

**From:** [Greg R.](#)  
**To:** [Clerk of the Board](#)  
**Subject:** Reed's well APN 571-040-002  
**Date:** Tuesday, January 6, 2026 5:03:50 AM  
**Attachments:** [Exhibit E-1 Correspondence 3.3.17.pdf](#)  
[Megan1 statement1.pdf](#)  
[Exhibit A-matt-riha-DEH-statement.jpg](#)  
[Megan2 statement.pdf](#)  
[Exhibit E 2 D 1985 Grant of Easement .pdf](#)  
[Exhibit E incorrect-info Attorney Best Best.pdf](#)

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Good morning Katy, Here is the second half of the Exhibits.

Greg Reed  
44100 Ginger Cir  
Sage, CA  
951-767-4500



Greg Montana <hemet.net@gmail.com>

---

**Got your point of "approved water source".**

---

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

**From:** Greg [mailto:[hemet.net@gmail.com](mailto:hemet.net@gmail.com)]  
**Sent:** Thursday, December 06, 2012 11:22 AM  
**To:** Riha, Matt  
**Subject:** Got your point of "approved water source".

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

---

This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. The information contained in this message may be privileged and confidential and protected from disclosure.

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BOSS LAW FIRM, APLC

9710 Scranton Road, Suite 300  
San Diego, CA 92121  
Telephone: 619-234-1776  
Facsimile: 858-444-3817/18  
Megan E. Boyd, Esq.  
mboyd@bosslawfirm.com  
www.bosslawfirm.com

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

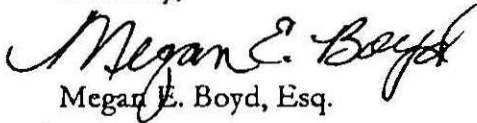
Debbie St. Pierre  
June 7, 2012  
Page 2

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

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

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

Sincerely,

A handwritten signature in cursive script that reads "Megan E. Boyd".

Megan E. Boyd, Esq.

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



OFFICE OF COUNTY COUNSEL  
COUNTY OF RIVERSIDE

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

March 3, 2017

Greg Reed  
44100 Ginger Circle  
Hemet, CA 92554

Re: Your inquiries regarding the well at 44100 Ginger Circle, Hemet, CA

Dear Mr. Reed:

Based on all of our locatable records regarding the well on your property, 44100 Ginger Circle, Hemet, California, the Riverside County Department of Environmental Health (DEH) believes that the well was properly drilled and completed in, or around, 1990. Further, DEH is of the opinion that the absence of a physical permit for the drilling of the well on your property does not provide a basis to make any changes to the status quo - namely that the well on your property is a well in good standing, currently meeting regulatory requirements for Health and Safety purposes, and part of the Weber Valley Heights Water Association's properly permitted water system. At this point, my office and DEH have nothing further to add, and refer back to this office's letter dated January 13, 2017. A copy of that letter is enclosed.

Sincerely,

GREGORY P. PRIAMOS  
County Counsel

ERIC STOPHER  
Deputy County Counsel

ES:nh

cc: Client

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 PM

MAR 15 1985

Recorded in Official Records  
of Riverside County, California

William E. Grady  
RECORDER  
Fee \$

19/8

6 GRANT OF EASEMENT

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

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

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



EXHIBIT "A"

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

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

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

Parcel A:

Parcel 4, as shown on Record of Survey, recorded  
January 3, 1968 in Book 53, page 43 of Records of  
Survey, Records of Riverside County, California.  
Reserving therefrom non-exclusive easements for  
road and utility purposes, 30 feet wide along the  
North and East lines of said land; 15 feet wide  
along the South and West lines of said land; and 30  
feet wide over an existing road where it crosses  
over said loan.

Parcel B:

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

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4200 ORANGE STREET  
POST OFFICE BOX 1028  
RIVERSIDE, CALIFORNIA 92502

1 HOWARD W. KELL AND BARBARA A. KELL, husband and wife as  
2 Joint Tenants.

3 Parcel 2 of Record of Survey on file in Book 53,  
4 page 51 of Record of Survey, Records of Riverside  
5 County, California.

