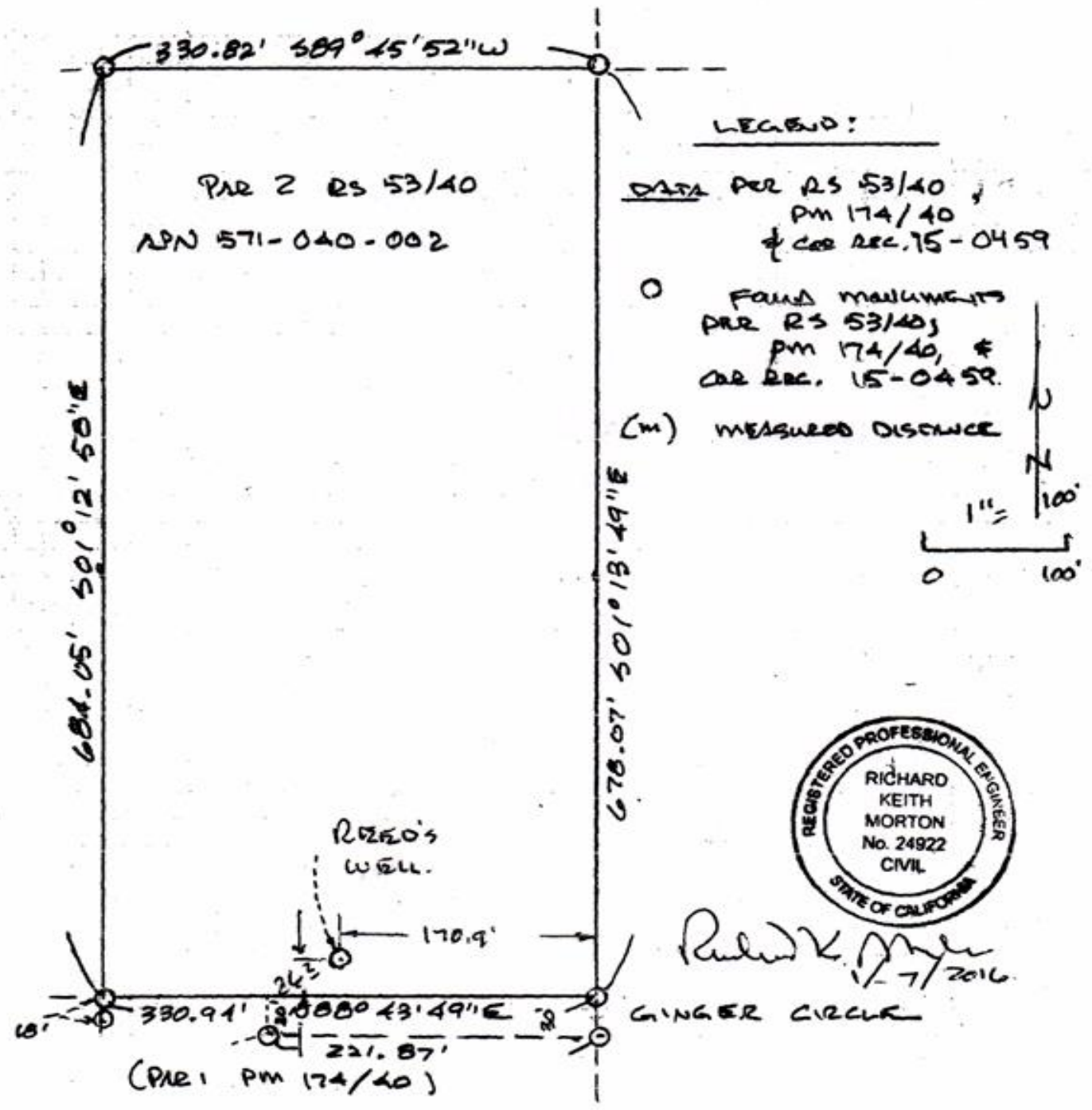
Hemet, CA 92544.

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>

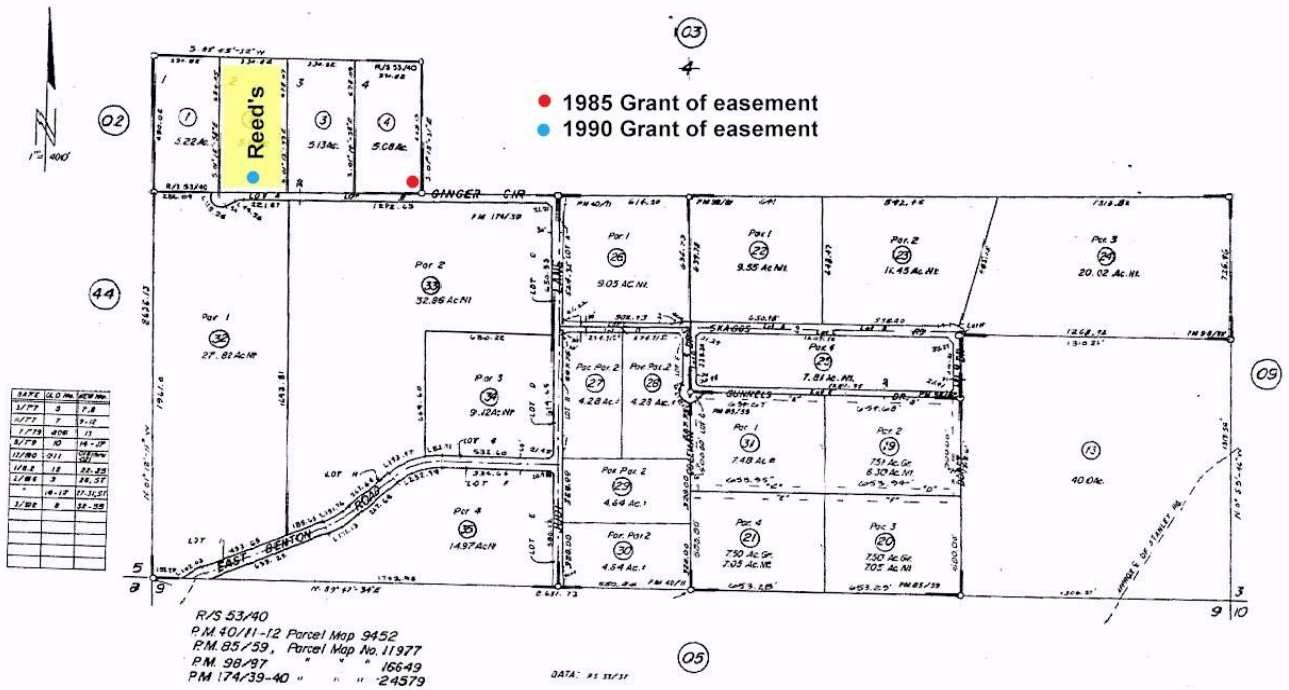
Thu, Dec 6, 2012 at 4:54 PM

Hi Greg

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

Thank you

Matt





**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 <records@rctlma.org>

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 <records@rctlma.org>

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

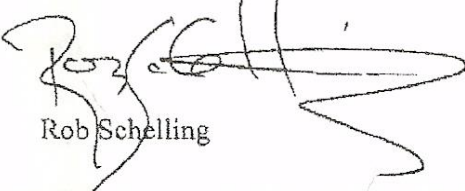
October 15, 2001

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,



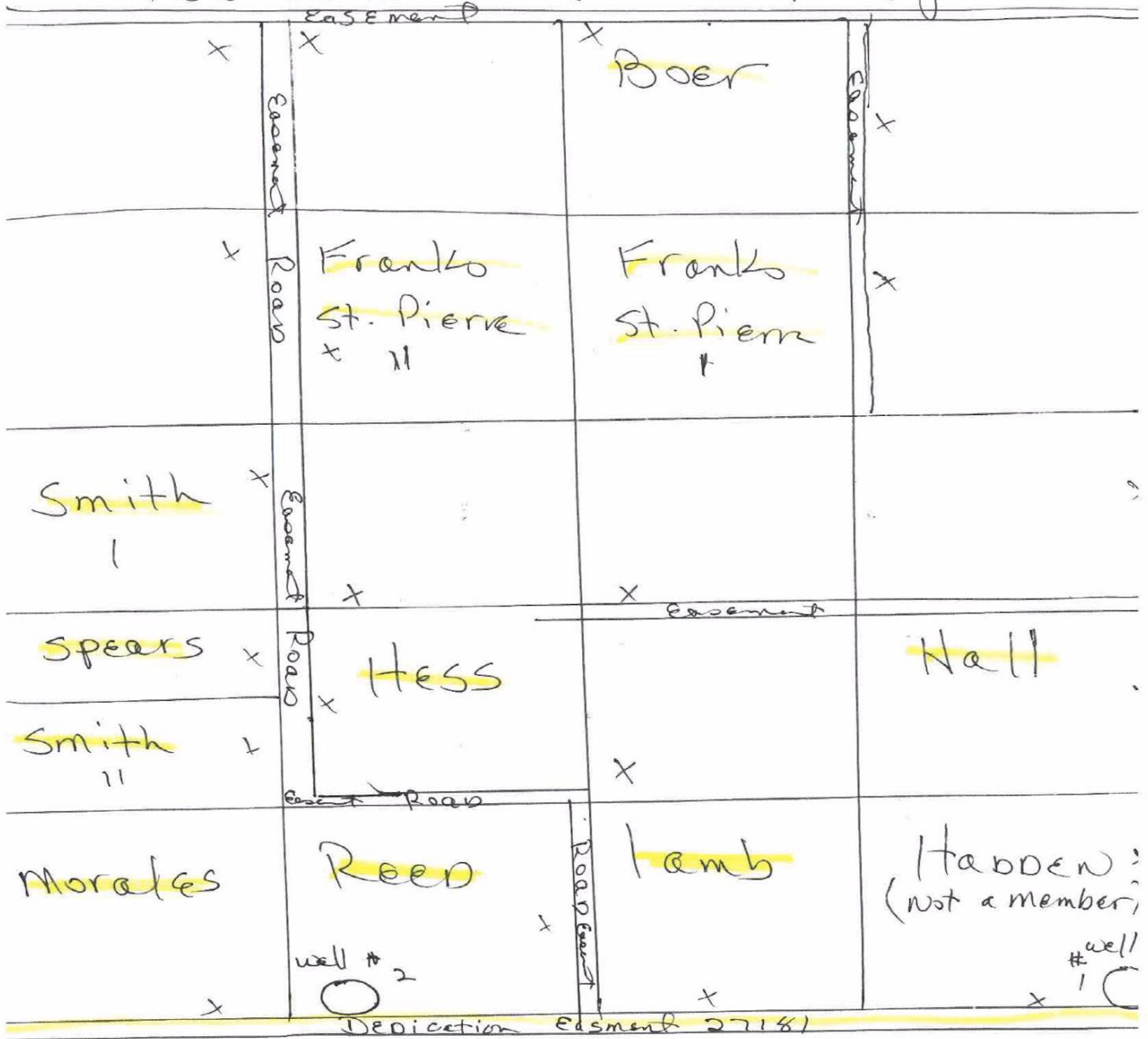
Rob Schelling

/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

OWNERS' CERTIFICATE

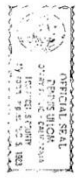
We hereby certify that we are the owners of the land included within the subdivision shown herein; that we are the only persons whose consent is necessary to pass a clear title to said land and that we consent to the making and recording of this parcel map as shown within the colored border line. We 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.B.M.
 RONALD A. MUSSER, LICENSED LAND SURVEYOR
 SCALE: 1" = 200'
 APRIL, 1979

NOTARY PUBLIC
 J. COLEMAN
 COUNTY OF CALIFORNIA

NOTARY ACKNOWLEDGEMENT

I, the undersigned, Notary Public for the County of Riverside, California, do hereby certify that the foregoing is a true and correct copy of the original as shown to me by the said [redacted] and acknowledged to me by the said [redacted] in my presence and in the presence of the undersigned witnesses, my hand and official seal this [redacted] day of [redacted], 1979.

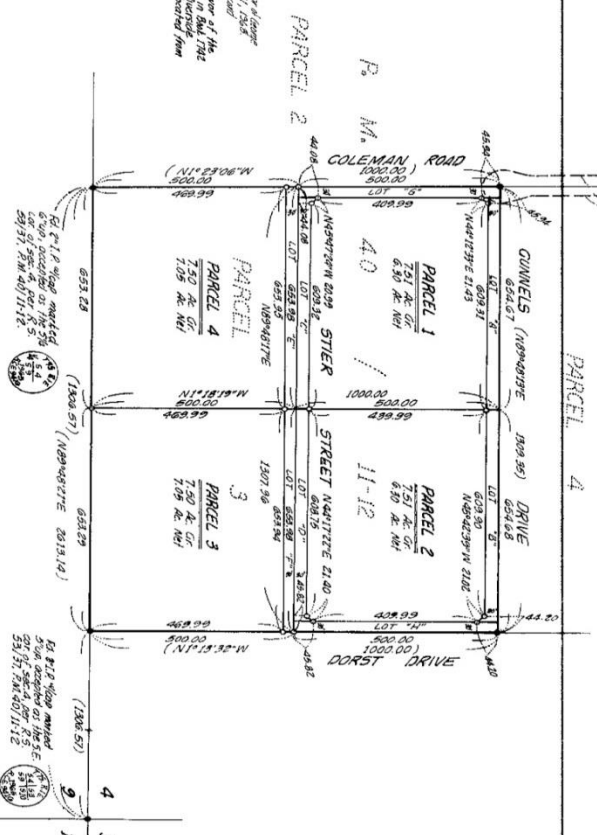


NOTARY ACKNOWLEDGEMENT

I, the undersigned, Notary Public for the County of Riverside, California, do hereby certify that the foregoing is a true and correct copy of the original as shown to me by the said [redacted] and acknowledged to me by the said [redacted] in my presence and in the presence of the undersigned witnesses, my hand and official seal this [redacted] day of [redacted], 1979.

NOTARY ACKNOWLEDGEMENT

I, the undersigned, Notary Public for the County of Riverside, California, do hereby certify that the foregoing is a true and correct copy of the original as shown to me by the said [redacted] and acknowledged to me by the said [redacted] in my presence and in the presence of the undersigned witnesses, my hand and official seal this [redacted] day of [redacted], 1979.



SHEET 1 OF 1 SHEET
RECORDER'S CERTIFICATE
 Filed this _____ day of _____, 1979, at _____, in Book _____ of Parcel Maps, of _____, at the request of the County Clerk.
 No. _____
 By: DONALD D. SULLIVAN
 County Recorder
 Subdivision Guarantor: [redacted]

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 at the request of R. Coleman in Jan., 1978. I hereby state that the parcel map substantially conforms to the approved or conditionally approved tentative map if any.

COUNTY SUPERVISORS' CERTIFICATE

This map conforms with the requirements of the Subdivision Map Act and local ordinance.
 Dated: 11-25-80
 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 this parcel map. The officers of dedication made hereon are hereby not assigned.

Dated: 12-2-1978
 County of Riverside, State of California
 By: [redacted]
 Chairman of the Board of Supervisors
 ATTEST:
 DONALD D. SULLIVAN
 County Clerk and Ex-Officio
 Clerk of the Board of Supervisors
 By: [redacted]
 Deputy

BASIS OF BEARINGS:

The basis of bearings for this survey is the south line of the S. 1/4 of Section 34, T.7S., R.1E., S.B.M. (989-4821E)

LEGEND:

---S&T 1" I.D. g.v.l., I.P. flush, with L.S.
 ---F&L 1" P.W.L.S. 3365 1/2" flush, per P.M. 40/11/2 unless otherwise noted.
 () ---Measured and record per P.M. 40/11-12.
 Containing 30.02 Acres Gross

1780-M

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 are willing and ready to execute all such instruments as may be required for the purpose of this subdivision, including the use for street purposes, lots A, though G, inclusive, land for construction and maintenance of all public utilities.

