STATE OF CALIFORNIA
JUS 8851
(Orig. 03/2010)

PUBLIC RECORDS REQUEST FORM

Print Form | Save Form | Reset Form

To facilitate processing your Public Records Act request, we encourage you to use the electronic form provided on the Attorney General's website, which will be submitted directly to the Public Records Ombudsman of the Attorney General's Office.

If you prefer to contact us by regular mail or have copies of documents to submit in support of your request, please use this fillable form and mail to:

Public Records Ombudsman
P.O. Box 944255-2550
Sacramento, CA 95814
Phone: (916) 445-4069
Facsimile: (916) 322-4532

PLEASE NOTE:

- We cannot process criminal history requests or requests for records held by other state agencies and local government agencies.
- We do not perform legal research or provide legal advice on behalf of individual members of the public.

Submitting this form electronically does not provide the Public Records Ombudsman with your contact information. In order for us to forward our response to your request, please provide some form of contact information (address, phone number, or e-mail).

* Indicates Required Fields

First Name: Tad	**Middle:**	**Last Name:** Sanders		
*Address: 1360 19th Hole Drive, Suite 201		*City: Windsor	*State: CA	*Zip Code: 95492
E-mail Address: [illegible]	[illegible].com	**Phone Number:**		

Record Requested:
Please provide as much detailed information as possible regarding the records you seek (e.g., date, case name, case number, document description, etc.)

Record(s) Description:
A file folder and all contents given to Ron, a building inspector, who reports to Miles Hancock who both work for the San Mateo County Building Department. This file was given to Ron by Trip Chowdry, a principal of TEG Partners who own parcel #048-076-120.

Comments:
My client owns parcel 048-076-130, 655 Miramar in Half Moon Bay, California. This parcel owns an access easement over TEG's parcel. We have been attempting to maintain and improve the access road on the easement and TEG Partners has repeatedly harassed and vandalized our work on this easement. Please contact me if you need any additional information. In speaking to our contractor, he noted that Ron had this folder as of 04/05/2017 when he came out to final the permit, PLN2016-00528 and BLD2016-2574 a copy of the signed-off permit card is attached.
Thank you

BUILDING INSPECTION RECORD

Site Address: [illegible] Permit No: B-[illegible]

Description: [illegible]

CODE	INSPECTION TYPE	DATE/BY	COMMENTS
101	Temporary Power		
111	Erosion Control		
121	Setback (verify survey)		SMOKE & CARBON MONOXIDE ALARMS REQUIRED
	Foundations/Rebar		Smoke and carbon monoxide alarms are required to be installed in all [illegible] shall be hard wired [illegible]
131	Piers/Drilled/Spread		[illegible]
141	Grade Beams		
151	Footing Spread		
	Utlr Ground		
161	Stem Wall		
171	CMU Lift(s)		
181	Drainage		
	Retaining Wall/Rebar		
131	Piers		
151	Footing Spread		
161	Stem Wall		
171	CMU Lift(s)		
181	Drainage		
	Below Slab		
201	DWV *(no plastic)*		
211	Water Piping *(no plastic)*		
221	Electrical		
231	Hydronic Piping		
241	**House Slab/Rebar**		
	Slab Height (verify survey)		
251	**Garage Slab/Rebar**		
	Slab Height (verify survey)		
	Anchor/HD Placed		
301	**Sewer Connection**		
311	**Water Service** *(no plastic)*		
321	U/G Utilities/Gas, Electric		
331	**Deck Framing/Piers**		
401	**Below Floor All Trade**		
411	Mudsill Bolting		
421	Crawl Space Drainage		
431	Joist/Girders		
441	DWV *(no plastic)*		
451	Water Piping *(no plastic)*		
461	Gas Piping		
471	Ducts		
481	Electrical		
491	**Below Floor Insulation**		
501	**Roof/Siding Tear-Off**		
511	**Roof/Deck Nail**		
	Roof Height (verify survey)		
521	**Exterior Shear**		
531	**Straps/HDs**		
541	**Interior Shear**		
551	**Stucco/Paper/Wire Exterior**		
601	**Above Floor All Trade**		
611	Frame/T-Bar		
621	DWV *(no plastic)*		
631	Electrical		
641	Ducts		
651	Gas Piping		
661	Hydronic Piping		
671	Water Piping *(no plastic)*		
681	Fan Ducts		
691	Fireplace/Gas		
701	Flues		
711	**Ceiling Insulation**		
721	**Wall Insulation**		
801	**Drywall Attachment**		
811	**Shower Pan**		
821	**Smoke/CO Alarms**		
831	**Gas Test Final/Meter**		
841	**Electric/Service Meter**		
901	**Building Final**		