6 ROBERT JOSEPH FRANKO, JR. AND DEBORAH ST. PIERRE, as Joint  
7 Tenants.

8 Parcel A:

9 Parcel 3 of Record of Survey 53/47, Riverside  
10 County. (5.38 acres)

11 Parcel B:

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

15 CHARLES E. CAMPBELL AND JO ANN CAMPBELL, husband and wife as  
16 Joint Tenants.

17 That portion of the Northwest quarter of the South-  
18 west quarter of Section 4, Township 7 South, Range  
19 1 East, San Bernardino Meridian, according to the  
20 Official Plat thereof, shown as Parcel 2 on a  
21 Record of Survey Map on file in Book 53, page 40 of  
22 Record of Surveys, Riverside County Records.

23 EARL BLACKWELDER, a married man as his sole and separate  
24 property.

25 Parcel 1:

26 That portion of the Northwest quarter of the South-  
27 west quarter of said Section 4, Township 7 South,  
28 Range 1 East, San Bernardino Base and Meridian,

1 described as follows:

2 Beginning at the Northwest corner of the Southwest  
3 quarter of said Section 4; thence Southerly along  
4 the Westerly line of the Southwest quarter of said  
5 Section 4, a distance of 690.02 feet, more or less,  
6 to the Southwest corner of the land conveyed to the  
7 Owners of Record by Deed recorded January 19, 1970,  
8 as Instrument No. 4992 of Official Records of  
9 Riverside County, California; thence North  
10 89°33,00" East, along the Southerly line of said  
11 land conveyed to the Owners of Record, 330.33 feet;  
12 thence North 1°12'58" West, 684.05 feet to the  
13 Northerly line of the Southwest quarter of said  
14 Section 4; thence South 89°45'52" West along the  
15 Northerly line of the Southwest quarter of said  
16 Section 4, distance of 330.32 feet to the point of  
17 beginning;

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

22 Parcel 2:

23 Non-exclusive easements for road and utility  
24 purposes, 30 feet wide, from East Benton Road to  
25 Parcel 1 described hereinabove.  
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1 RONALD FREDRICK POPP, a single man.

2 Parcel A:

3 Parcel 3, as shown on Record of Survey recorded  
4 January 13, 1968 in Book 53, page 43 of Records of  
5 Survey, Records of Riverside County, California;  
6 Reserving therefrom non-exclusive easements for  
7 road and utility purposes 15 feet wide along the  
8 East, South and West lines, and 30 feet wide along  
9 the North line of said property.

10 Parcel B:

11 Non-exclusive easements not less than 30 feet wide,  
12 with the right to convey same for road and utility  
13 purposes from East Benton Road to Parcel A  
14 described hereinabove.

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

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

21 Beginning at the Southwest corner of Parcel 1, said  
22 point being the West Quarter corner of Section 4,  
23 said point also being the true point of beginning;  
24 thence North 1°12'11" West 394.82 feet along the  
25 West line of Parcel 1; thence North 89°45'36" East,  
26 330.71 feet to the east line of Parcel 1; thence  
27 South 1°13'00" East, 394.84 feet along the east  
28 line of Parcel 1 to the Southeast corner of

53702

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4200 ORANGE STREET  
POST OFFICE BOX 1028  
RIVERSIDE, CALIFORNIA 92502

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

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

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

CLAUDINE DEASY BURKHART, a widow.

Parcel A:

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

Parcel B:

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

MARVEL E. GILCHRIST AND EDITH B. GILCHRIST.

Parcel A:

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

Parcel B:

Non-exclusive easements for roads and utilities not

53702

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

GILBERT G. GASTON AND NORMA P. GASTON.