W.D. Balogh
 W.D. Balogh
 County Recorder

Dennis J. Bennett
 Dennis J. Bennett
 Licensed Land Surveyor

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'

SHEET 1 OF 2 SHEETS

RECORDER'S CERTIFICATE

Filed this 3 day of October, 1977, at San Dimas, in Book 40 of Parcel Maps, of Page 11-12, at the request of the County Clerk. No. 195319
 Fee \$ 7.00
 W.D. BALOGH County Recorder
 Substitution Guarantees Abstract Title Insurance

SURVEYOR'S CERTIFICATE

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING ACT AND LOCAL ORDINANCE. I HEREBY STATE THAT THE PARCEL MAP PROCEDURES AND THAT THIS PARCEL MAP CONFORMS TO THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING ACT AND LOCAL ORDINANCE, AND THAT THE PARCEL MAP CONFORMS TO THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING ACT AND LOCAL ORDINANCE, AND THAT THE PARCEL MAP CONFORMS TO THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING ACT AND LOCAL ORDINANCE, AND THAT THE PARCEL MAP CONFORMS TO THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING ACT AND LOCAL ORDINANCE.

DENNIS J. BENNETT L.S. 3565
 COUNTY SURVEYOR'S CERTIFICATE
 THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE.
 DATED: 9-20, 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 subdivision map shown hereon is in conformity with the requirements of the Subdivision Map Act and Local Ordinance No. 100, and that the officers of said County have accepted the same.

Dated September 27, 1977.
 County of Riverside, State of California
 By: *Donald D. Sullivan*
 Chairman of the Board of Supervisors
 ATTEST:
 DONALD D. SULLIVAN
 County Clerk and Ex-Officio
 Clerk of the Board of Supervisors
 By: *James D. Baker* Deputy

LEGEND

○ SET 1" I.D. GALV. IRON PIPE, FLUSH WITH TAG L.S. 8325.
 ● FOUND MONUMENT AS SHOWN.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE BASIS OF BEARINGS OF SECTION 4, T.7.S., R.1.E., S.B.B. & M., AS SHOWN ON THE PLAT OF SAID SECTION, DATED 1977.

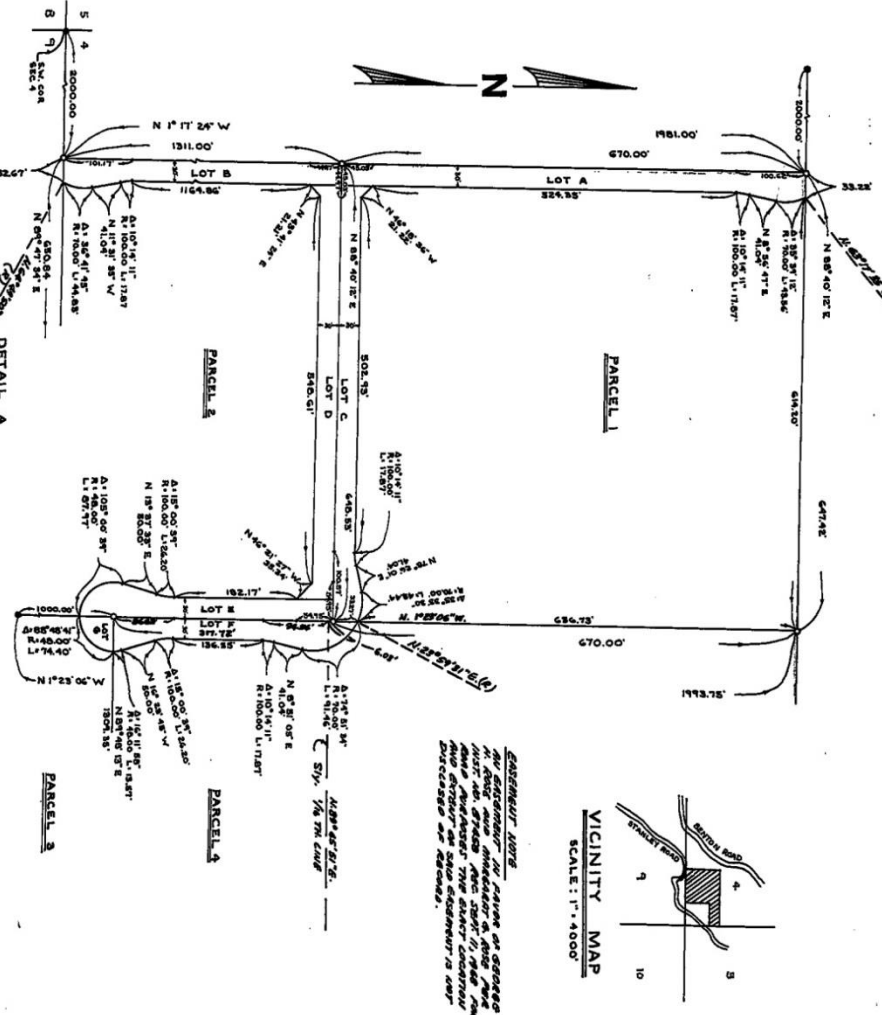


GRETZ R. LEWIS
 LICENSED PROFESSIONAL ENGINEER
 No. 45678, State of California

NOTARY ACKNOWLEDGEMENT
 State of California, ss.
 County of Riverside, ss.
 On this 27 day of September, 1977,
 before me, Gretz R. Lewis, a Notary Public in and for said County and State, personally appeared Dennis J. Bennett, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same.
 Attest my hand and official seal this 27 day of September, 1977.
 My Commission Expires September 27, 1979

NOTARY ACKNOWLEDGEMENT

State of California, ss.
 County of Riverside, ss.
 On this 27 day of September, 1977,
 before me, Gretz R. Lewis, a Notary Public in and for said County and State, personally appeared Dennis J. Bennett, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same.
 Attest my hand and official seal this 27 day of September, 1977.
 My Commission Expires September 27, 1979



CONTRACT NOTES
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES AND SHALL BE RESPONSIBLE FOR THE COST OF SUCH PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE COST OF ALL CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES.

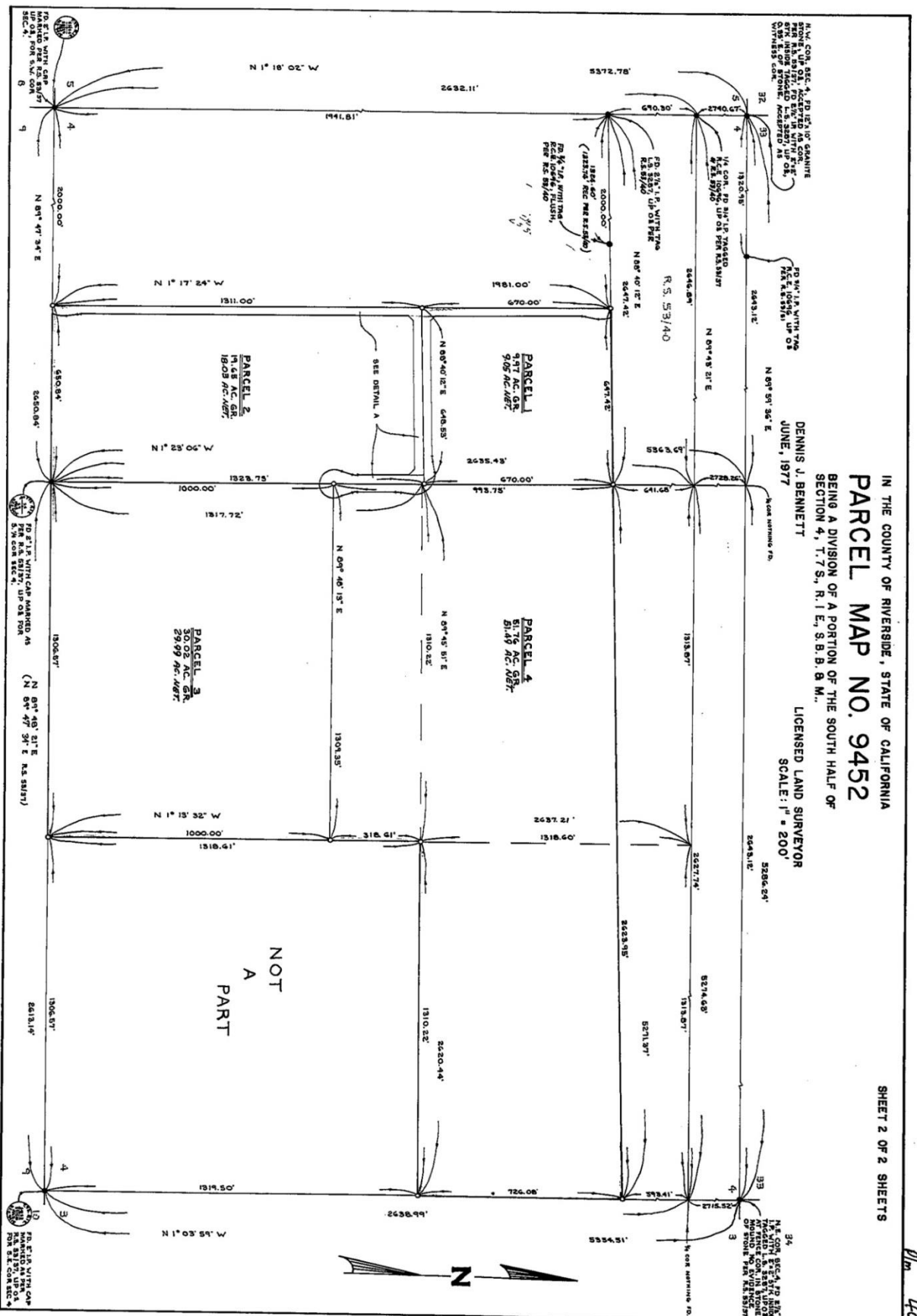
IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
PARCEL MAP NO. 9452

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" = 200'

SHEET 2 OF 2 SHEETS



NOT
 A
 PART



11/2
 40
 1/2

13062

AFTER RECORDING PLEASE RETURN TO:

1 REDWINE AND SHERRILL *(Betty)*
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. Paid 4
At Request of

13062
Book 1975, Page

Recorded in Official Records
of Riverside County, California

Wm. D. Dwyer
Recorder

FEES \$ 4

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,

Flaintiffs,

14 vs

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.

No. 111275

NOTICE OF LIS PENDENS

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 CRONESBERGER, 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

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

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

199854
199854

RECORDING REQUESTED BY:

JENNIFER AND SILVERILL

WHEN RECORDED MAIL TO:

**LAW OFFICES
REDWINE & SHERRILL**
SECURITY PACIFIC PLAZA
3737 Main St., Suite 1020
Riverside, Calif. 92503
694-2520

RECEIVED FOR RECORD
DEC 28 1976
199854
W.H. DeLoach
Recorder

SPACE ABOVE THIS LINE FOR
RECORDER'S USE

DOCUMENTARY TRANSFER TAX \$ NONE

Computed or 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 P. 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 "Grantees."

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
of Section 28, Township 6 South, Range 1 East, San
Bernardino Base and Meridian.

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 14, 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.

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 Grantees, 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.

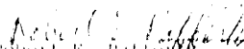
This instrument contains the entire agreement between the parties relating to the rights herein granted and the obligations herein assumed. Any oral representations or modifications concerning this instrument shall be of no force and effect excepting a subsequent modification in writing, signed by the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

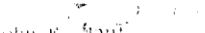
This instrument shall bind and inure to the benefit of the respective heirs, personal representatives, successors and assigns of the parties hereto.

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

GRANTORS:


Robert E. Raftery


Janine M. Raftery


John P. Nault

199854

GRANTEES:

Kathleen Chaffey Murray
Kathleen Chaffey Murray

Elswood Chaffey Kerr
Elswood Chaffey Kerr

Andrew Elswood Stewart Chaffey
Andrew Elswood Stewart Chaffey

Leonard T. Perry
Leonard T. Perry

Mary Walker
Mary Walker

Acknowledgement of Edith Naut, wife of John F. Naut, Grantor:

I have read the foregoing grant of easement and consent to its terms.

Edith Naut
Edith Naut

STATE OF CALIFORNIA)
COUNTY OF *Riverside*) ss

On *August 15th*, 1976, before me, the undersigned, a Notary Public in and for said State, personally appeared ROBERT E. RAFFERTY and JANINE M. RAFFERTY, 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.

Lillian Hartman
Notary Public

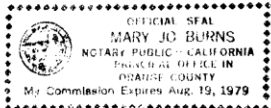


199854

STATE OF CALIFORNIA)
COUNTY OF Orange) ss

On December 13th, 1976, before me, the undersigned, a Notary Public in and for said State, personally appeared JOHN F. NAUT and EDITH NAUT, 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.



Mary Jo Burns
Notary Public

)
) ss
COUNTY OF)

On December 13th, 1976, before me, the undersigned, a Notary Public in and for said State, personally appeared KATHLEEN CHAFFEY MURRAY, 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.

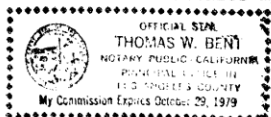


Thomas W. Bent
Notary Public

STATE OF CALIFORNIA)
COUNTY OF) ss

On December 13th, 1976, before me, the undersigned, a Notary Public in and for said State, personally appeared ELSWOOD CHAFFEY KERR, 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.



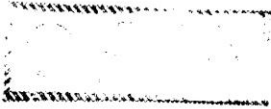
Thomas W. Bent
Notary Public

199854

STATE OF CALIFORNIA)
) ss
COUNTY OF)

On November 9th, 1976, before me, the undersigned, a Notary Public in and for said State, personally appeared ANDREW ELSWOOD STEWART CHAPPEY, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.



Clara Jean Nichols
Notary Public

STATE OF CALIFORNIA)
) ss
COUNTY OF)

On November 18, 1976, before me, the undersigned, a Notary Public in and for said State, personally appeared LEONARD T. PERRY, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.

Betty A. Devon
Notary Public



STATE OF CALIFORNIA)
) ss
COUNTY OF)

On November 18, 1976, before me, the undersigned, a Notary Public in and for said State, personally appeared MARY WALKER, 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.

Betty A. Devon
Notary Public



199854

ROAD EASEMENT DESCRIPTION

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. 92479 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 northerly, 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 3932.73 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.

