

LOBBYIST INITIAL/ANNUAL REGISTRATION REPORT

SECTION 2 - REGISTRANT'S CLIENT INFORMATION

Complete this section to: 1. Provide information for <u>each</u> new Client since your last report filed. -AND/OR- 2. Report any changes in information for <u>each</u> existing Client since your last report filed. <p style="text-align: center; font-style: italic;">This page may be duplicated for each Client.</p>	SELECT ONE: <input type="checkbox"/> NEW CLIENT <input checked="" type="checkbox"/> EXISTING CLIENT <input checked="" type="checkbox"/> NO NEW INFORMATION TO REPORT
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CLIENT NAME			PHONE		
<i>TIERRA VERDE INDUSTRIES</i>					
ADDRESS			DESCRIBE NATURE OF CLIENT'S BUSINESS		
CITY	STATE	ZIP			
NAME OF PERSON, OTHER THAN CLIENT, ON WHOSE BEHALF REGISTRANT HAS BEEN ENGAGED BY CLIENT TO LOBBY					
NAME OF ANY PERSON, KNOWN BY REGISTRANT, TO CONTRIBUTE FINANCIALLY TO THE COMPENSATION OF REGISTRANT, OR IN MAJOR PART PLANS, SUPERVISES, OR CONTROLS REGISTRANT'S LOBBYING ACTIVITIES ON BEHALF OF CLIENT					
NAME OF LOBBYING FIRM FOR WHICH REGISTRANT IS AN AGENT OR EMPLOYEE WITH RESPECT TO CLIENT					
NAME OF EACH AGENT OR EMPLOYEE OF REGISTRANT EXPECTED TO ACT AS A LOBBYIST ON BEHALF OF CLIENT					
BRIEF DESCRIPTION OF ALL MUNICIPAL QUESTIONS (as defined by Irvine Municipal Code Section 1-7-102) REGISTRANT WILL FORSEEABLY LOBBY FOR ON BEHALF OF CLIENT					

LOBBYIST INITIAL/ANNUAL REGISTRATION REPORT

SECTION 2 - REGISTRANT'S CLIENT INFORMATION

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SELECT ONE:

- NEW CLIENT
- EXISTING CLIENT
- NO NEW INFORMATION TO REPORT

CLIENT NAME	PHONE
-------------	-------

METRO PRO ROAD SERVICES

ADDRESS	DESCRIBE NATURE OF CLIENT'S BUSINESS
---------	--------------------------------------

CITY	STATE	ZIP
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NAME OF PERSON, OTHER THAN CLIENT, ON WHOSE BEHALF REGISTRANT HAS BEEN ENGAGED BY CLIENT TO LOBBY

NAME OF ANY PERSON, KNOWN BY REGISTRANT, TO CONTRIBUTE FINANCIALLY TO THE COMPENSATION OF REGISTRANT, OR IN MAJOR PART PLANS, SUPERVISES, OR CONTROLS REGISTRANT'S LOBBYING ACTIVITIES ON BEHALF OF CLIENT

NAME OF LOBBYING FIRM FOR WHICH REGISTRANT IS AN AGENT OR EMPLOYEE WITH RESPECT TO CLIENT

NAME OF EACH AGENT OR EMPLOYEE OF REGISTRANT EXPECTED TO ACT AS A LOBBYIST ON BEHALF OF CLIENT

BRIEF DESCRIPTION OF ALL MUNICIPAL QUESTIONS (as defined by Irvine Municipal Code Section 1-7-102) REGISTRANT WILL FORSEEABLY LOBBY FOR ON BEHALF OF CLIENT

LOBBYIST INITIAL/ANNUAL REGISTRATION REPORT

SECTION 3 - VERIFICATION OF REGISTRANT

I HAVE USED ALL REASONABLE DILIGENCE IN PREPARING THIS REPORT AND EACH OF THE SECTIONS HEREOF, AND I HAVE PERSONAL KNOWLEDGE OF THE MATTERS CONTAINED IN THIS REPORT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FORGOING IS TRUE AND CORRECT.