CODE		DATE/BY
	Pool Inspections	
261	Shell Rebar/Demo	
271	Potting/Pre-Plaster	
281	U/G Pool Utilities	
291	Deck Bonding	
	Finals	**DATE/BY**
921	**Water Heater/Boiler**	
931	**Furnace/AC**	
941	**Photo Voltaic**	
951	**Solar Water Heating**	
961	**Elect Vehicle Charger**	
	Department Finals	**DATE/BY**
	Planning	
	Public Works	
	Geotechnical	
	Fire	
	Health	
	Sewer District	
	Water District	
	Waste Management	
	Drainage Public Works	
	T-24/HERS Rater	
	Other Permit	

nal Approval By: [illegible] Date: 4/5/17

PLEASE READ IMPORTANT INFORMATION ON REVERSE

File

Rita Mclaughlin

From: Melissa D. Alota
Sent: Wednesday, December 28, 2016 1:37 PM
To: Planning_CodeComplaint
Subject: FW: APN 048-076-120
Attachments: 655 Pacel-1 Deed.pdf; Easement Description Parcel-1 655 Miramar.pdf

Hi Rita,

Summer received this email below as well and she sent it to Camille.

Not sure if the first email and this is a Code Complaint to be documented.

Thank you,

Melissa Alota
Public Services Specialist

From: [illegible]]
Sent: Wednesday, December 28, 2016 9:41 AM
To: COB_201PLN <COB_201PLN@smcgov.org>; Summer Burlison <sburlison@smcgov.org>
Subject: REF: APN 048-076-120

Dear County Officer,

REF: APN 048-076-120

We are the owners of APN 048-076-120 (655 Miramar Parcel-1).

I would like to bring it to your kind attention that the owners of APN 048-076-130 (655 Miramar Parcel-2) do not own the Easement used to access their property. They do not have the exclusive right to the Easement either. I am attaching the Legal Description of the Easement Grant and our Deed.

Consequently, any request for approval to the County by the owners of Parcel-2, to make any changes or "improvements" to the Easement is akin to a stranger making a request to the County for making changes or "improvements" to another person's property.

As a background, the Legal Description of Easement was created by the original owner of 655 Miramar. He split his property into Parcel-1 and Parcel-2. He lived in a home on Parcel-2 and sold Parcel-1. He wrote the Legal Description of the Easement to benefit him to access his home. As reflected in the Legal Description of the Easement, he clearly did not want to own the easement or have an exclusive right to the Easement. We received multiple independent legal opinions both now, and before the purchase of the property, that the easement is not owned by Parcel-2, nor does Parcel-2 have any exclusive rights to change or "improve" the easement.

I will appreciate your assistance in directing that the project application as in Permit#: PLN 2016-00528, not be processed since the applicant is not the rightful owner of the property.

Kind regards

APN: 048-076-110, 048-076-080

RECORDING REQUESTED BY
Old Republic Title Company

Escrow No: 0353002877

WHEN RECORDED MAIL TO

Lyle Church
655 Miramar Dr.
Half Moon Bay, CA 94019

2007-129383

12:55pm 08/28/07 NOT Fee: 16.00
Count of pages 4
Recorded in Official Records
County of San Mateo
Warren Slocum
Assessor-County Clerk-Recorder

2007129383AR

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF INTENT

APN:

Notice is hereby given that on conveyance of Parcel 1 or Parcel 2 or both of them, as said parcels are set out on Lot Line Adjustment Recorded August 24, 2007, Series Number 2007-127571, San Mateo County Records.

Lyle S. Church, successor Trustee of the Lyle and Patricia Church Family Trust Dated October 19, 1999

Will reserve or grant or cause to be reserved or granted, as the case may be, an easement for driveway access and utilities.

Over and across said Parcel 1 for the benefit of said Parcel 2. Said easement being more particularly described in Exhibit "A" attached hereto and made a part hereof by this reference.