EXHIBIT A

199854

199854

T. 6 S., R. 1 E.
T. 7 S., R. 1 E.

N 87° 35' 45" E
1720

3

2

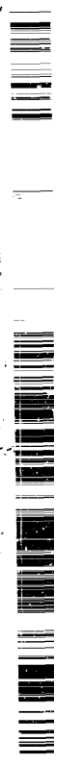
Plat 1700000000
of the State of Ohio
in 1875 in 1st A. S.
of the Zanesville County

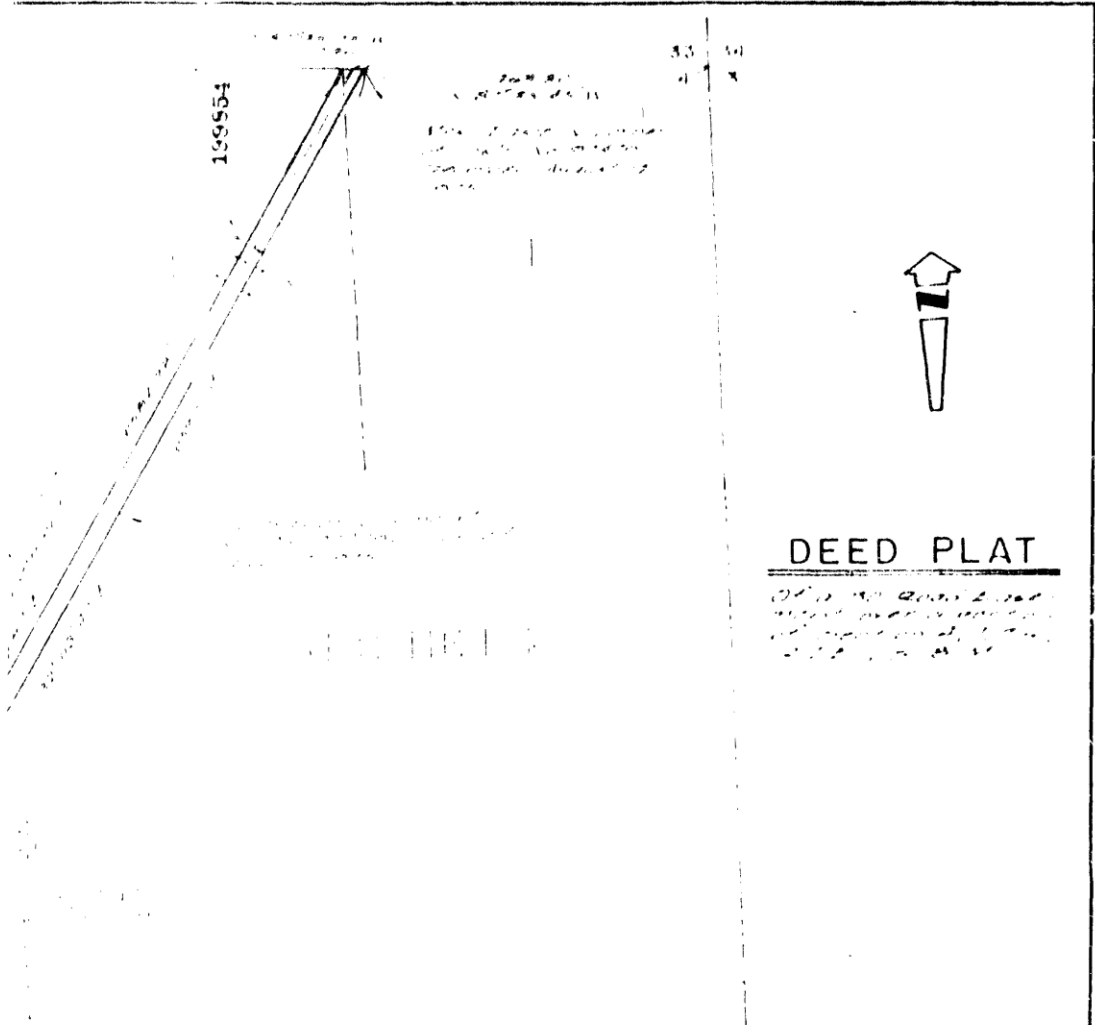
F. B. 2000' Easement
N 32° 03' 47" E
32000 100' E

2017022521
15 20 40 80
100 120 120

North
5.00
N 80° 33' E
14.00
5400
N 80° 33' E

SCALE
DATE
DR BY
W. O.
F. B.





DEED PLAT

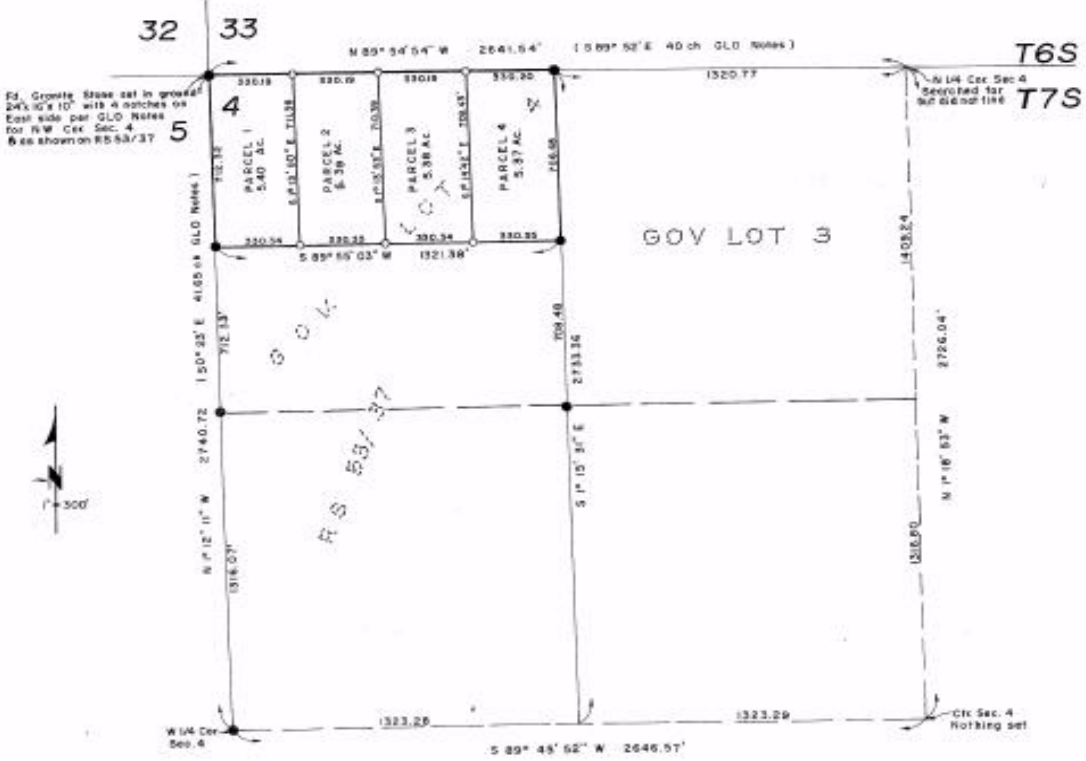
SCALE	REDWINE & SHERRILL	SHEET
DATE	ALBERT A. WEBB ASSOCIATES	1
DR. BY	CIVIL ENGINEERS	OF 1 SHEETS
W.O. No.	RIVERSIDE CALIFORNIA	FILE NO. 2708
F.B.		

END RECORDED DOCUMENT W. D. BALOGH, COUNTY RECORDER

IN THE COUNTY OF RIVERSIDE
RECORD OF SURVEY
OF THE N1/4 of GOV. LOT 4, SEC. 4, T7S, R1E, S88 & M
November 1968

RECORDER'S CERTIFICATE
Filed this 3 day of Jan, 1969 at 2:00 p.m.
in book 22 of Record of Surveys of page 65
at the request of the County Surveyor.

W. D. BALDGH
County Recorder
By Jason B. Vaughn
Deputy
FEE \$ 5.00
NO. 539



R/S 53/40

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. Rosemarie Johnson in November 1968.
Woodrow Remboldt
R.C.E. 10696

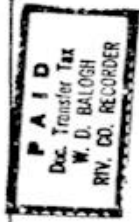
SURVEYOR'S NOTE
○ Set 3/4" I.R. Tagged R.C.E. 10696 6" up
● Found 3/4" I.R. Tagged R.C.E. 10696 as per RS 53/37, 6" up unless otherwise noted.
Bench of Bearings: The North line of Sec. 4, T7S, R1E, S88&M Taken as N 89° 54' 54" W as per RS 53/37, Riv. Co. Records

COUNTY SURVEYOR'S CERTIFICATE
This map has been examined for conformance with the requirements of the Land Surveyors' Act this 3 day of January, 1969.
A.C. KEITH
County Surveyor
By W.D. Baldgh
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 1976
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
FMS 5-3

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

1301647DL

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

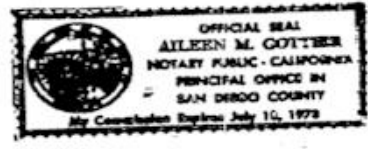
before me, the undersigned, a Notary Public in and for said State, personally appeared

Walter C. Johnson and
Rosemarie R. Johnson

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

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

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

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/v 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

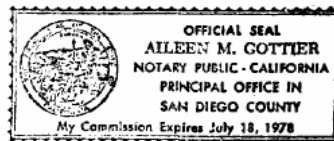
before me, the undersigned, a Notary Public in and for said
State, personally appeared

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. Gottier



(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

1002 (10/69)

1499379 DL

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.

Stanley L. Hammett
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.
- 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.
- The information requested is not available from the California Secretary of State.

For more information, go to www.sos.ca.gov/business/ba/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.

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

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 9243

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 - 2 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 (Dessa) 0483	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.

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. 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 owners 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 purpose, 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, maintenance, fees, membership, etc. and are on file with our permit at State Small Water Systems. Accordingly, the water drawn and 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.



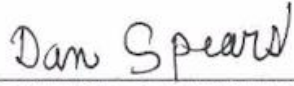
PRESIDENT JEFF HALL



VICE PRESIDENT ROBERT FRANKO



SECRETARY/TREASURER DEBORAH ST PIERRE



MAINTANCE DAN SPEARS

619 709-3444

7-15-2010

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 interups that Peace.

As far as the water, WVHA'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

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
electricial 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.

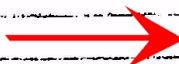
I hope you received my last
letter and map saying we won't
be in the State Small Water
System next year, as we don't
meet the requirements. We
don't have 15 hook ups or 25
individual served.

any questions, call or write.

Thank you

Deborah F. Pierre
President
Weber Valley Heights Assn.

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





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: Greg Reed		DATE: 9-29-2013
MAILING ADDRESS: 44100 Ginger Circle		PHONE: (951) 767-4500
CITY: Hemet	STATE: CA	ZIP: 92544
INFORMATION REQUESTED: 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?		
		APN: 571-030-0?? 517-040-001 to 004
CITY: Hemet		ZIP: 92544
ESTIMATED INSTALLATION DATE OF WELL AND/OR SEPTIC SYSTEM: _____ / Jan / 1990 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.

WA6000287

7-23-2010

RECEIVED
AUG 02 2010
County of Riverside Environmental Health Department
ENVIRONMENTAL PROTECTION & WASTE SERVICES DIVISION
LANDUSE & WATER ENGINEERING PROGRAM

Greg, (WEBER VALLEY HEIGHTS)

Thank you for the information you sent.

The address for Weber Valley Heights Assn is 44350 Benton Rd Hemet 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 individual daily.

We don't fit in that category.

We have 2 systems that are separate. only 3 full time 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.

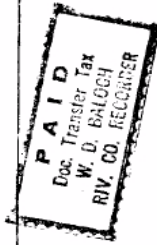
Agency	Address, City	Phone #	FAX #
Water System (Primary Site)	44350 Benton Rd Hemet	767 (Deer) 2483	NONE
Water System (Alternate Site)	NONE		
Fire Department	Sage Fire Dept Sage Rd Hemet		
Law Enforcement	Riv. City Sheriff		

156199

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



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.

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 City of 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

ss.

Walter C. Johnson
Rosemarie R. Johnson

On October 15, 1975

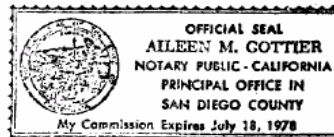
before me, the undersigned, a Notary Public in and for said
State, personally appeared

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)

149937946

3

AGREEMENT FOR SALE OF REAL ESTATE

Executed at Orange, California on this 14th day of July, 1969

by Frank E. Wilson and Eugenia Wilson, 5158 MCAS El Toro, Santa Ana, Calif. 96602

called Seller and by

Roger A. Schmid and Jeannie E. Schmid, 5135 Bellflower Boulevard, Lakewood,

Calif. 90713 (213) 925-9368 called Buyer relative

to the sale and purchase of the following land in the County of Riverside

State of California:

Parcel A--Parcel 3 of Record of Survey 53/47, Riverside County. (5.38 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.

Seller agrees to sell and Buyer agrees to buy the property for \$ 7000.00

payable \$ 70.00 on execution of this agreement and \$ 70.00 or more

Including interest at 7.2 per cent per annum, on or before each 15th

day of each calendar month hereafter ^{beginning Aug. 15, 1969} until the whole of said price and interest shall have been paid. Buyer reserves the right to make any of said payments to any prior lien holder who may appear. If no more than the minimum payment as set forth above shall be made by Buyer, this contract will be paid off in approximately twelve years and three months.

BUYER agrees:

To suffer no lien to be placed against the property.

To keep all buildings on the premises insured against loss by fire in accordance with the requirements of the Seller.

To keep the premises in a reasonably good state and condition.

To pay all taxes, water rents and assessments as they become due.

That if he fails to comply with the terms of this agreement, Seller shall be released from all obligation in law or equity to convey the property to the Buyer and all Buyer's equities in the land, his improvements, and his right to possession shall be forfeited. Pursuant thereto, Seller shall have the option and the right to declare the contractual relationship bet-

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
Fees 5

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
Hemet, 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.
FIRST AMERICAN TITLE COMPANY
OF RIVERSIDE
Book 1975, Page 97479
Recorded in Official Records
of 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
hereby GRANT(S) to and Helen Marie Epperson
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 Northeasterly 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 PLAN**
2737 Main St., Suite 1080
Riverside, Calif. 92501
684-2520

RECEIVED FOR RECORDS
DEC 28 1976
10 Min. Post-Office
199854
199854
W.H. DeLoach

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

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.

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.

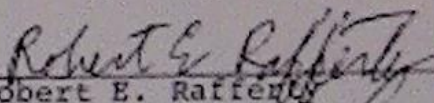
This instrument contains the entire agreement between the parties relating to the rights herein granted and the obligations herein assumed. Any oral representations or modifications concerning this instrument shall be of no force and effect excepting a subsequent modification in writing, signed by the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

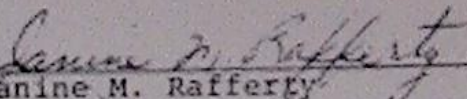
In the event of any controversy, claim or dispute relating to this instrument or the breach thereof, the prevailing party shall be entitled to recover from the losing party reasonable expenses, attorney's fees, and costs.

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

199854

199854

T. 6 S., R. 1 E.

T. 7 S., R. 1 E.

N 87° 35' 25" E
17.20'

3

2

Area surveyed to
Subs. of the State of
by the County of
in 1874 by Instr. No.
51774 in Grant
County

E 30' Road Easement
N 82° 03' 47" E
32' 03' 47" W

See plat for
instr. No. 51774
Instr. 2, 1875

517

True P.O.B.

North
15.00'

N 80° 33' 0" E
58.00'

S 80° 0" E
N 50° 33' 5" E

T. 7 S., R. 1 E.

Southwest cor.
of Instr. No. 51774
recorded August
12, 1875

SCALE
DATE
DR BY
W.O.

Order No.
Escrow No.
Loan No.