Robert A. Furbel *CEO* *1/21/2011*
REGISTRANT SIGNATURE TITLE (if representing firm) DATE

NOTE: A Basic Guide to Lobbying Registration and Disclosure in the City of Irvine, and the required registration and reporting forms are available by calling the City Clerk's Office at (949) 724-6205, or online at www.ci.irvine.ca.us.



RECEIVED
CITY OF IRVINE
CITY CLERK DEPT.

2011 FEB -2 AM 9: 21

CITY OF IRVINE LOBBYIST REGISTRATION REPORT – NOTICE OF TERMINATION (11/07)

TERMINATION OF:

- Registrant Lobbyist
- Client

INSTRUCTIONS: Complete and return to:
 City of Irvine - Office of the City Clerk
 One Civic Center Plaza
 Irvine, CA 92623-9575

Please note: The filing of this Notice of Termination does not relieve the registrant of reporting requirements imposed for the reporting period in question.

PART I TERMINATING REGISTRANT LOBBYIST / CLIENT INFORMATION

Name of Registrant Lobbyist: ROGER S. FAUBEL
If individual, include first, last and middle initial

Name of Terminating Client (If Applicable): SOUTHERN CALIFORNIA Edison

Business Address: 2244 WALNUT GROVE AVE.

Business E-mail Address: _____

Business Phone Number: (626) 302-1212

Termination date: 12/31/2010

PART II VERIFICATION OF REGISTRANT

I have used all reasonable diligence in preparing this report and I have personal knowledge of the matters contained in this report. I certify under penalty of perjury under the laws of the State of California that the forgoing is true and correct.

1/31/2011
 Date

Roger S. Faubel
 Signature of Registrant Lobbyist

Faubel Public Affairs
 Name of Lobbying Firm



LOBBYIST INITIAL/ANNUAL REGISTRATION REPORT

INSTRUCTIONS:

Complete and return this form, along with your payment, to: CITY OF IRVINE
City Clerk's Office
One Civic Center Plaza
Irvine, CA 92623-9575

RECEIVED
CITY OF IRVINE
CITY CLERK DEPT.
2011 JAN 27 PM 1:14

FEES DUE:

Initial/Annual Registration - \$455.00 per Registrant plus \$64.00 per Client
On or after June 30 - \$214.00 per Registrant plus \$64.00 per Client

CHECK APPLICABLE BOX:

INITIAL REGISTRATION - I/We qualified as a lobbyist on _____.

A person engaging in lobbyist activities must file an Initial Report within 30 days of the date he/she receives or becomes entitled to receive \$10,000 or more in compensation from a Client in a calendar quarter, **or** prior to the date the subject matter of the lobbying activity is scheduled for official City action, whichever is sooner.

ANNUAL REGISTRATION - Due January 31st for Registrants and all active Clients.

SECTION 1 - REGISTRANT LOBBYIST INFORMATION

NAME OF REGISTRANT LOBBYIST			BUSINESS PHONE
Robert I. McMurry			(213) 683-6255
BUSINESS ADDRESS			BUSINESS FAX
Paul Hastings - 515 S. Flower Street, 25th Floor			(213) 996-3255
CITY	STATE	ZIP	BUSINESS E-MAIL
Los Angeles	CA	90071	robertmcmurry@paulhastings.com
DESCRIBE NATURE OF YOUR BUSINESS			
Represent developers in land use matters.			
NAME/POSITION OF EACH CITY OFFICIAL OR CITY OFFICIAL'S RELATIVE WHO IS EMPLOYED BY THE REGISTRANT			
N/A			
IF REGISTRANT OR EMPLOYEE OF REGISTRANT IS A FORMER CITY OFFICIAL OR EMPLOYEE, LIST POSITION(S) HELD DURING THE PAST YEAR			
N/A			

I AM FAMILIAR WITH THE PROVISIONS OF SECTION 1-6-107 OF THE IRVINE MUNICIPAL CODE. MY LOBBYING ACTIVITIES WILL NOT VIOLATE THOSE PROVISIONS.