Dated: July 16, 2007

Lyle and Patricia Church Family Trust, dated October 19, 1999

Lyle S. Church
Lyle S. Church, successor Trustee

AB/sm

NOTICE OF INTENT
Dated: July 16, 2007

State of CA

County of San Mateo

On July 20, 2007 before me, S. Morasci
a Notary Public ~~in and for said State~~, personally appeared Lyle S. Church
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

Name S. Morasci
(typed or printed)

S. MORASCI
COMM. # 1451563
NOTARY PUBLIC-CALIFORNIA
SAN MATEO COUNTY
COMM. EXP. NOV. 18, 2007

(Seal)

COASTSIDE LAND SURVEYING
299 MAIN STREET SUITE #E
HALF MOON BAY, CA 94019
650 726-1715 FAX 650 726-4285

EXHIBIT A

LEGAL DESCRIPTION
DRIVEWAY EASEMENT

All that real property situate in the County of San Mateo, State of California, being an easement for driveway access and utilities across Parcel 1 for the benefit of Parcel 2 as said parcels are shown on that Lot Line Adjustment filed in the Office of the Recorder of the County of San Mateo August 24, 2007, Series Number 2007-127571. Said easement is more particularly described as follows

Beginning at the Southwesterly corner of said Parcel 1, thence along the Southwesterly line of Parcel 1, North 58°11'24" West, 19.51 feet, thence leaving said Southwesterly line of Parcel 1 along the Northerly edge of an existing gravel drive the following courses. North 65°59'16" East, 10.61 feet, thence North 29°02'05" East, 10.12 feet, thence North 05°24'29" West, 14.46 feet, thence North 13°27'05" West, 25.26 feet, thence North 01°41'14" East, 23.28 feet, thence North 21°38'28" East, 22.18, thence North 36°47'03" East, 34.46 feet, thence North 49°41'54" East, 13.04 feet, thence North 56°58'25" East, 24.23 feet, thence North 69°03'35" East, 14.62 feet, thence North 85°03'53" East, 27.25 feet, thence North 84°48'15" East, 27.44 feet to a point on the line common to Parcel 1 and Parcel 2, said point bears North 24°30'00" West 21.47' from the Southerly corner of Parcel 1 and Parcel 2.

Thence leaving the edge of the existing gravel drive, along said line common to Parcel 1 and Parcel 2, South 24°30'00" East, 21.47 feet, thence along the Southerly and Easterly lines of Parcel 1, the following courses

South 65°30'00" West, 110.00 feet, thence South 24°30'00" East, 80.00 feet, thence South 65°30'00" West, 66.67 feet to the POINT OF BEGINNING