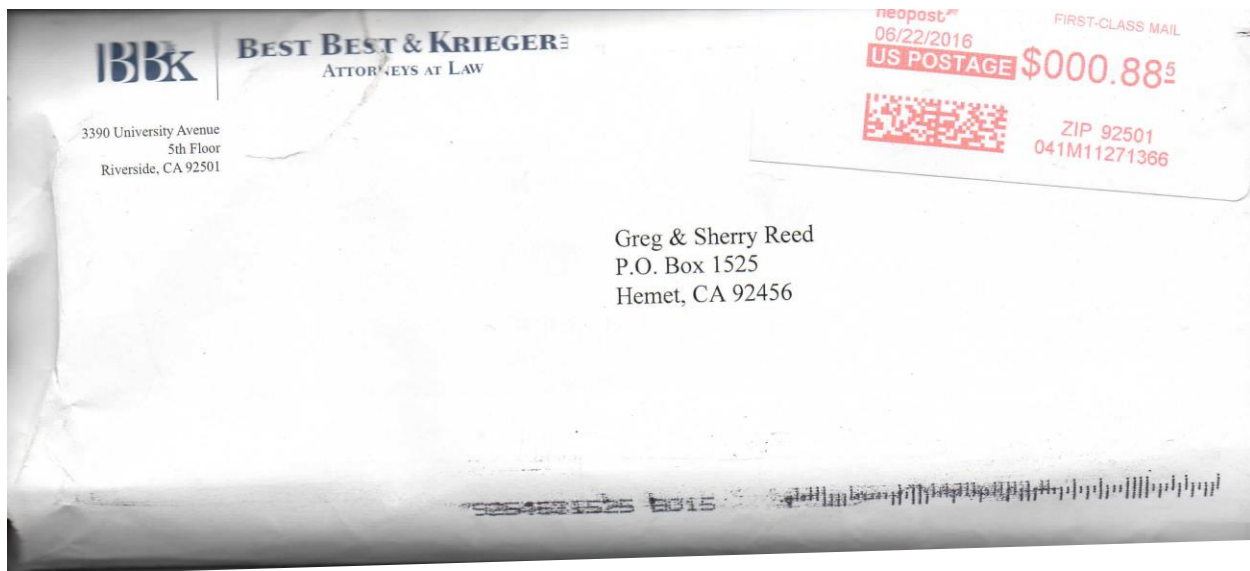
Parcel A:

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

Parcel B:

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

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



Show above and post marked 6-22-2016 from Best, Best & Krieger the following letter and its exhibits were delivered to the Reed's

On February 26, 1990 an application for a well drilling permit was submitted to the County of Riverside the intended use address was 44135 Perryman Lane Assessor's parcel number (APN) 571-030-037 as seen on the 1969 Record of Survey 53/47 parcel #3 and on Assessors map 571-30 par 37. February 27, 1990 permit #16245 was issued for use at 44135 Perryman Lane. The County of Riverside Ordinance 682 effective December 31, 1989 required that all new wells be permitted. Exhibit C, as seen herein, is a forgery of the true permit on file within County of Riverside well drilling permit records.

Included herein is a true copy of permit #16245 that was acquired in 2013 under the freedom of information act. When compared to the original, it is obvious, both, Exhibit B and Exhibit C was in fact forged from the 1990 originals.

This singular factor was unbeknown by the perpetrator of that forgery. Reeds parcel address of 44100 Ginger Circle did not exist until 2007 when in fact the Reeds requested the Hemet Post Office change the address to reflect the 1992 declaration of dedication road that is now known as Ginger Circle. The Reeds real property true address in 1990 was 44100 East Benton Road.

NOTE: The 1990 Grant of Easement EXHIBIT A, at line 21 shows the name East Benton Road.

Look at this time line, first of all the permit application was submitted on February 26, 1990 followed by the well permit #16245 being issued on February 27, 1990. Prior to April 12, 1990 the real property herein question known as 44100 East Benton belonged solely to Charles Campbell and Jo Ann Campbell. Weber Valley Heights as a third party Non-profit union per CA Corp Code was not Granted any rights to make use of the 1900 Grant of Easement. That permit #16245 was legally issued prior to the Grant of Easement and it was exclusively for use at 44135 Perryman Lane, APN 571-030-037 as seen on the 1969 Record of Survey book 53 page 47 par 3, See 1989 County of Riverside ORD. 682 Section 3.

The person who forged the permit #16245 and Lynch Well invoice was sloppy, stupid and repetitive by placing APN "541-040-002 on both documents. That APN 541-040-002 in not the Reeds APN.



**BEST BEST & KRIEGER**  
ATTORNEYS AT LAW

Indian Wells  
(760) 568-2611

Irvine  
(949) 263-2600

Los Angeles  
(213) 617-8100

Ontario  
(909) 989-8584

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

Sacramento  
(916) 325-4000

San Diego  
(619) 525-1300

Walnut Creek  
(925) 977-3300

Washington, DC  
(202) 785-0600

**Steven M. Anderson**  
(951) 826-8279  
steven.anderson@bbklaw.com  
File No. 29880.00000

June 22, 2016

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

Re: Water Issues

Dear Mr. May:

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

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

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

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

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

29880 00001\24902110.1



**BEST BEST & KRIEGER**  
ATTORNEYS AT LAW

Mathew L. May  
June 22, 2016  
Page 2

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

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

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

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

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

Sincerely,

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

Steven M. Anderson  
of BEST BEST & KRIEGER LLP

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

# EXHIBIT A

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WEBER VALLEY HEIGHTS  
NON-PROFIT ASSOCIATION

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

GRANT OF EASEMENT

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

and Joann Campbell, to, Paul and Esther Klausing, 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, granters.