REGISTRANT SIGNATURE: [Signature] TITLE (if representing firm): Partner DATE: 1-19-11

LOBBYIST INITIAL/ANNUAL REGISTRATION REPORT

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- EXISTING CLIENT
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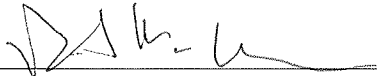
CLIENT NAME			PHONE			
Heritage Fields LLC - Five Point Communities			(949) 349-1000			
ADDRESS			DESCRIBE NATURE OF CLIENT'S BUSINESS			
25 Enterprise, Suite 400			Develop real estate in Irvine, CA.			
CITY	STATE	ZIP				
Aliso Viejo	CA	92656				
NAME OF PERSON, OTHER THAN CLIENT, ON WHOSE BEHALF REGISTRANT HAS BEEN ENGAGED BY CLIENT TO LOBBY						
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NAME OF LOBBYING FIRM FOR WHICH REGISTRANT IS AN AGENT OR EMPLOYEE WITH RESPECT TO CLIENT						
Paul Hastings, Janofsky & Walker						
NAME OF EACH AGENT OR EMPLOYEE OF REGISTRANT EXPECTED TO ACT AS A LOBBYIST ON BEHALF OF CLIENT						
Robert McMurry						
BRIEF DESCRIPTION OF ALL MUNICIPAL QUESTIONS (as defined by Irvine Municipal Code Section 1-7-102) REGISTRANT WILL FORSEEABLY LOBBY FOR ON BEHALF OF CLIENT						
All relevant entitlement questions pertaining to Zoning Code and General Plan for development of real estate.						

LOBBYIST INITIAL/ANNUAL REGISTRATION REPORT

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I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FORGOING IS TRUE AND CORRECT.

 _____
REGISTRANT SIGNATURE

Partner
_____ TITLE (if representing firm)

1-19-11
_____ DATE

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Irvine, CA 92623-9575

RECEIVED
CITY OF IRVINE
CITY CLERK DEPT.
2011 FEB -9 AM 9:20
POSTMARKED JAN 31, 2011

FEES DUE:

Initial/Annual Registration - \$455.00 per Registrant plus \$64.00 per Client
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ANNUAL REGISTRATION - Due January 31st for Registrants and all active Clients.

SECTION 1 - REGISTRANT LOBBYIST INFORMATION

NAME OF REGISTRANT LOBBYIST			BUSINESS PHONE
Sapetto Group Inc			(949) 252-0841
BUSINESS ADDRESS			BUSINESS FAX
231 E Memory Lane			(949) 252-0842
CITY	STATE	ZIP	BUSINESS E-MAIL
Santa Ana	California	92705	psapetto@sapettogroup.com
DESCRIBE NATURE OF YOUR BUSINESS			
Land Use Entitlement			
NAME/POSITION OF EACH CITY OFFICIAL OR CITY OFFICIAL'S RELATIVE WHO IS EMPLOYED BY THE REGISTRANT			
none			
IF REGISTRANT OR EMPLOYEE OF REGISTRANT IS A FORMER CITY OFFICIAL OR EMPLOYEE, LIST POSITION(S) HELD DURING THE PAST YEAR			
none			

I AM FAMILIAR WITH THE PROVISIONS OF SECTION 1-6-107 OF THE IRVINE MUNICIPAL CODE. MY LOBBYING ACTIVITIES WILL NOT VIOLATE THOSE PROVISIONS.


 _____ CEO/President, Sapetto Group Inc _____ 1/31/2011
 REGISTRANT SIGNATURE TITLE (if representing firm) DATE

LOBBYIST INITIAL/ANNUAL REGISTRATION REPORT

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CLIENT NAME			PHONE		
Colton Company, The			(949) 790-7222		
ADDRESS			DESCRIBE NATURE OF CLIENT'S BUSINESS		
2301 Campus Drive			Property Owner and Management		
CITY	STATE	ZIP			
Irvine	California	92612			
NAME OF PERSON, OTHER THAN CLIENT, ON WHOSE BEHALF REGISTRANT HAS BEEN ENGAGED BY CLIENT TO LOBBY					
None					
NAME OF ANY PERSON, KNOWN BY REGISTRANT, TO CONTRIBUTE FINANCIALLY TO THE COMPENSATION OF REGISTRANT, OR IN MAJOR PART PLANS, SUPERVISES, OR CONTROLS REGISTRANT'S LOBBYING ACTIVITIES ON BEHALF OF CLIENT					
None					
NAME OF LOBBYING FIRM FOR WHICH REGISTRANT IS AN AGENT OR EMPLOYEE WITH RESPECT TO CLIENT					
None					
NAME OF EACH AGENT OR EMPLOYEE OF REGISTRANT EXPECTED TO ACT AS A LOBBYIST ON BEHALF OF CLIENT					
Sapetto Group, Inc. staff (Pamela Sapetto, Eric Rubery, Andrea Maloney)					
BRIEF DESCRIPTION OF ALL MUNICIPAL QUESTIONS (as defined by Irvine Municipal Code Section 1-7-102) REGISTRANT WILL FORSEEABLY LOBBY FOR ON BEHALF OF CLIENT					
Land use Entitlement					

