

Camille Leung

From: Stuart Grunow <s2grunow@gmail.com>
Sent: Monday, May 18, 2020 2:46 PM
To: Camille Leung
Subject: Re: Merger application - 681 Hermosa
Attachments: Chain of Title Guarantee.pdf; Deeds for Chain of Title.pdf; Chain of Title Guarantee(1).pdf; NAT_CA006_JTP_20180817_104407.pdf

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Hi, Thanks

1. I already sent you the quiet title. sending again
2. How does the county determine that this is applicable? No other properties border on the the street.

On Mon, May 18, 2020 at 1:54 PM Camille Leung <cleung@smcgov.org> wrote:

Hi Stuart,

I met with Tim Fox (County Counsel) last week. As Hermosa is a private street, no street vacation is needed. Instead, in a nut shell, there needs to be 2 separate legal actions by the property owner prior to development:

1. Quiet Title Action (court judgement establishing ownership); and
2. Extinguish legal rights via lawsuit of nearby property owners who may use/benefit from access to the parcel, established through the subdivision map

As for what more we need from the owner, Tim will advise me or how to advise you further.

Thanks

From: Stuart Grunow <s2grunow@gmail.com>
Sent: Monday, May 18, 2020 12:53 PM
To: Camille Leung <cleung@smcgov.org>
Subject: Re: Merger application - 681 Hermosa

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Hi Camille,

Any update?

Thanks
s2

On Tue, May 12, 2020 at 6:06 PM Stuart <s2grunow@gmail.com> wrote:

Thanks

Stuart Grunow, Architect

On May 12, 2020, at 3:33 PM, Camille Leung <cleung@smcgov.org> wrote:

Reminded Tim again...Stay tuned....

From: Stuart <s2grunow@gmail.com>
Sent: Tuesday, May 12, 2020 2:36 PM
To: Camille Leung <cleung@smcgov.org>
Subject: Re: Merger application - 681 Hermosa

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Hi

Can you advise on the status?

Thanks

Stuart Grunow, Architect

On May 6, 2020, at 1:44 PM, Camille Leung <cleung@smcgov.org> wrote:

This looks good. Checking with Tim Fox in County Counsel

From: Stuart <s2grunow@gmail.com>
Sent: Tuesday, May 5, 2020 1:19 PM
To: PLANNING_PlanningProjects <PlanningProjects@smcgov.org>; Camille Leung <cleung@smcgov.org>
Subject: Merger application - 681 Hermosa

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Quiet title below

Stuart Grunow, Architect

Begin forwarded message:

From: Brad Lucas <lucasbrad@me.com>
Date: May 5, 2020 at 1:01:15 PM PDT

To: Stuart Grunow <s2grunow@gmail.com>
Subject: NAT_CA006_JTP_20180817_104407.pdf

Quiet title against Kymco.

Sent from my iPhone

--
Stuart Grunow, Architect

www.s2garch.com

--
Stuart Grunow, Architect

www.s2garch.com