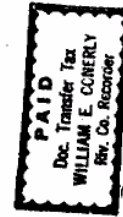
74567

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

RECEIVED FOR RECORD
AT 900 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. Conery
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

1663355-3

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. Hall*

(This area for official stamp)
My commission expires on July 1, 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 Perrigian Lane
 City & State: Hemet Ca. 92544
 Zip:
 Title Order No. _____ Escrow No. _____

DOC # 2002-240973

05/08/2002 08:00A 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.
	/		/			✓			
A	R	L			COPY	LONG	REFUND	NCHG	EXAM

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

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

Roger A. Schmid and 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
 unincorporated

Joint Tenants

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

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

Parcel C - Subject to non-exclusive easements fifteen foot wide along boundaries of Parcel A hereof for roads and utilities.

Parcel D - Subject to non-exclusive easements fifteen feet wide along boundaries of Parcel A hereof for roads & utilities

Parcel E - Subject to non-exclusive easements fifteen feet wide along boundaries of Parcel A hereof for roads & utilities

Parcel F - 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
 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

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

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.

1663754-3

53702

LAW OFFICES OF
BEST, BEST & KRIEGER
4200 ORANGE STREET
POST OFFICE BOX 1028
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. Post. 20'clock

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

19
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 Kell and Barbara A. Kell, Robert Franko, Jr. and Deborah
10 St. Pierre, Charles Campbell and Joann Campbell, Earl
11 Blackwelder abd 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

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.

Marcell 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 Hemet, CA

PO C# 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 Shorted out and needed to be replaced. Reinstalled pipe with a new pump & motor. Made wire connection tested pump and made pump spec 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			10.50
				1	Roll Tape			6.50
					CA TAX	RW925102	8.75%	105.35
								TOTAL 1768.35

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
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

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

GRANT OF EASEMENT

RECEIVED FOR RECORD
AT 1:30 O'CLOCK P.M.

MAY 24 1990
Recorder of Official Records
of Riverside County, California
William R. Brady
Recorder

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, maintance and repair of a water well
and for the construction, reconstruction, installation, re-
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:

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, Town-
ship 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. 21181. 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.

1 WEBER VALLEY HEIGHTS
2 NON-PROFIT ASSOCIATION

3 GRANT OF EASEMENT

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

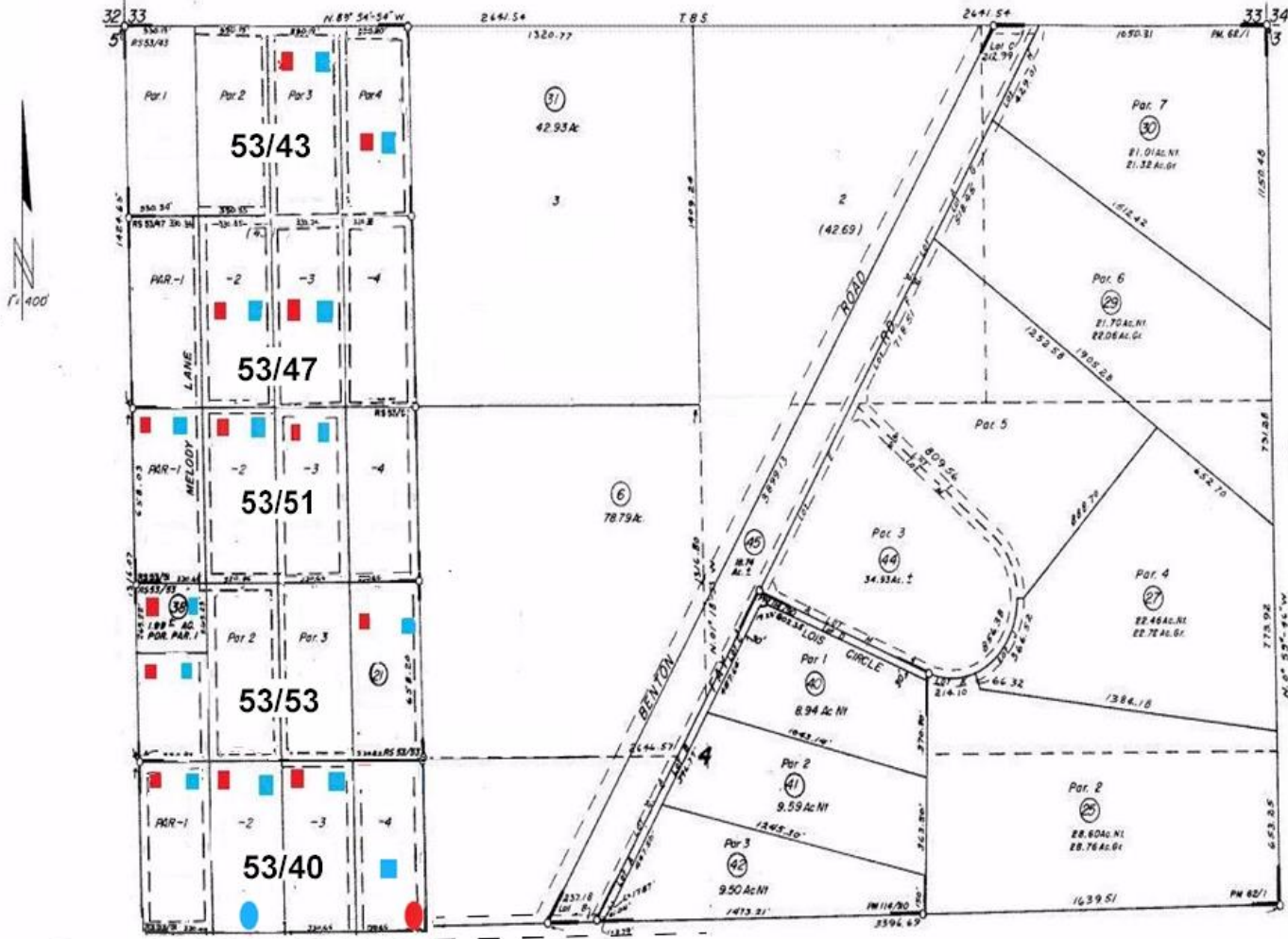
10 GRANTOR, WITHOUT CONSIDERATION, HEREBY GRANT TO THE
11 GRANTEES AN EASEMENT FOR CONSTRUCTION, INSTALLATION, EQUIPPING,
12 OPERATION, USE, MAINTENANCE, AND REPAIR OF WATER TANK AND FOR
13 CONSTRUCTION, RECONSTRUCTION, INSTALLATION, REPLACEMENT, USE,
14 REMOVAL, REPAIR, OPERATION, MAINTENANCE OF PIPELINES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

18 THE SECTION OF LAND CURRENTLY DESCRIBED
19 AS A NON-EXCLUSIVE EASEMENT FOR ROAD AND
20 UTILITY PURPOSES, 15 FEET WIDE ALONG THE
21 EAST LINE OF THAT PORTION OF PARCEL 1 AS
22 SHOWN BY MAP ON FILE IN BOOK 53, PAGE 53
23 OF RECORDS OF SURVEY IN THE OFFICE OF THE
24 COUNTY RECORDER OF RIVERSIDE COUNTY;
25 BEING MORE PARTICULARLY DESCRIBED AS:
26 BEGINNING AT THE SOUTHWEST CORNER OF
27 PARCEL 1, SAID POINT BEING THE WEST
28 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.

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)

227694



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

RECORDING REQUESTED BY

181794

AND WHEN RECORDED MAIL TO

NAME Mr. and Mrs. Ralph Kitley
ADDRESS 13038 Smoketree Place
CITY & STATE Chino, Calif.

RECEIVED FOR RECORDED
SEP 16 1977
ORANGE COAST TITLE COMPANY
Book 1977, Page 181794
Incorporated in Orange County, California
W. W. Dwyer, Recorder

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 agent determining tax firm 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.

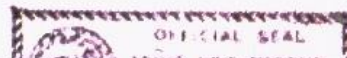
Dated August 31, 1977

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

STATE OF CALIFORNIA
COUNTY OF Orange
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

FOR NOTARY SEAL OR STAMP



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 Faxrow No. 22772-P

PAID
DONALD C. SUTHERLAND
RECORDERS

RECEIVED FOR RECORD
AT 9:00 O'CLOCK A.M.
As Payment of
BUREAU TITLE INSURANCE CO.
Book 1980, Page 158726
SEP - 2 1980

Recorded in Official Records
of Riverside County, California
Fees \$
Recorder

SURVEYORS
Monument Fund
\$10.00

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

51124-7

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

Presented in Official Records
of Riverside County, California
Recorder
Fee \$ 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

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~~ Unincorporated Area 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

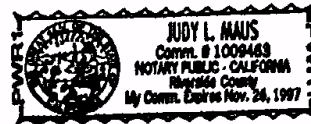
STATE OF CALIFORNIA)
COUNTY OF Riverside) ss.

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 (1/94)

4501832

6
9

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						
M	A	L	465	426	PCOR	MCOR	SMF	NCHG	EXAM
APN NJ TRA OK UT									009

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 _____



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

hereby 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, 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^s, Range 1 East, San Bernardino Meridian,
according to the Official plat thereby.

*South

DATED: 10-30-06

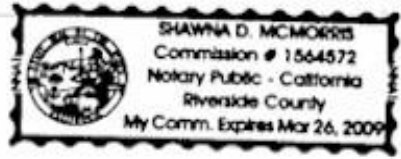
Merle Jane Gladstone
Merle Jane Gladstone
Dale Alan Gladstone
Dale Alan Gladstone

STATE OF California
COUNTY OF Riverside

On 10-30-06 before me, Shauna 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) were 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)
executed the instrument.

WITNESS my hand and official seal.
Signature Shauna D McMorris



MAIL TAX STATEMENT AS DIRECTED ABOVE

RECORD OF SURVEY

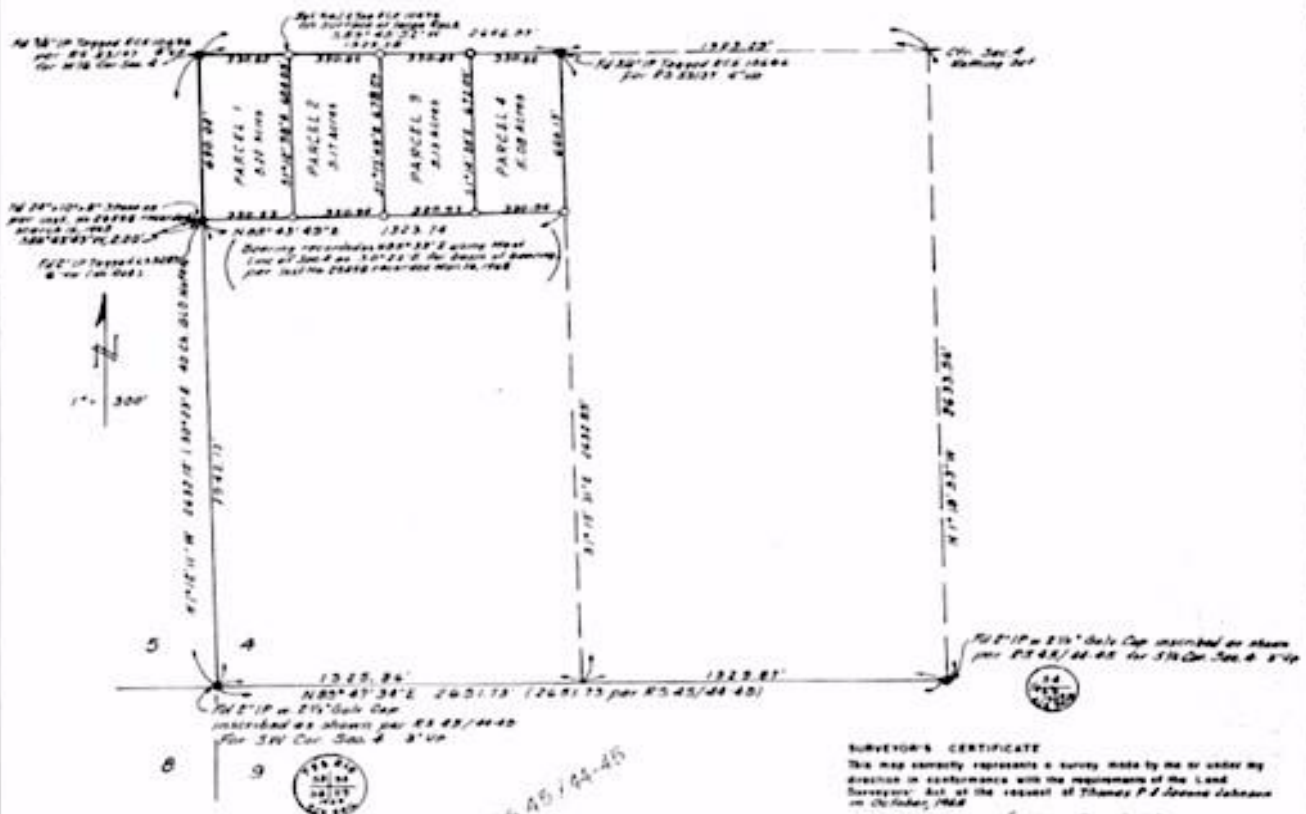
IN THE COUNTY OF RIVERSIDE
IN THE SW1/4 OF SECTION 4, T12S, R12E, S02E M
OCTOBER 1948

RECORDED'S CERTIFICATE
Filed this 20th day of DEC. 1948, Page 133 P
in Book 23 of Record of Surveys at page 50.
at the request of the County Surveyor

REC'D S. OR
NO. 100001

W. D. BALOGH
County Recorder
By *[Signature]*
Deputy

RS 53/37

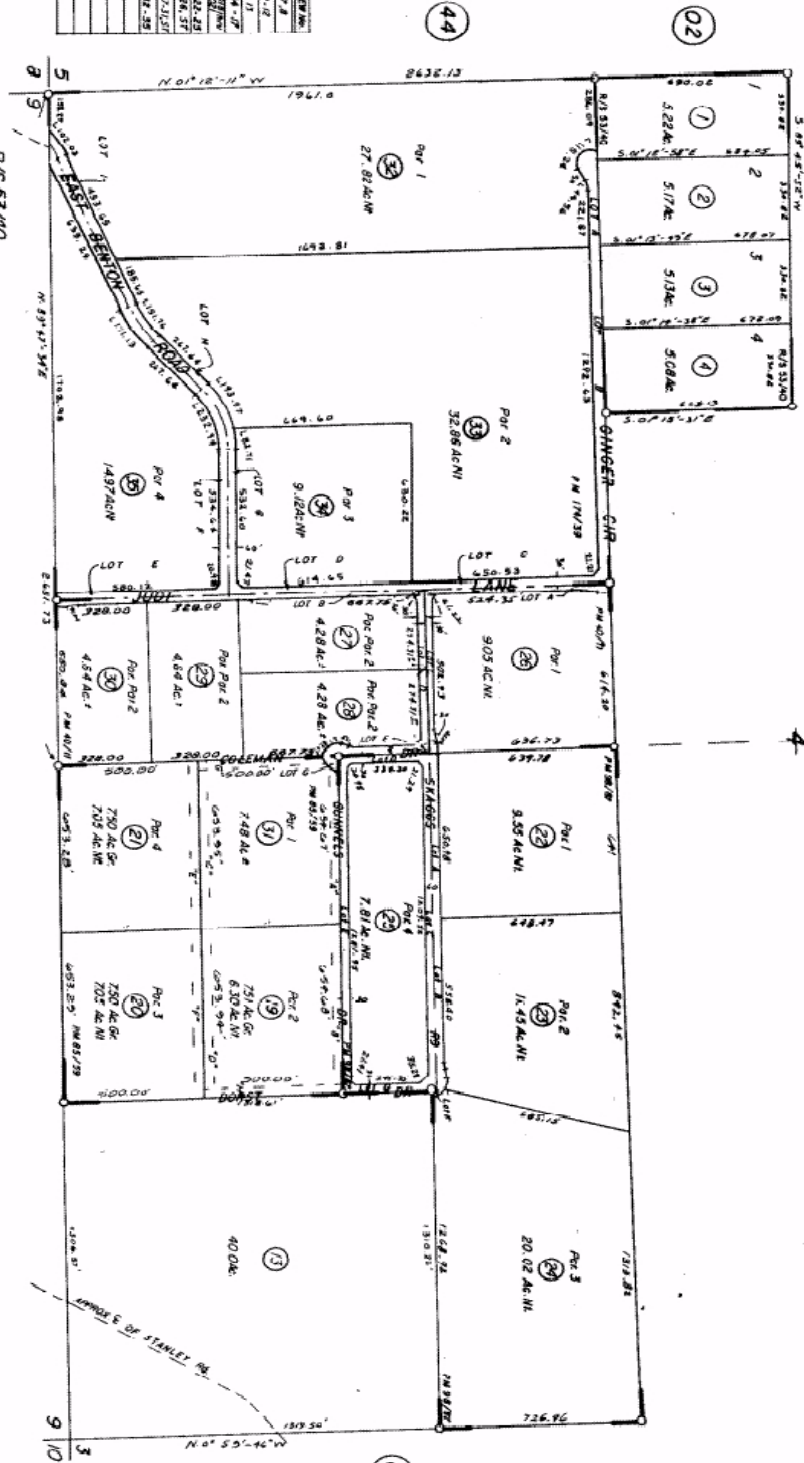
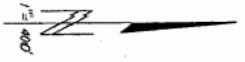