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CLIENT NAME			PHONE		
Diamond-Jamboree Ltd			(626) 285-5550		
ADDRESS			DESCRIBE NATURE OF CLIENT'S BUSINESS		
900 South San Gabriel Square, Suite 100			Developer		
CITY	STATE	ZIP			
San Gabriel	California	91776			
NAME OF PERSON, OTHER THAN CLIENT, ON WHOSE BEHALF REGISTRANT HAS BEEN ENGAGED BY CLIENT TO LOBBY					
None					
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None					
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None					
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Land Use Entitlement					

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- NEW CLIENT
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CLIENT NAME			PHONE		
Kilroy Realty Corporation			(949) 790-7222		
ADDRESS			DESCRIBE NATURE OF CLIENT'S BUSINESS		
111 Pacifica, Suite 300			Developer		
CITY	STATE	ZIP			
Irvine	California	92618			
NAME OF PERSON, OTHER THAN CLIENT, ON WHOSE BEHALF REGISTRANT HAS BEEN ENGAGED BY CLIENT TO LOBBY					
None					
NAME OF ANY PERSON, KNOWN BY REGISTRANT, TO CONTRIBUTE FINANCIALLY TO THE COMPENSATION OF REGISTRANT, OR IN MAJOR PART PLANS, SUPERVISES, OR CONTROLS REGISTRANT'S LOBBYING ACTIVITIES ON BEHALF OF CLIENT					
None					
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None					
NAME OF EACH AGENT OR EMPLOYEE OF REGISTRANT EXPECTED TO ACT AS A LOBBYIST ON BEHALF OF CLIENT					
Sapetto Group, Inc. staff (Pamela Sapetto, Eric Rubery, Andrea Maloney)					
BRIEF DESCRIPTION OF ALL MUNICIPAL QUESTIONS (as defined by Irvine Municipal Code Section 1-7-102) REGISTRANT WILL FORSEEABLY LOBBY FOR ON BEHALF OF CLIENT					
Land use Entitlement					

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- EXISTING CLIENT
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CLIENT NAME			PHONE	
LBA Realty			(949) 955-9304	
ADDRESS			DESCRIBE NATURE OF CLIENT'S BUSINESS	
17901 Von Karman Avenue, Suite 950			Developer	
CITY	STATE	ZIP		
Irvine	California	92614		
NAME OF PERSON, OTHER THAN CLIENT, ON WHOSE BEHALF REGISTRANT HAS BEEN ENGAGED BY CLIENT TO LOBBY				
None				
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None				
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Land use Entitlement				

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CLIENT NAME	PHONE
Wildrivers (AKA: Clearwater Development)	(949) 788-0808 / (949) 456-8370

ADDRESS	DESCRIBE NATURE OF CLIENT'S BUSINESS
8770 Irvine Center Drive	Owner / Developer
CITY	STATE
Irvine	California
ZIP	
92618	

NAME OF PERSON, OTHER THAN CLIENT, ON WHOSE BEHALF REGISTRANT HAS BEEN ENGAGED BY CLIENT TO LOBBY

None

NAME OF ANY PERSON, KNOWN BY REGISTRANT, TO CONTRIBUTE FINANCIALLY TO THE COMPENSATION OF REGISTRANT, OR IN MAJOR PART PLANS, SUPERVISES, OR CONTROLS REGISTRANT'S LOBBYING ACTIVITIES ON BEHALF OF CLIENT