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. 27181. 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.

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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)

## EXHIBIT B

---

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

*Amend*

*OK # 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

*OK/Steve  
2/27/90  
TH*

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".

EXHIBIT C

COUNTY OF RIVERSIDE DEPARTMENT OF HEALTH - DIVISION OF ENVIRONMENTAL HEALTH

# WELL DRILLING PERMIT No 16245

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

Date February 27, 19 99  
Fee 350.00

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

LOCATION OF PROPOSED WELL 1/4 4 1/4 75 13 R

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

NAME Weber valley Heights Assn. DRILLER L.O. Lynch Well Drilling, Inc.  
MAILING ADDRESS 44135 Ferryman Lane P.O. Box 1930  
CITY & STATE Hemet, Ca. 92343 Hemet, Ca. 92343

By *Charlene Robbins*  
Charlene Robbins

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

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

**EXHIBIT D**

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**EXHIBIT E**

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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

February 26, 1990 permit application was for 44135 Perryman Lane. Look at the side by side comparison. The true copy was delivered by digital means from the County of Riverside.

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

**Copy of the ORIGINAL**

APPLICATION FOR WELL PERMIT

CK # 347  
Permit # 16245

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:**

Section 4 Township 7S Range (- 0)  
Assessor's Parcel Number: 571 - 030 - 037 (- 0) lot 3 - 23 53/47

OK [unclear] FEB 27 1990  
County of Riverside  
Department of Health  
Environmental Health  
Services Division

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

**PHYSICAL ADDRESS OF WELL**

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

ADDRESS/COMMUNITY WHERE WELL IS BEING DUG:

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

amended

**This is "after modifications" of ORIGINAL**

APPLICATION FOR WELL PERMIT

CK # 347  
Permit # 16245

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

Shown below only the 7 and the 2 were altered.

**LEGAL DESCRIPTION:**

Section 4 Township 7S Range (- 0)  
Assessor's Parcel Number: 571 - 040 - 002

RECEIVED  
FEB 27 1990  
County of Riverside  
Department of Health  
Environmental Health  
Services Division  
OK [unclear] FEB 27 1990  
lot 2 - 23 53/47

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

**PHYSICAL ADDRESS OF WELL**

**CHANGED**

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

Added after original filing.

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".

**EXHIBIT # B as per attorney letter.**

EXHIBIT B

Reed's well APN is 571-040-002 not 541-040-002 as shown on the forged permit #16245 and Lynch well invoice.

# WELL DRILLING PERMIT № 16245

**Original as provided by County of Riverside**

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

Date February 27, 1990  
Fee \$50.00  
TOTAL 50.00  
CHANGE 0.00

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

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

PHYSICAL ADDRESS OF WELL 44135 Perryman Lane Community Hemet

APN: 571-030-037-0

WRONG APN FOR THE REEDS

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

**Ginger Circle did not exist until after 1992.**

Reeds well address remained 44100 East Benton Roan until after April 27, 2007

# WELL DRILLING PERMIT № 16245

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

Date February 27, 1990  
Fee \$50.00

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

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

PHYSICAL ADDRESS OF WELL 44100 Ginger Circle Community Hemet

APN 541-040-002

WRONG APN FOR THE REEDS

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

571 030 037-0

# was this a cover up? See Permit #16245

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

HARDROCK AIR DRILLING • ROTARY METHOD DRILLING • SUBMERSIBLE PUMPS

CONTRACTOR'S LICENSE NO. 375497

MAILING ADDRESS:

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

P. O. BOX 1920, HEMET, CALIFORNIA 92343

1015 SOUTH STATE STREET, SAN JACINTO

FAX Line (714) 654-2060



Reed's well is 600 ft. deep, with 588 foot of pipeline and electrical to the pump head.

Attention: Paul Klausung

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

36040 Happy Hill Lane  
Hemet, Ca.  
92343

INVOICE# 90-276

TERMS: Now Due

PHONE# 925-9080

ORDER: Contract

SALESMAN: Don

DRILLING:

LOCATION: **APN 541-040-002-0**

The location is a fraud.