RS 45/44-45

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. J. Jones Johnson on October 1948
[Signature]
RCE 10096

SURVEYOR'S NOTE
□ for 3/4" I.P. Toppers R.C.E. 10096 6" up, unless otherwise noted
⊗ found monument as right
Name of Bearings: The north line of Section 8, T 12, R 12, S 02E M
taken as N85°41'30"E per R 140, M 47, to the Records

COUNTY SURVEYOR'S CERTIFICATE
This map has been examined for conformity with the requirements of the Land Surveyors' Act this 20th day of December, 1948.
A. C. KEITH
County Surveyor
By *[Signature]*
Deputy



DATE	SECTION	PARCEL
1/1/77	5	7, 8
1/1/77	7	9, 10
1/1/79	10	14, 17
12/20/91	10	30, 31
1/24/82	12	22, 23
2/28/83	3	24, 25
1/1/82	8	26, 28

R/S 53/40
 P.M. 40/11-12 Parcel Map 9452
 P.M. 85/59, Parcel Map No. 11977
 P.M. 98/97
 P.M. 174/39-40 " " 24579

JANUARY 1970

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 Beneficiary

The 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	
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. Goulds Pump Model#7GS30412 . Motor Serial#99E18253120 Pump Serial: 3A9958041	
Total	\$2,659.30

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**

(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. _____

(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
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
121	220	Hard Gray Granite
220	222	Frac. Pink Granite
222	270	Hard Hard Granite
270	271	Frac. Granite
271	300	Hard Granite
300	320	Hard Granite
320	321	Frac. Granite
321	335	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

(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)

WELL LOCATION SKETCH

(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

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

From ft.	To ft.	Dia. (in.)	Gage or Wall	From ft.	To ft.	Slot size
0	600	570	160	220	240	3/32"
				260	280	"
				300	320	"

(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

(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

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**

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

Signed **Kenneth S. Sweetheart**
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 # 387
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

OK [signature]
RHS
2/27/90

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".

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 7723 50
 Fee \$50.00 TOTAL 50 50
CHANGE

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 1/4 Sec. 4, T. 7S, R. 1E

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

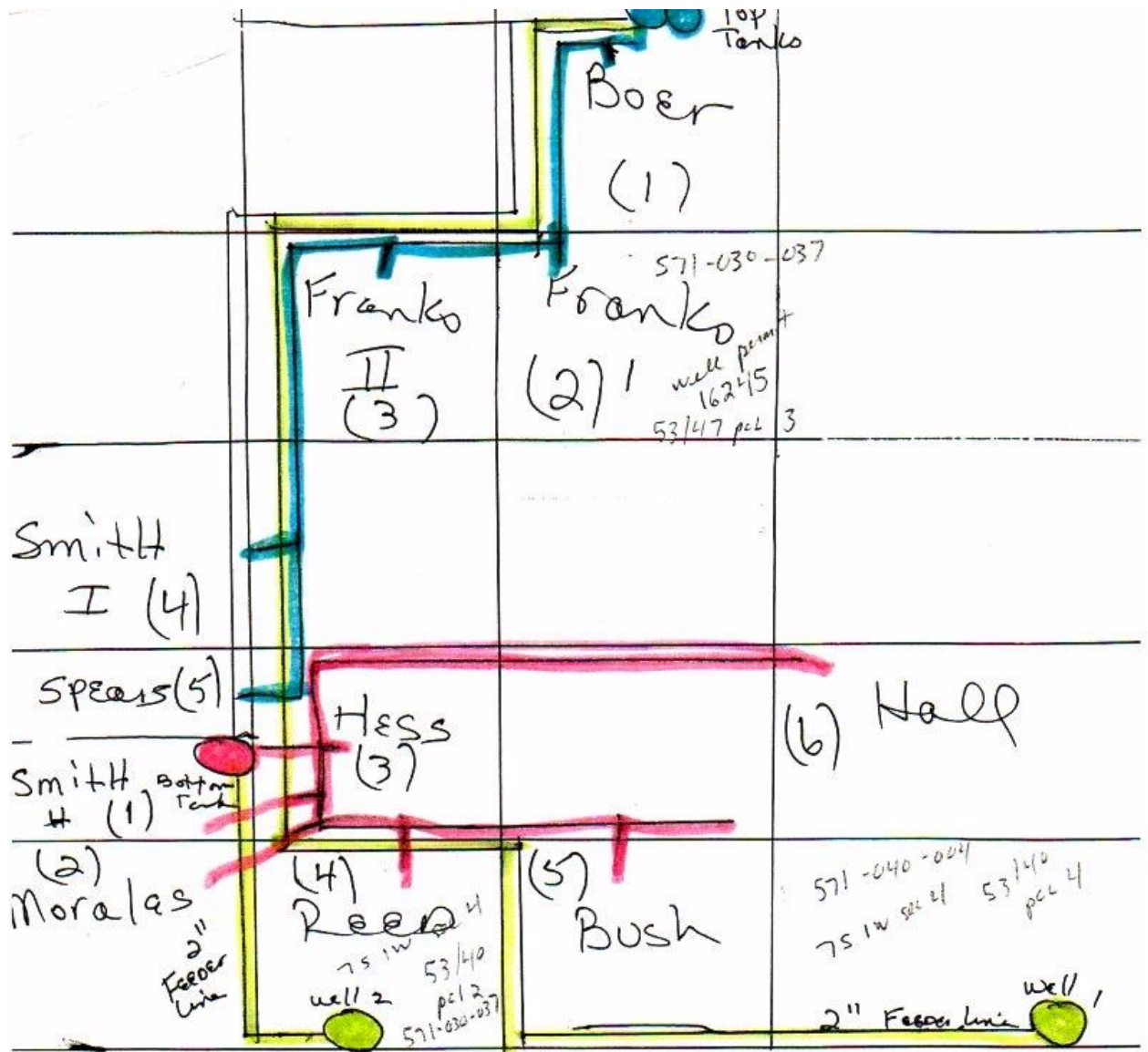
NAME Weber valley Heights Assn.

DRILLER L.O. Lynch Well Drilling, Inc.
P.O. Box 1920
Hemet, Ca. 92343

MAILING ADDRESS 44135 Perryman Lane

CITY & STATE Hemet, Ca. 92343

By *Charlene Robbins*
 Charlene Robbins



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

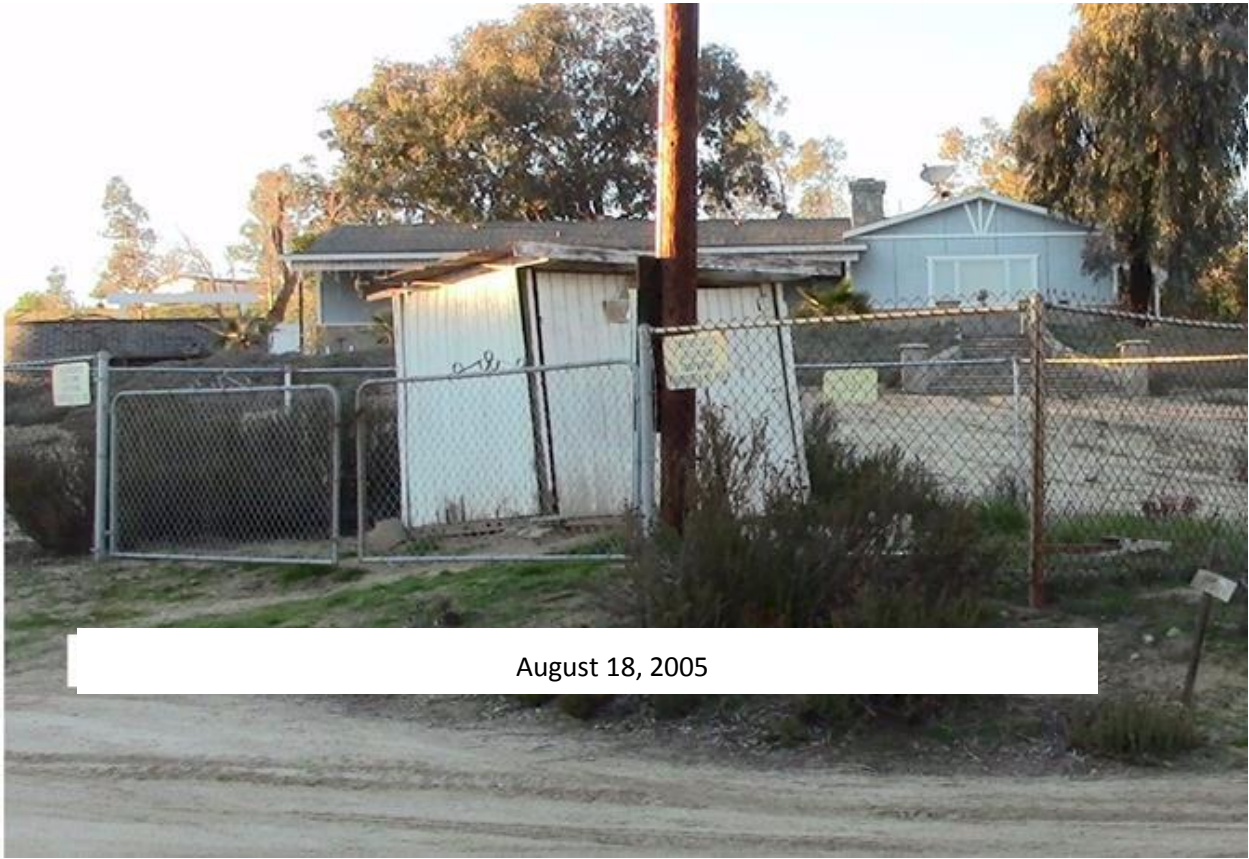
Inorganic chemical analyses were last conducted in 2004. Fluorides were .9 mg/L, Nitrates were 18 mg/L and total dissolved solids TDS were 360mg/L at that time.

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.



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 ~~some~~⁷ properties who have already paid.

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

Thank You
Jeff Hall
President

WEBER VALLEY HEIGHTS ASSOCIATION
4630 BENTON RD
MENEF, CA 95644

29880:2

1385

DATE 6-15-16

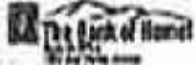
WESTERN
DC 0410-1223

PAY TO THE ORDER OF

Best Best + Krieger

\$ 1103.00

One Thousand One Hundred Three Dollars - 00/100



for letter for Reens #7726/del

Deborah SA Pierre

[Signature]



BEST BEST & KRIEGER
ATTORNEYS AT LAW

Indian Wells
(760) 566-2611
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) 529-1300
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,

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 1990 as No. _____
has not been compared with
original. **191167**
County Recorder
RIVERSIDE COUNTY, CALIFORNIA
April 12, 1990

3 GRANT OF EASEMENT

4 This deed for grant of easement
5 and Joann Campbell, to, Paul and Esther Klausing, 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 Section 4, Town-
16 ship 7 South, Range 1 East, San Bernardino
17 Meridian, according to the Official Plot
18 thereof, shown as Parcel 2 on a record of
19 Survey Map on file in Book 53, page 40 of
20 Record of Surveys, Riverside County Records.
21 Rights of the public in and to that portion
22 of the herein described land lying within
23 public roads.
24 An easement, 30 feet in width, for road purposes,
25 with the right to convey to other, over and across
26 that portion of a roadway commonly known as
27 East Benton Road, as disclosed by mesne deeds
28 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.

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.

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.

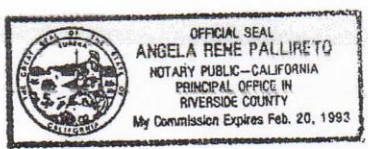
Charles E. Campbell

CHARLES CAMPBELL

Jo Ann 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 Reme 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

*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

OK [signature] 2/27/90

LEGAL DESCRIPTION:

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

County of Riverside
Department of Health
Environmental Health
Services Division

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 21, 19 99

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 _____ W _____ N; Sec. _____ T _____ R _____

PHYSICAL ADDRESS OF WELL 44100 Ginger Circle
APN 541-040-002 Community Hemet

NAME Weber valley Heights Assn. DRILLER L.O. Lyner Well Drilling, Inc.

MAILING ADDRESS 44135 Perryman Lane P.O. Box 1928 Hemet, Ca. 92343

CITY & STATE Hemet, Ca. 92343

By *Charlotte Robbins*
Charlotte Robbins

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

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

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	<u>\$ 1,830.00</u>
------------------	--------------------

\$ 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!

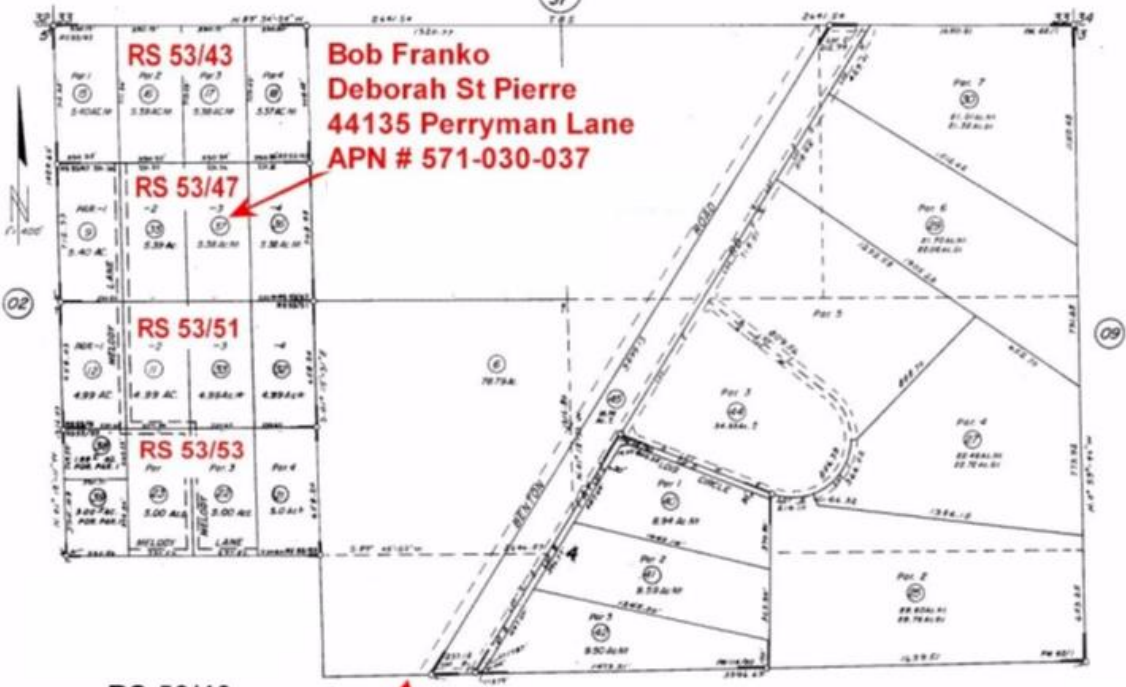
3. Water Rates. The Weber Valley Heights Board of Directors are discussing raising our water rates from .02 cents a cu. ft. to .03 cents a cu. ft.. Our rates are extremely low compared to city water rates. It is time to build our maintance fund before trouble strikes. The \$20.00 annual fee for those 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

23-40
571-03

POR. SEC. 4, T.7S., R.1E.