None

NAME OF LOBBYING FIRM FOR WHICH REGISTRANT IS AN AGENT OR EMPLOYEE WITH RESPECT TO CLIENT

None

NAME OF EACH AGENT OR EMPLOYEE OF REGISTRANT EXPECTED TO ACT AS A LOBBYIST ON BEHALF OF CLIENT

Sapetto Group, Inc. staff (Pamela Sapetto, Eric Rubery, Andrea Maloney)

BRIEF DESCRIPTION OF ALL MUNICIPAL QUESTIONS (as defined by Irvine Municipal Code Section 1-7-102) REGISTRANT WILL FORSEEABLY LOBBY FOR ON BEHALF OF CLIENT

Land use Entitlement

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CLIENT NAME			PHONE		
William Lyon Homes, Inc.			(949) 476-1361		
ADDRESS			DESCRIBE NATURE OF CLIENT'S BUSINESS		
4490 Von Karman Avenue			Developer		
CITY	STATE	ZIP			
Newport Beach	California	92660			
NAME OF PERSON, OTHER THAN CLIENT, ON WHOSE BEHALF REGISTRANT HAS BEEN ENGAGED BY CLIENT TO LOBBY					
None					
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I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FORGOING IS TRUE AND CORRECT.

	CEO/President Sapetto Group Inc	1/31/2011
REGISTRANT SIGNATURE	TITLE (if representing firm)	DATE

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CITY OF IRVINE LOBBYIST REGISTRATION REPORT – NOTICE OF TERMINATION

RECEIVED
CITY OF IRVINE
CITY CLERK DEPT.
2011 FEB -3 AM 11:32

TERMINATION OF:

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 Client

INSTRUCTIONS: Complete and return to:
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Irvine, CA 92623-9575

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PART I TERMINATING REGISTRANT LOBBYIST / CLIENT INFORMATION

Name of Registrant Lobbyist: Sapetto Group, Inc.
If individual, include first, last and middle initial

Name of Terminating Client (If Applicable): Maguire Properties

Business Address: 333 South Grand Avenue, Suite 400, Los Angeles, CA 90071

Business E-mail Address: doug.gardner@maguireproperties.com

Business Phone Number: (213) 626-3300

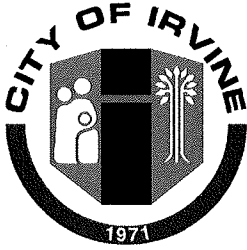
Termination date: 12/31/2010.

PART II VERIFICATION OF REGISTRANT

I have used all reasonable diligence in preparing this report and I have personal knowledge of the matters contained in this report. I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

January 28, 2011
Date

Signature of Registrant Lobbyist
Pamela Sapetto
CEO / President
Sapetto Group, Inc.



CITY OF IRVINE LOBBYIST REGISTRATION REPORT – NOTICE OF TERMINATION

TERMINATION OF:

- Registrant Lobbyist
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RECEIVED
CITY OF IRVINE
CITY CLERK DEPT.
2011 FEB -3 AM 11:32

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PART I TERMINATING REGISTRANT LOBBYIST / CLIENT INFORMATION

Name of Registrant Lobbyist: Sapetto Group, Inc.
If individual, include first, last and middle initial

Name of Terminating Client (If Applicable): Forest Lawn Memorial Parks & Mortuaries

Business Address: 1712 S. Glendale Avenue, Glendale, CA 91205

Business E-mail Address: rwhittenburg@forestlawn.com
Business Phone Number: (323)340-4560

Termination date: 12/31/2010.

PART II VERIFICATION OF REGISTRANT

I have used all reasonable diligence in preparing this report and I have personal knowledge of the matters contained in this report. I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

January 28, 2011
Date

Signature of Registrant Lobbyist
Pamela Sapetto
CEO / President
Sapetto Group, Inc.

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CLIENT NAME			PHONE
HERITAGE FIELDS EL TORO, LLC			
ADDRESS			DESCRIBE NATURE OF CLIENT'S BUSINESS
CITY	STATE	ZIP	
NAME OF PERSON, OTHER THAN CLIENT, ON WHOSE BEHALF REGISTRANT HAS BEEN ENGAGED BY CLIENT TO LOBBY			
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- NO NEW INFORMATION TO REPORT

CLIENT NAME	PHONE
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AVALONBAY COMMUNITIES, INC.