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

Wrong well size and depth. 6000.00

MATERIAL:

20 Feet of 8 inch steel secondary conductor pipe. 200.00

Tax: 6.75% Sales Tax 13.50

Total: Total Amount \$6213.50  
Thank You

We appreciate your business ..

This is a blown up view using above info.

Clearly the 0's are different typesets.

Weber Heights Water      DATE: April 23, 1990

36040 Happy Hill Lane

Hemet, Ca.

INVOICE# 90-276

92343

**OVAL 0's**

Now Due

PHONE# 925-9080

**POINTED 0's**

**APN 541-040-002-0**

COPY of "EXHIBIT D" Note; everything surrounded by or in red are points of interest. The Address and APN are both enlarge in order to provide visual proof of alterations to the original.

I was looking for a well permit for 571-040-002 as in for my property.

This is a copy of a response email from the County of Riverside Department of Environmental Health.

The email provided absolute proof permit #16245 was not issued for use at 44100 Ginger Circle. After I had received this email, I requested a copy of the permits related to Weber Valley Heights Water Association. My reasoning was because I had been told by Deborah St Pierre the well on my property was permitted. She, Deborah St Pierre had in fact bold face lied to me. Matt's email provided that proof. The snowball of lies grew from there.

---

Riha, Matt <MRiha@rivcocha.org> Thu, Dec 6, 2012 at 4:54 PM To: Greg  
<h...t@gmail.com>

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

Thank you

Matt

---

This email reply was in relation to a Building and Safety permit research request.

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

**This reg. permit is for a hay barn  
not a well. (The red is of my doing)**

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](mailto:records@rctlma.org)

Records <records@rctlma.org>



Secretary of State  
Business Programs Division

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

Date: July 14, 2014

Employee Initials: ABW

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

This is response to your request for information.

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

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

## Conclusion,

1. That business known as Weber Valley Heights Water Association being a third party union of three separate wells and does not possess ownership title of any well in the Association name as per CA Corp Code 18000 – 18430.
2. The Reeds are not members of Weber Valley anything as claimed by Best, Best & Krieger.
3. The singular business known as Weber Valley Heights Water Association fails to have any legal rights of authority to sanction the Reeds for anything.
4. Weber Valley Heights Water Association does not have any written contractual agreement to become a member of the fake HOA. Therefore the Association may have an implied imaginary membership contractual *agreement claiming* the Reeds are members when in fact they are not.
5. The group calling itself Weber Valley Heights Water Association does not have a Tax ID.
6. Within the State of California, the fictitious Association does not have a DBA as per B&P Code 17900-17930.
7. CA Secretary of State fails to have any records of a Non-profit status in the Association name.
8. The HOA name use sole purpose is use to hide the responsibility related to its frauds
9. That fictitious group was defunct from its initial foundation of formation that claimed ownership of real property, it, as an association and/or union did not own.
10. This document and its EXHIBITS provide proof that under the guise of the name Weber Valley Heights Water Association there is an attempt to extort the Reed, as the legal land/homeowner of APN 571-040-002 into compliance of fictitious rules.
11. That fictitious Association is exactly that, “a fictitious name” however it’s now 100% proven herein that the fictitious name is being used to perpetrate frauds on the people of California as proven herein.
12. Where are the records for the Association? Is it a legal Association with rights of authority?

The enclosed documents provide proof that,

- A. The Reed’s Grant Deed EXHIBIT 1.
- B. A well drilling permit as per the December 31, 1989 County of Riverside Ordinance 682 does not legally exist as having any relation to the address 44100 East Benton Road AKA changed in 2006 to 44100 Ginger Circle (one of the same) AKA assessor’s parcel number 571-040-002 as seen on the official December 20, 1968 Record of Survey in book 53 at page 40 shown as par 2 EXHIBIT 2
- C. The law firm of Best, Best and Krieger utilized incorrect and forged documentation in order to attempt to persuade the people of California and Governmental Official that a defunct non-existing other than in name Weber Valley Heights Water Association as a singular entity owned a legally permitted water well.
- D. The Charles and Joann Campbell 1990 Grant of Easement recorded document #191167 dated May 24, 1990 provides proof at line #21 the street name was East Benton Road.
- E. Permit # 16245 and the permit application showing as 44100 Ginger Circle are in fact both forged.
- F. Lynch Well Drilling invoice document 90- 276 dated April 23, 1990 shown herein is also forged.