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



R/S 53/80
P.M. 40/81-82 Parcel Map 9452
P.M. 85/59, Parcel Map No. 11977
P.M. 98/97 - - - - - 16649
P.M. 74/39-40 - - - - - 24579

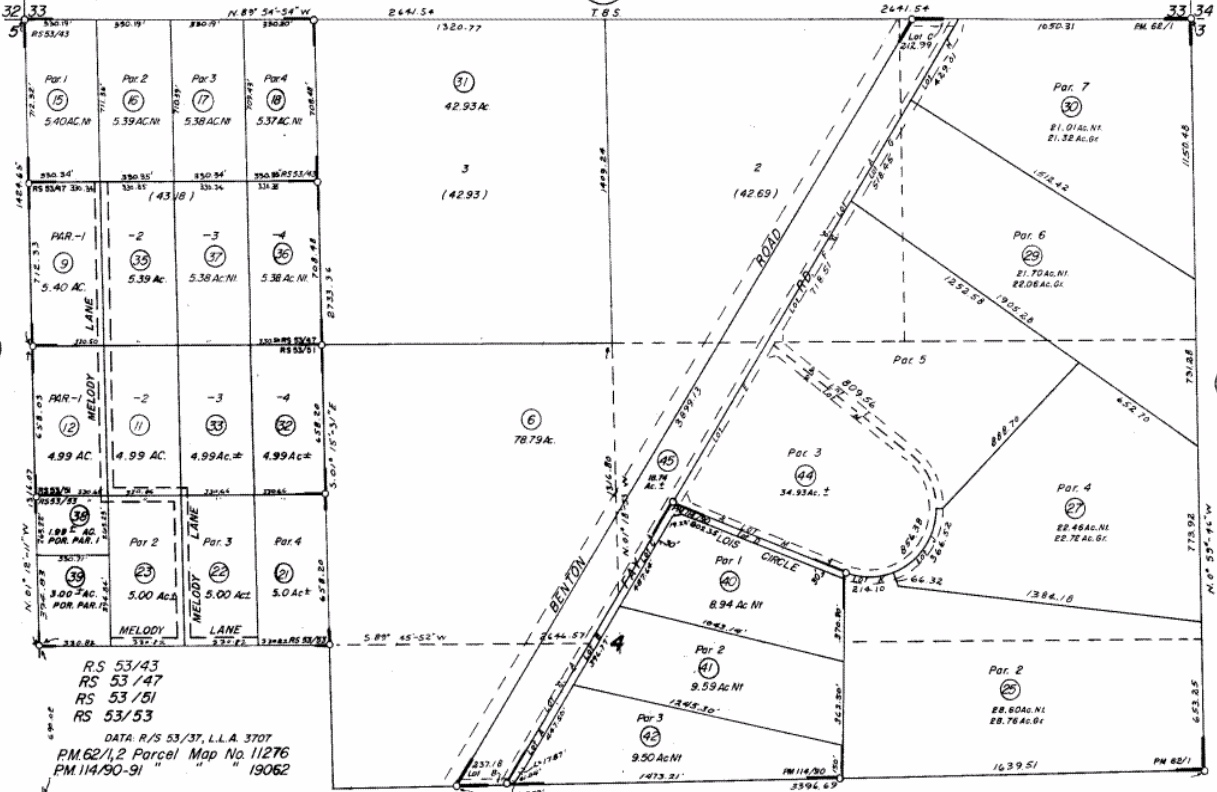
JANUARY 1970

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
RIVERDIE COUNTY

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY

569
31



DATE	OLD No	NEW No
8-24-58	000	01-3
1/76	1	15-18
11/77	7	19
11/77	13	20, 21
1/78	20	22, 23
5/79	19	24-31
7/79	205	31
5/80	10	32, 33
11/80	8	34, 35
6/81	34	36, 37
1-83	14	38-39
3/83	24	40-42
1/84	25, 29	43
*	43	44, 45

RS 53/43
 RS 53/47
 RS 53/51
 RS 53/53
 DATA: R/S 53/37, L.L.A. 3707
 PM 62/1, 2 Parcel Map No 11276
 PM 114/90-91 " " 19062

SW Cor. Sec. 4
 JANUARY 1970

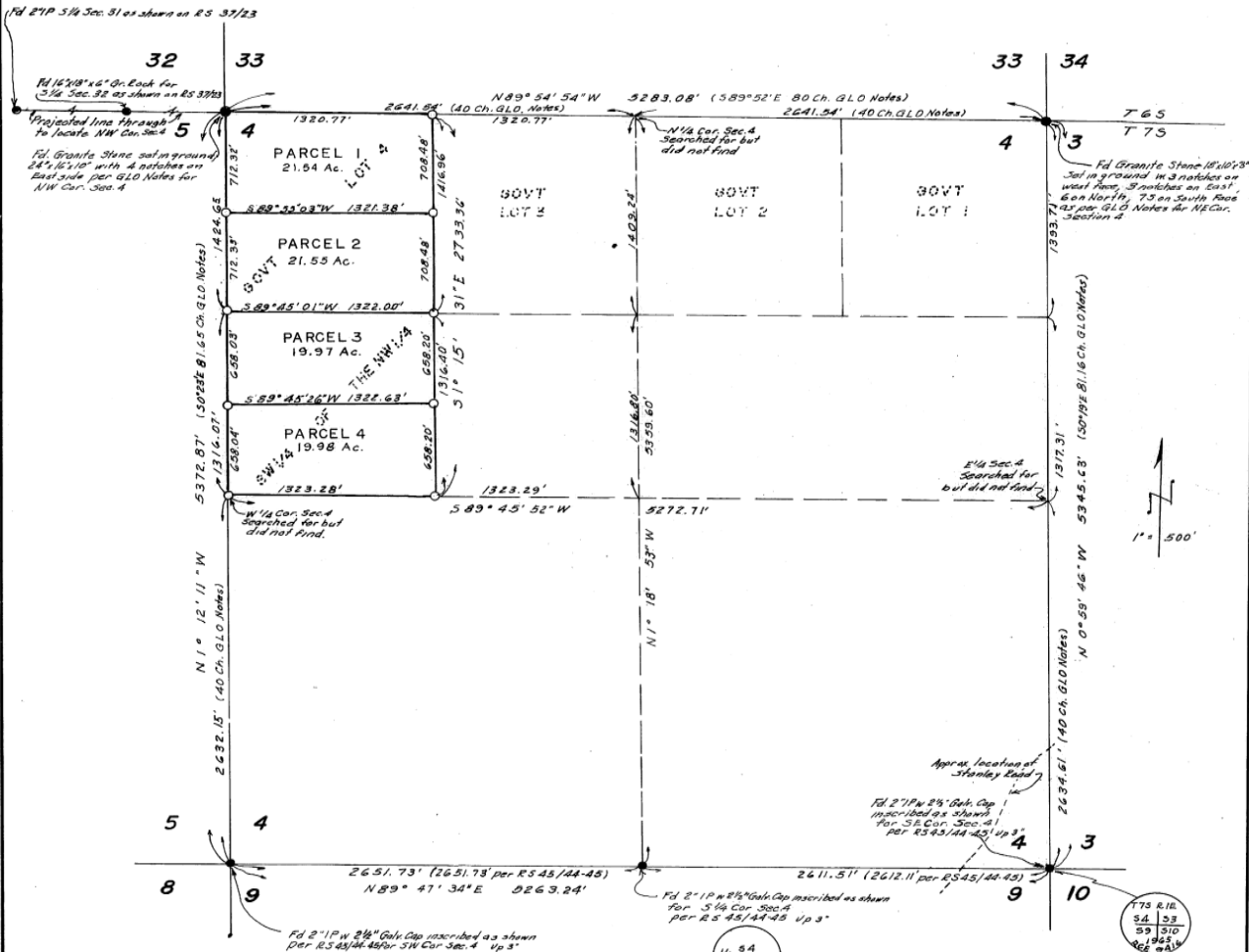
ASSESSOR'S MAP BK. 571 PG. 03
 RIVERSIDE COUNTY, CALIF

IN THE COUNTY OF RIVERSIDE RECORD OF SURVEY

OF GOV'T LOT 4 & THE SW 1/4 OF THE NW 1/4 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.m.
in book 53 of Record of Surveys at page 37
at the request of the County Surveyor

FEE \$ 5.00
NO. 117559
By W.D. Balogh County Recorder
Dean Blough Deputy



T7S R1E
S4 S8
58 59
1968
RCE 9A18

54
59
1968
RCE 9A18

T7S R1E
S4 S8
59 510
1968
RCE 9A18

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 RCE. 10696 up 6"
 ● Found Monument as noted
 Basis of bearings: The South line of Section 4, T7S, R1E, S.B.B.&M Taken as N89°47'34"E as per RS 45/44-45. Riv. 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.M. Keith Deputy

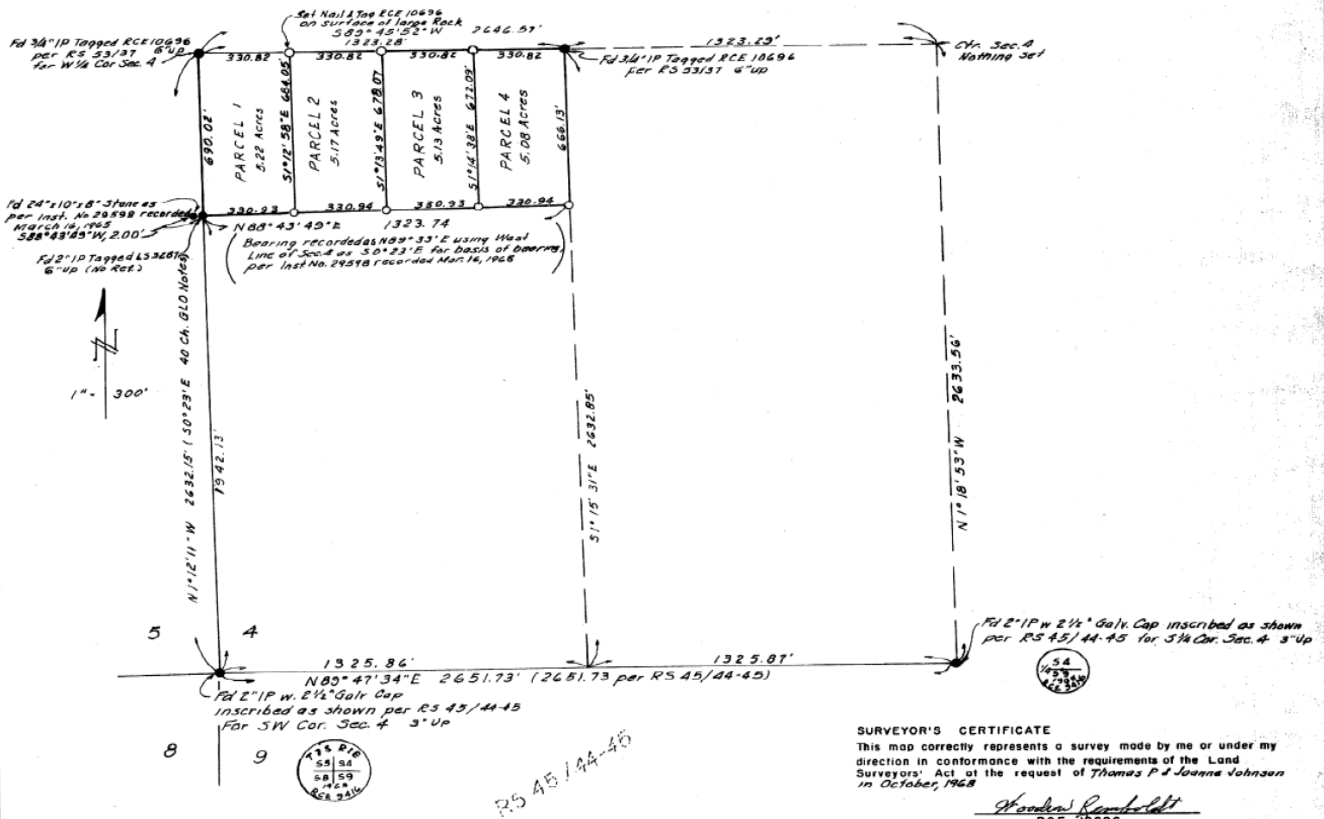
RECORD OF SURVEY

IN THE COUNTY OF RIVERSIDE
IN THE SW 1/4 OF SECTION 4, T7S, R1E, S8B1M
OCTOBER 1968
WOODROW REMBOLOT

RECORDER'S CERTIFICATE
Filed this 20 day of DEC 1968 at 1:30 P.M.
in Book 52 of Record of Surveys at page 40
at the request of the County Surveyor

W.D. BALOGH
County Recorder
By *James B. Vaughn*
Deputy
FEE \$ 5.00
NO. 124200

RS 53/37



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 of the request of Thomas P. & Joanne Johnson in October, 1968
Woodrow Rembolot
RCE 10696

SURVEYOR'S NOTE
O Set 3/4" I.P. Tagged RCE 10696 6" up, unless otherwise noted
● Found monument as noted
Basis of Bearings: The south line of Section 4, T7S, R1E, S8B1M taken as N89° 47' 34" E per RS 45/44-45, Rm. Co. Records

COUNTY SURVEYOR'S CERTIFICATE
This map has been examined for conformance with the requirements of the Land Surveyors' Act this 20 day of December, 1968.

A.C. KEITH
County Surveyor
By *J.M. 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 \$ 3.00

INDEXED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

Same as above

DOCUMENTARY TRANSFER TAX \$ 13.20
XXX 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
Bank of America
S. P. #571-030-001-7

GRANT DEED

1499379-DI

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.

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

✓ Charles A. Rigo.
✓ Marion F. Rigo



(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. 233-7748B
Loan No.

156200

WHEN RECORDED MAIL TO:

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

PAID
Doc. Transfer Tax
Mr. D. BULLOCK
Rty. Co. Recorder

RECEIVED FOR RECORD

DEC 16 1975

AT 9:00 O'CLOCK A.M.
FOR PAYMENT OF TAXES
OF REVENUE

Book 1975, Page 156200

Payable to County of
Riverside County, California

W. D. Bulluck
Rty. Co. Recorder

UNRECORDED

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 fact of sale.