949-955-6200

ADDRESS	DESCRIBE NATURE OF CLIENT'S BUSINESS
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4440 VON KARMAN, SUITE 300

APARTMENT REAL ESTATE INVESTMENT TRUST

CITY	STATE	ZIP
NEWPORT BEACH	CA	92660

NAME OF PERSON, OTHER THAN CLIENT, ON WHOSE BEHALF REGISTRANT HAS BEEN ENGAGED BY CLIENT TO LOBBY

NONE

NAME OF ANY PERSON, KNOWN BY REGISTRANT, TO CONTRIBUTE FINANCIALLY TO THE COMPENSATION OF REGISTRANT, OR IN MAJOR PART PLANS, SUPERVISES, OR CONTROLS REGISTRANT'S LOBBYING ACTIVITIES ON BEHALF OF CLIENT

NONE

NAME OF LOBBYING FIRM FOR WHICH REGISTRANT IS AN AGENT OR EMPLOYEE WITH RESPECT TO CLIENT

NONE

NAME OF EACH AGENT OR EMPLOYEE OF REGISTRANT EXPECTED TO ACT AS A LOBBYIST ON BEHALF OF CLIENT

TIM STRADER JR. AND PATRICK STRADER

BRIEF DESCRIPTION OF ALL MUNICIPAL QUESTIONS (as defined by Irvine Municipal Code Section 1-7-102) REGISTRANT WILL FORSEEABLY LOBBY FOR ON BEHALF OF CLIENT

RESIDENTIAL ENTITLEMENT FOR 16901 JAMBORREE IN THE IRVINE BUSINESS COMPLEX. ENTITLEMENT WILL INCLUDE CONDITIONAL USE PERMIT, TRANSFER OF DEVELOPMENT RIGHTS, PARK PLAN AND TENTATIVE TRACT MAP.

LOBBYIST INITIAL/ANNUAL REGISTRATION REPORT

SECTION 2 - REGISTRANT'S CLIENT INFORMATION

Complete this section to:

1. Provide information for each new Client since your last report filed.
-AND/OR-
2. Report any changes in information for each existing Client since your last report filed.

This page may be duplicated for each Client.

SELECT ONE:

- NEW CLIENT
- EXISTING CLIENT
- NO NEW INFORMATION TO REPORT

CLIENT NAME	PHONE
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MILL CREEK RESIDENTIAL TRUST, LLC

714-966-9355

ADDRESS	DESCRIBE NATURE OF CLIENT'S BUSINESS
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949 SOUTH COAST DRIVE, SUITE 400

REAL ESTATE DEVELOPER/
OWNER

CITY	STATE	ZIP
CoSTA MESA	CA	92626

NAME OF PERSON, OTHER THAN CLIENT, ON WHOSE BEHALF REGISTRANT HAS BEEN ENGAGED BY CLIENT TO LOBBY

NONE

NAME OF ANY PERSON, KNOWN BY REGISTRANT, TO CONTRIBUTE FINANCIALLY TO THE COMPENSATION OF REGISTRANT, OR IN MAJOR PART PLANS, SUPERVISES, OR CONTROLS REGISTRANT'S LOBBYING ACTIVITIES ON BEHALF OF CLIENT

NONE

NAME OF LOBBYING FIRM FOR WHICH REGISTRANT IS AN AGENT OR EMPLOYEE WITH RESPECT TO CLIENT

NONE

NAME OF EACH AGENT OR EMPLOYEE OF REGISTRANT EXPECTED TO ACT AS A LOBBYIST ON BEHALF OF CLIENT

TIM STRADER JR. AND PATRICK STRADER

BRIEF DESCRIPTION OF ALL MUNICIPAL QUESTIONS (as defined by Irvine Municipal Code Section 1-7-102) REGISTRANT WILL FORSEEABLY LOBBY FOR ON BEHALF OF CLIENT

RESIDENTIAL ENTITLEMENT FOR 16952 MILLIKAW AND 2852 KELVIN IN THE IRVINE BUSINESS COMPLEX. ENTITLEMENT WILL INCLUDE CONDITIONAL USE PERMIT, TRANSFER OF DEVELOPMENT RIGHTS, PARK PLAN AND TENTATIVE TRACT MAP.