W. D. Bulluck Bank of America
Signature of Notary Public or Agent determining tax - FRS 10001

B. P. 4571-030-001-7

GRANT DEED

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~~ 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
hereinaabove.

777 374 882

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 1978
AT 9:00 O'CLOCK A.M.
As Recorder of
FIRST AMERICAN TITLE COMPANY
OF RIVERSIDE
Book 1976, Page 5433
Recorded in Official Records
of Riverside County, California
W.D. Balogh Recorder
FEB 13

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.

[Signature] Bank of America
Signature of Agent for 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.

150/697242

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

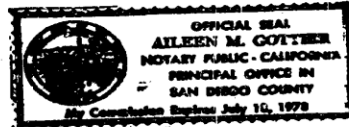
Walter C. Johnson and
Rosemarie R. Johnson

known to me to be the pers: 5 whose name 5 are
subscribed to the within instrument and acknowledged that
they executed the same.

WITNESS my hand and official seal.

Signature Aileen M. Gutter

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.
Escrow No. 7783
Loan No.

5434

WHEN RECORDED MAIL TO:

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

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

RECEIVED FOR RECORD
JAN 23 1976
AT 9:00 O'CLOCK A.M.
FIRST RECORDING OFFICE
OF RIVERSIDE
Book 1976, Page 8434
Filed in Official Records
of Riverside County, California
W.D. Balogh
REC-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
XXII. Computed on the consideration or value less liens or encumbrances
remaining at time of sale.

[Signature] Bank of America
Signature of Deed Grant or Agent determining tax - Firm Name

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

GRANT DEED

15016970R1

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 are
subscribed to the within instrument and acknowledged that
 they executed the same.

WITNESS my hand and official seal.
Signature *[Signature]*

[Signature]
[Signature]



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

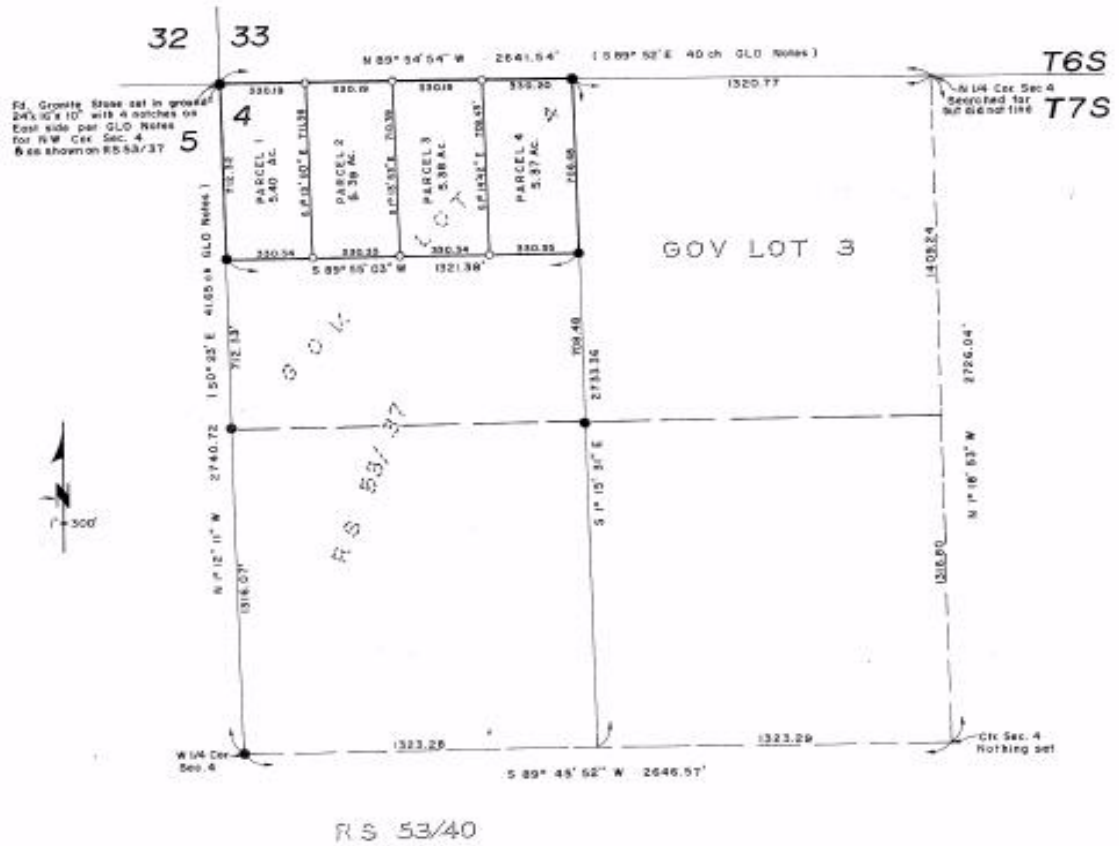
53 / #3

RECORD OF SURVEY

IN THE COUNTY OF RIVERSIDE
OF THE N 1/2 OF GOV. LOT 4, SEC. 4, T 7 S, R 1 E, S B B & M
November 1968
Woodrow Rembold CE.

RECORDER'S CERTIFICATE
Filed this 3 day of Jan, 1969 at 2:00 p.m.
in book 83 of Record of Surveys of page 63
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 of the request of Walter C. & Rosemarie Johnson in November 1968.
Woodrow Rembold
R.C.E. 10696

SURVEYOR'S NOTE
○ Set 3/4" 1R Tagged RCE 10696 6" up
● Found 3/4" 1R Tagged RCE 10696 as per R553/37, 0" up unless otherwise noted.
Basis of Bearings: The North line of Sec. 4, T7S, R1E, SBB&M Taken as N 89° 54' 54" W as per R553/37, 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

RECORDING REQUESTED BY

THOMAS J. BROWN

153117

AND WHEN RECORDED MAIL TO

THOMAS J. BROWN

P. O. Box 10099

1146 Civic Center Drive West

Santa Ana, CA 92711

PAID
Esp. Taxable Tax
PAYABLE BY EUGENIA P.
RIV. CO. 153117

RECEIVED FOR RECORD

AT 9:00 O'CLOCK A.M.

POST OFFICE TIME OFFICE
OF RECORD

Book 1180, Page 153117

AUG 25 1980

Processed in Central County
of Riverside County, California

D. P. ...

SURVEYORS
Adjustment Fund
\$10.00

REAL TAX STATEMENTS TO

NAME EDITH B. GILCHRIST

1062 W. 228th Street

Torrance, CA 90502

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Documentary transfer tax \$ 9.80

- 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 - true name

Unincorporated area City of

Grant Deed

THIS FORM FURNISHED BY SECURITY TITLE INSURANCE COMPANY

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 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 2, 1978

Eugenia P. Ridgely
EUGENIA P. RIDGELY

15550763-3

571-030-008

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 820 CYCLOK A.L.
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. Cconery
Recorder
Fees \$.

PAID
Doc. Transfer Tax
WILLIAM E. CONERY
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 use only)
My commission expires on July 1, 1982.

166375-3

53/47

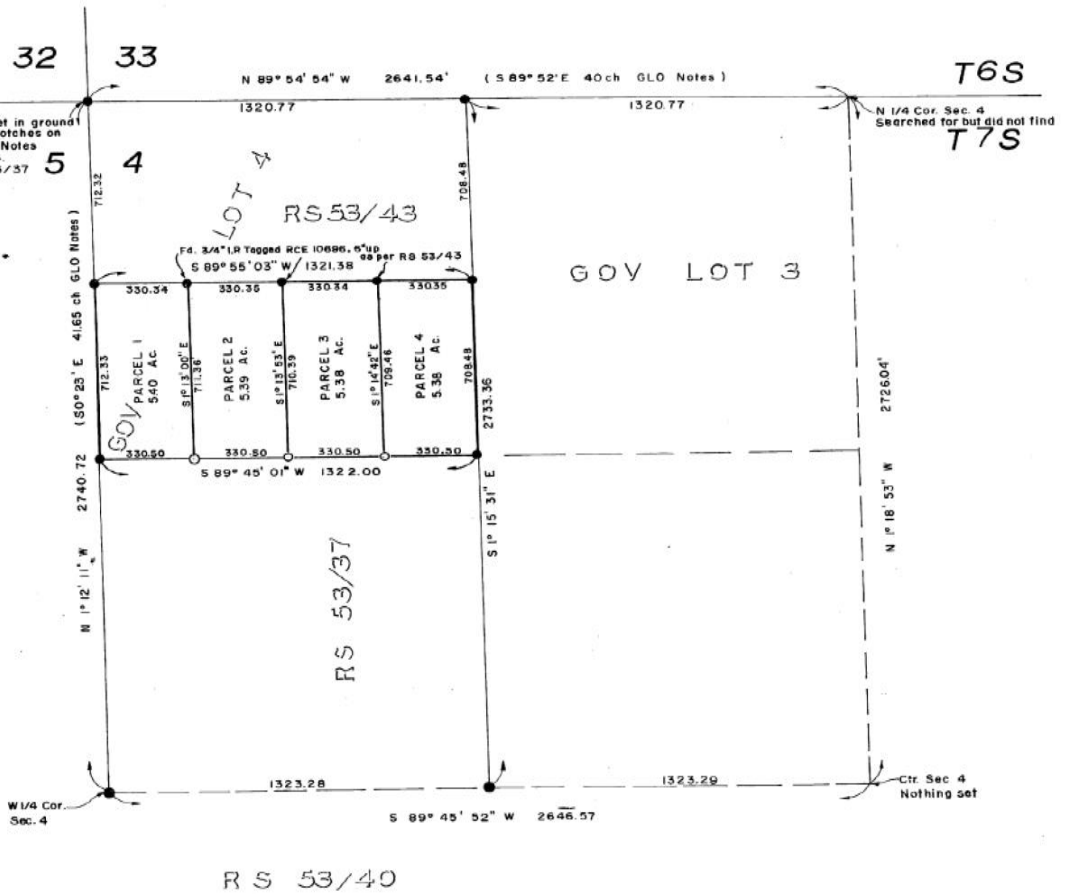
RECORD OF SURVEY

IN THE COUNTY OF RIVERSIDE
OF THE S 1/2 OF GOV LOT 4, SEC. 4, T 7 S, R 1 E, S 8 B & M
January 1969 Woodrow Remboldt C.E.

RECORDER'S CERTIFICATE
Filed this 9 day of Jan. 1969 at 1:10 p.m.
in book 53 of Record of Surveys at page 47
of the request of the County Surveyor

W. D. BALOGH
County Recorder
By *Baron B. Vaughan*
Deputy

Fd. Granite Stone set in ground
24"x16"x10" with 4 notches on
East side per GLO Notes
for N W Cor. Sec. 4
as shown on RS 53/37



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 of the request of Frank E & Eugenia P Wilson in November 1968

Woodrow Remboldt
R.C.E. 10696

SURVEYOR'S NOTE
O Set 3/4" I.P. Tagged RCE 10696 6" up
● Found 3/4" I.P. Tagged RCE 10696 as per RS 53/37 6" up
Unless otherwise noted,
Basis of Bearings: The North line of Sec. 4, T 7 S, R 1 E, S 8 B & 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 9 day of January, 1969

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

Order No.
Escrow No.
Loan No.

65204

WHEN RECORDED MAIL

Virgil Strandberg
6119 Premier St.
Lakewood, Ca. 90712

RECEIVED FOR RECORD
At Request of
M. J. M. Part 3 of Clock

GRANTEE
Book 1980, Page 65204

APR - 4 1980

Recorded in Official Records
of Riverside County, California

Recorded
FEE \$ 3

SURVEYOR'S
INSTRUMENT FUND
\$1000

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

above.

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.

Monroe Sharpless
Signature of Declarant or Agent determining tax - Firm Name
Monroe Sharpless Real Estate

Assessor's Parcel # 571030010-5

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.

IN THE COUNTY OF RIVERSIDE RECORD OF SURVEY

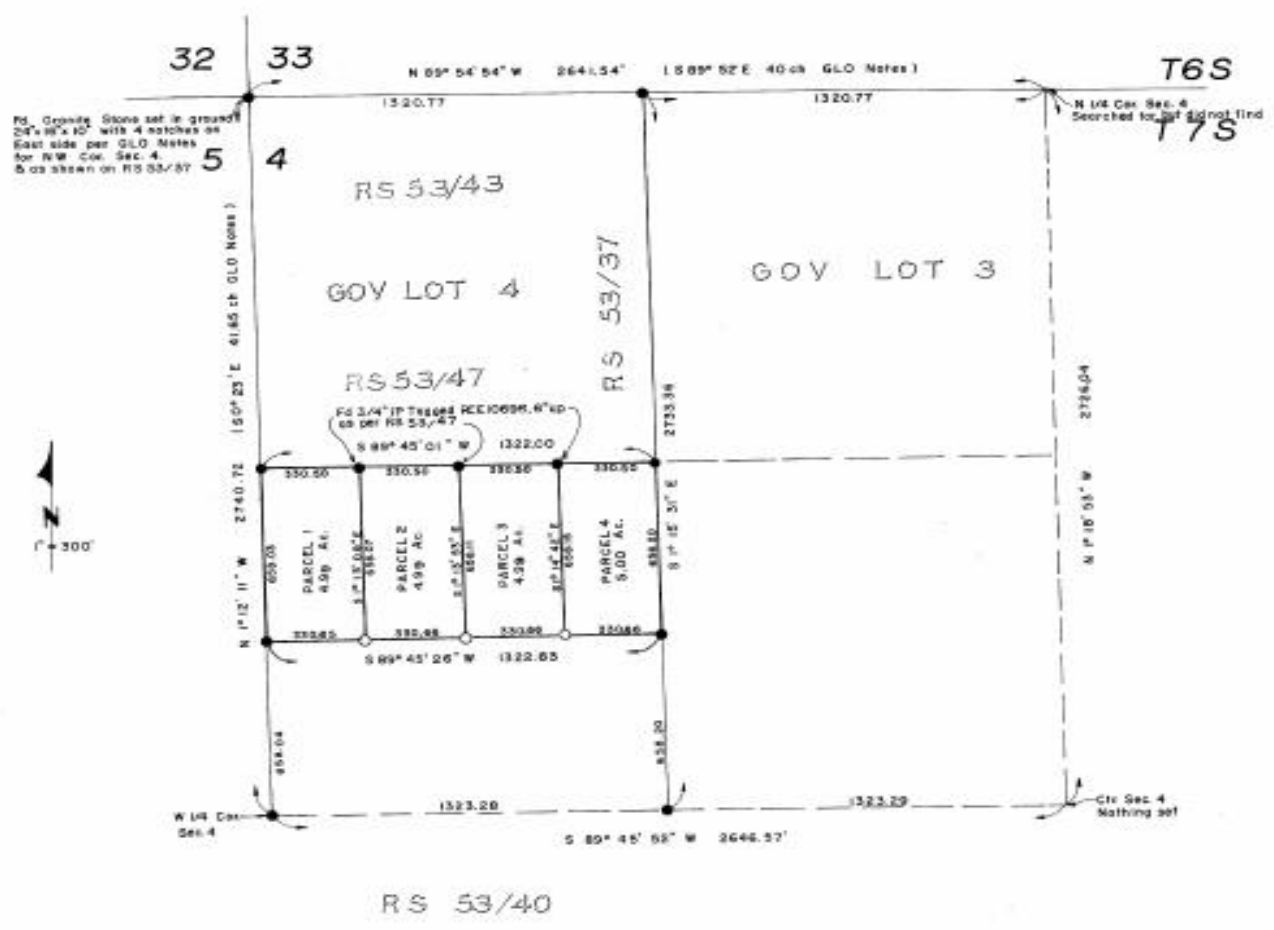
IN THE NW 1/4 OF SEC. 4, T.7S, R.1E, SBB & M
January 1968

RECORDER'S CERTIFICATE
Filed this 20 day of Jan 1968 at 1:00 P.M.
in book 52 of Record of Surveys of page 51
at the request of the County Surveyor

W.D. SALOGH
County Recorder
By Robert B. Keith
Deputy

FEE \$ 5.00
NO. 5706

Woodrow Rembold CE.



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, T.7S, R.1E, SBB & 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.H. Riddle
Deputy

121341

RECORDING REQUESTED BY

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

Name: Jack I. Dickey and Adella R. Dickey
Street Address: 8122 San Dimas Circle
City: Buena Park CA 90620
State: CA
Zip: 90620

Title Order No. _____ Escrow No. 4675-J

PAID
Doc. Transfer Tax
WILLIAM E. LEBERSON
Fry Co. is convey

RECEIVED FOR RECORD
Min. Post # of book ALM

MAY - 6 1988
Assessed in Official Records
of Riverside County, California
W. E. Leberson
Recorder
Page 8

SURVEYOR
MANAGING SURVEYOR

THIS SPACE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$ 480

- Computed on full value of property conveyed, or
- Computed on full value less value of liens or encumbrances remaining at time of sale, and

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

L.H. BEASLEY AND ALMA L. BEASLEY, husband and wife

hereby GRANT(S) to

JACK I. DICKEY AND ADELLA R. DICKEY, husband and wife as joint tenants

the following described real property in the County of Riverside State of California:

- PARCEL A: THE EAST HALF OF SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4 TOWNSHIP 7 SOUTH, RANGE 1 EAST, SBB & M.
- PARCEL B: NONEXCLUSIVE EASEMENTS, WITH THE RIGHT TO CONVEY SAME FOR ROADS AND UTILITIES, NOT LESS THAN 30 FEET WIDE, OVER EXISTING ROADS FROM EAST BENTON ROAD.
- SUBJECT TO: NONEXCLUSIVE EASEMENTS FOR ROAD AND UTILITIES, 15 FEET WIDE ALONG THE BOUNDARIES OF PARCEL A HEREOF AND 30 FEET WIDE OVER AN EXISTING ROAD WHERE IT CROSSES OVER THE SOUTHWEST CORNER OF PARCEL A HEREOF.

UN

**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 S. 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 ?

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

TEMPORARLY DISCONNECT WATER TO MEMBER UNTIL COMMERCIAL USE IS STOPPED? (see other)

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 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

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

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,

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

General Ledger 2009

Weber Valley Hospital Assn

	Initials	Date
Prepared By		
Approved By		

© WILSON JONES

G7508 ColumnWidth 8

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		49.06	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		4064.41
5-25-09	1160	County of Riv. Ev. H.	1030.00		3034.41
5-26-09		Deposit		333.32	3367.73
6-14-09	1161	SCE	89.58		3278.15
6-24-09		Deposit		335.65	4013.80
7-10-09	1162	SCE	90.33		4123.57
7-2-09		Deposit		428.18	4551.75
8-3-09	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
12-14-09		Deposit		300.66	3380.29
12-28-09	1173	Lowe's Quick Fix	15.84		3364.45
12-29-09	1174	UPS - Store Copies	7.88		3356.57

General Ledger 2009

Wheat Valley Heights

Prepared By	Initials	Date
Approved By		

© WILSON JONES

© 1999 ColumnWrite II

Date	CHK	TO	amt	Deposit	Balance
1-1-09		Bd Distro Forward			477.68
1-18-09	1151	SCE	50.00		427.68
1-30-09		Deposit		149.00	576.68
2-6-09	1152	SCE	43.35		533.33
2-24-09		Deposit		205.00	738.33
2-24-09	1153	Stamps	17.50		720.83
2-25-09	1154	SCE	41.87		678.96
3-27-09		Deposit		171.24	850.20
4-15-09	1155	SCE	53.34		796.86
4-24-09	1156	Supplies & Reps	21.72		775.14
4-24-09		Deposit		147.16	922.30
4-24-09	1157	gas for water	30.20		892.10
4-29-09	1158	Rebecca Korman	150.00		742.10
5-14-09	1159	SCE	70.78		671.32
5-25-09	1160	City of Riv. Exp	1030.00		(358.68)
6-26-09		Deposit		333.92	35.24
6-14-09	1161	SCE	87.59		(51.95)
6-24-09		Deposit		325.65	273.70
7-26-09	1162	SCE	90.33		183.37
7-27-09		Deposit		428.18	611.55
8-13-09	1163	gas for water	30.00		581.55
8-26-09	1164	SCE	151.09		430.46
9-2-09		Deposit		241.94	672.40
9-21-09	1165	Stamps, etc	33.76		638.64
9-15-09	1166	SCE	102.89		535.75
9-25-09		Deposit		483.52	1019.27
10-12-09	1167	SCE	86.88		932.39
11-3-09	1168	Quality Pump	1768.65		(836.26)
11-4-09		Deposit		209.00	(627.26)
			3872.11	2707.17	
		beg Bal	477.68		
		Deposits +	2707.17	Dr	
		less checks -	3872.11	Cr	
			3309.74		

Accounts Rec. 1477.75 - maintenance + assessments for State St
 ↑ 1170.00 State Small water + water tests
 307.75 maintenance

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

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 unanimous¹ 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

¹ 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

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

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

J9880 0000117045955 1

- 4 -

BRIEF OF DEFENDANT DEBORAH ST. PIERRE

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.

28

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
be exercised with a view to the reasonable and beneficial use thereof in the interest
of the people and for the public welfare.”

6 There is a distinction between “ownership of water” and “right to use water.” All water
7 within the state is property of the people of the State of California. (Water Code § 102.)
8 However, once water is removed from its natural state and physically separated from the land and
9 contained, water is considered personal property and owned as such. (*Palmer v. Railroad*
10 *Comm’n* (1914) 167 Cal. 163, 168; *Riverside Water Co. v. Gage* (1891) 89 Cal. 410, 418.)
11 Regardless of the nature of the right, or the means with which it is exercised, the right to take
12 water remains subject to the requirement to put water to beneficial use to the fullest extent
13 possible and to reasonably use water and avoid waste. (*Chow v. City of Santa Barbara* (1933)
14 217 Cal. 673, 695.) Accordingly, the water drawn and stored from the WVHWA water system is
15 subject to the limitations as set forth in the Bylaws.

16 The Bylaws expressly limit members to “domestic” water use. “Domestic” use means
17 “the use of water in homes, resorts, motels, organization camps, camp grounds, etc., including the
18 incidental waters of domestic stock for family sustenance or enjoyment and the irrigation of not to
19 exceed one-half acre in lawn, ornamental shrubbery, or gardens at any single establishments. The
20 use of water at a camp ground or resort for human consumption, cooking or sanitary purposes is a
21 domestic use.” (Cal. Code Regs., tit. 23, § 660.) On the other hand, “irrigation” use includes
22 “any application of water to the production of irrigated crops or the maintenance of large areas of
23 lawns, shrubbery, or gardens.” (Cal. Code Regs., tit. 23, § 661.) Further, the State of California
24 has declared that “water for domestic purposes is the highest use of water and the next highest use
25 is for irrigation.” (Water Code § 106.) “Without question the authorities approve the use of
26 water for domestic purpose as entitled to preference.” (*Prather v. Hoberg* (1944) 24 Cal.2d 549,
27 562.) Therefore, a landowner’s use of water for drinking, cooking, sanitary or irrigating small
28 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

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 WVA 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 J. St. Pierre
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 CA633000

INITIAL SUPPLEMENTAL

1. FILE NUMBER H100910046	2. DATE / TIME REPORTED	3. DATE / TIME ASSIGNED	4. DATE / TIME INV. START	5. DATE / TIME INV. TERM	6. AGENCY	7. JUV. #
8. OFFENSES - CODE SECTION EXC. CIRCUMSTANCES (NO CHANGE)					9. COUNTY	
10. OFFENSES - CODE SECTION (Add or Change to)					11. COUNTY	
12. OFFENSES - CODE SECTION (Add or Change to)					13. COUNTY	
14. LOCATION OF OCCURRENCE 36040 HAPPY HILL, SAGE			15. OCCURRED ON - DATE / TIME		17. OR BETWEEN - DATE / TIME	
18. BUSINESS NAME			19. BUSINESS PHONE		20. CASE STATUS / CLEARANCE EXC.	

VICTIM - REPORTING PARTY - WITNESS - OTHER:

See Additional Persons Report

21. RPT. #	22. NAME (Last, First, Middle) REP ST. PIERRE, DEBORAH LYNN FW	23. SEX	24. RACE	25. DOB 102151	26. AGENCY	27. RPT. #	28. RPT. #	29. RPT. #	30. RPT. #	
32. RESIDENCE ADDRESS P/B					33. CITY		34. ZIP		35. RES. PHONE 957 767 0143	
36. BUSINESS ADDRESS					37. CITY		38. ZIP		39. BUS. PHONE Call 957 764 5119	
40. BUSINESS ADDRESS										
41. BUSINESS ADDRESS										
42. BUSINESS ADDRESS										

SUSPECT:

Adult Juvenile Parole Probation See Additional Persons Report ARRESTED

57. SUSP. #	58. NAME (Last, First, Middle)	59. SEX	60. RACE	61. DOB	62. AGENCY	63. RPT. #	64. RPT. #	65. RPT. #	66. RPT. #	
67. DRIVER'S LICENSE NUMBER / ID NUMBER					68. STATE		69. SOCIAL SECURITY NUMBER		70. MNI NUMBER	
71. RESIDENCE ADDRESS					72. CITY		73. ZIP		74. RES. PHONE	
75. BUSINESS ADDRESS					76. CITY		77. ZIP		78. BUS. PHONE	
79. JUVENILE DISPOSITION: <input type="checkbox"/> Other Juris. <input type="checkbox"/> Juv. Cr. Prob. <input type="checkbox"/> WITHN Dept. <input type="checkbox"/> Detained <input type="checkbox"/> Not Detained										
80. GANG DATA Gang Name(s): <input type="checkbox"/> Member <input type="checkbox"/> Associate <input type="checkbox"/> Self Admit <input type="checkbox"/> Prior Knowledge					81. TATTOOS / SCARS / MARKS / CLOTHING DESCRIPTION					
82. 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 / INC. AGO / VALUE
82. COLOR/COLOR		83. VIN#		84. OTHER IDENTIFIERS			85. DISPOSITION OF VEHICLE
86. REGISTERED OWNER			87. ADDRESS		88. CITY		89. STATE
							90. ZIP
							91. PHONE

PROPERTY REPORT ATTACHED FOR STOLEN, RECOVERED, OR DAMAGED PROPERTY

92. DAMAGED PROPERTY VALUE

REPORTING OFFICER JENKINS	OFF. ID N3885	APPROVED BY / DATE [Signature] 10/15/10	ENTERED BY / DATE [Signature] 10/15/10	ENTERED BY / DATE [Signature] 10/15/10
COPIES TO: ARCNET DEP. MULLINS		COPIES TO: [Signature]		

Form A Jip rev 2/98

File Number			
D100910046		Continuation Sheet	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:

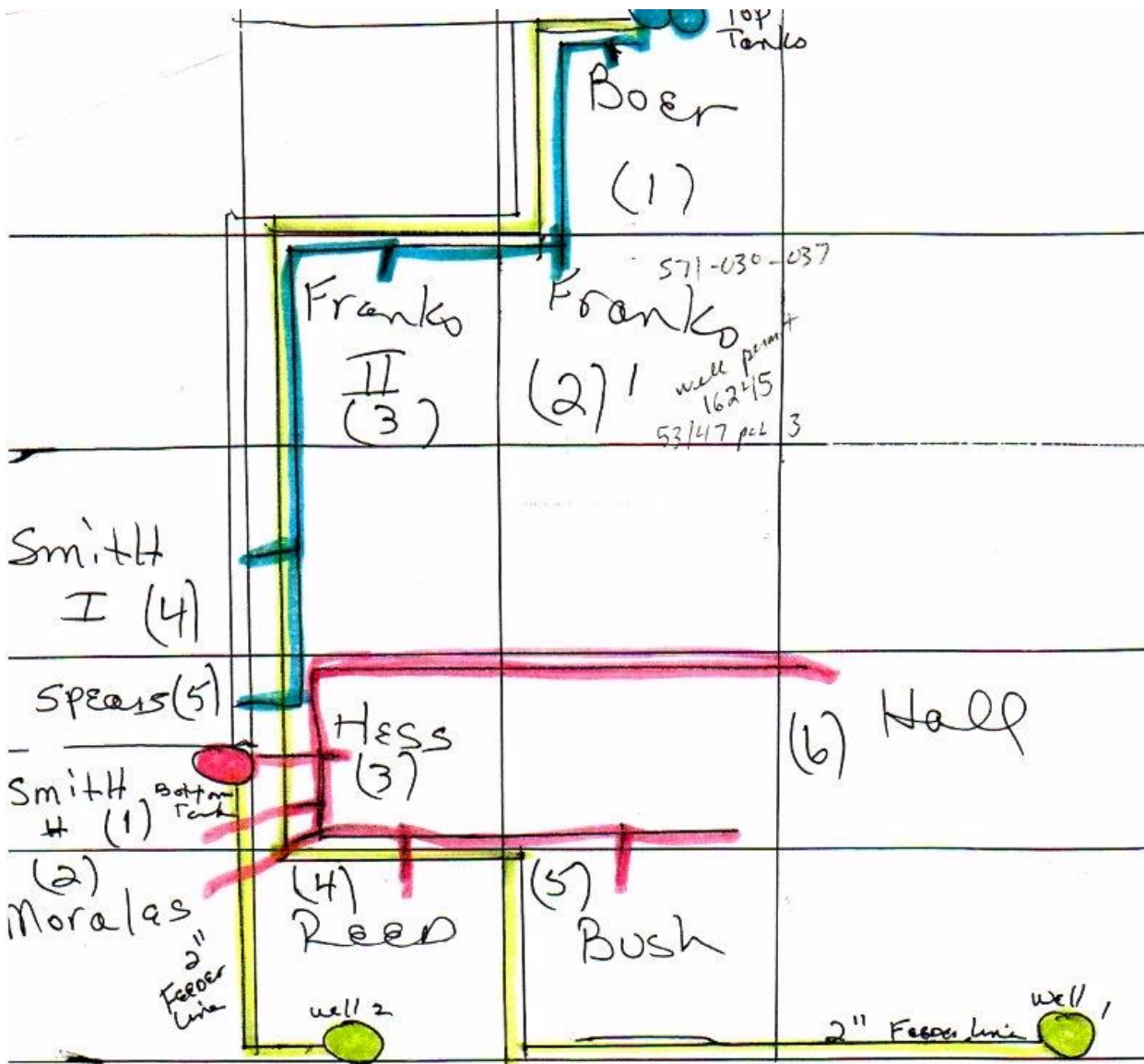
6
7 After my initial report, she called and spoke directly to ARCNET Deputy B. Mullins herself.
8 Mullins encouraged her to keep him apprised of the situation, but she has not called him back
9 because the marijuana crop (99+ plants) was harvested and no marijuana is currently being
10 grown at the location (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 Both Wells

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

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

Current Membership - 11 Properties