Contains 8890 Square Feet, more or less

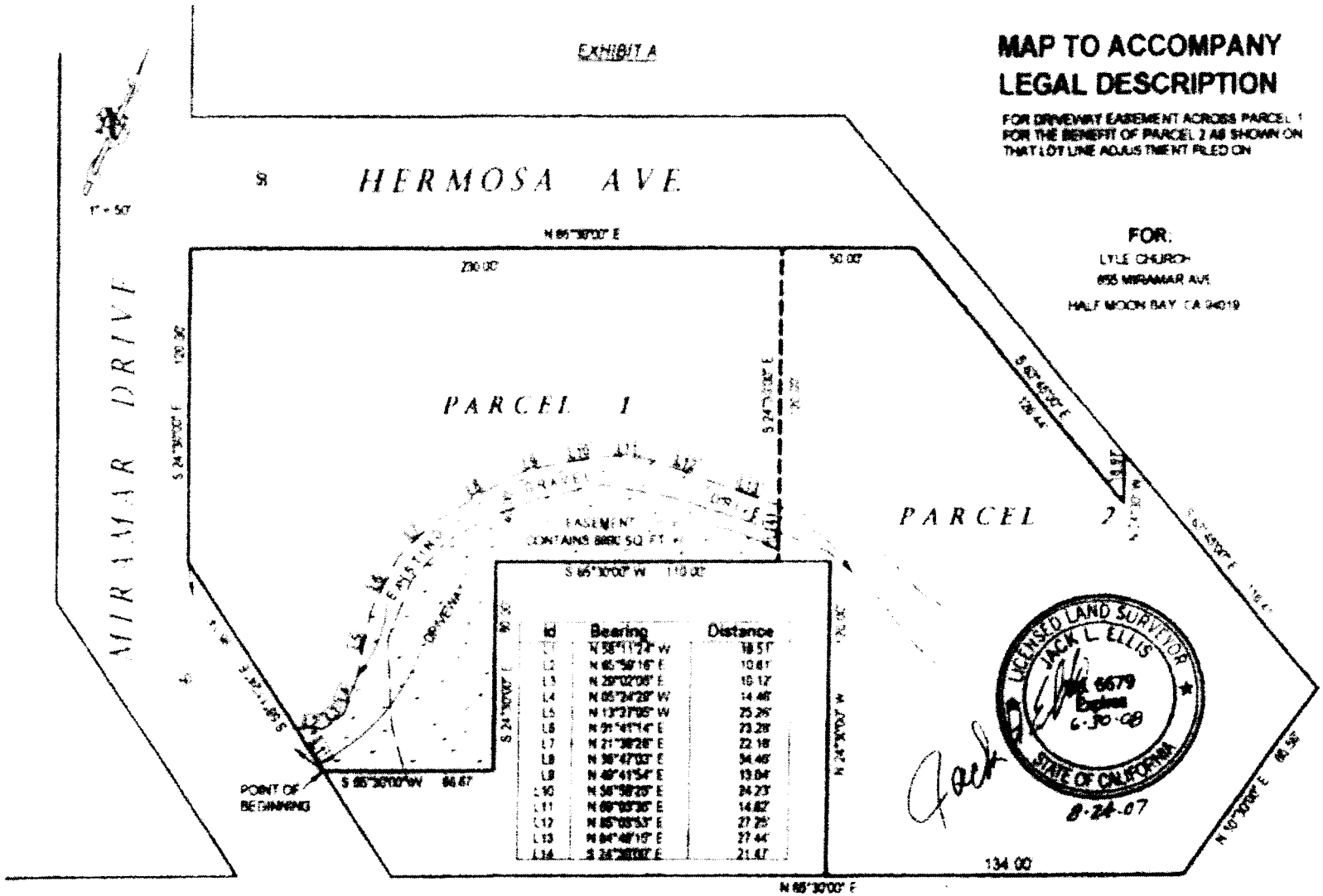
06/08/07
Wo #03-05 Church 03-05dwyease.wpd

EXHIBIT A

MAP TO ACCOMPANY LEGAL DESCRIPTION

FOR DRIVEWAY EASEMENT ACROSS PARCEL 1 FOR THE BENEFIT OF PARCEL 2 AS SHOWN ON THAT LOT LINE ADJUSTMENT FILED ON

FOR:
LYLE CHURCH
855 MIRAMAR AVE
HALF MOON BAY, CA 94019



Id	Bearing	Distance
L1	N 55°11'22" W	18.51'
L2	N 65°58'16" E	10.61'
L3	N 25°02'06" E	10.12'
L4	N 05°24'28" W	14.46'
L5	N 13°27'05" W	25.26'
L6	N 31°41'14" E	23.28'
L7	N 21°38'28" E	22.18'
L8	N 36°47'03" E	34.46'
L9	N 49°41'54" E	13.04'
L10	N 34°58'28" E	24.23'
L11	N 69°05'36" E	14.82'
L12	N 85°05'53" E	27.25'
L13	N 84°48'15" E	27.44'
L14	S 24°30'00" E	21.47'

COASTSIDE LAND SURVEYING
799 MAIN STREET #E
HALF MOON BAY, CA 94019
650 726 1715

JUNE 2007
WO 803-05 03-05DWYS ASL PKG
PAGE 2 OF 2

2012-009043

NORTH AMERICAN TITLE COMPANY
8:00 am 01/24/12 DE Fee: 16.00
Count of Pages 2 UN
Recorded in Official Records
County of San Mateo
Mark Church
Assessor-County Clerk-Recorder

Recording Requested By

North American Title Company, Inc.
File No. 55903-1121120-11

AND WHEN RECORDED MAIL TO:
Name: TEG PARTNERS , LLC
Street Address 18 Terrace Avenue
City & State Half Moon Bay, CA 94019

SPACE ABOVE THIS LINE FOR RECORDER'S USE

A.P. No. 048-076-120

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX **$280.50**; CITY TRANSFER TAX $NONE;
[X] computed on the consideration or full value of property conveyed, OR
[ ] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
[ ] unincorporated area; [X] City of **Half Moon Bay**, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **United American Bank**

hereby GRANTS to **TEG PARTNERS, LLC, a Delaware limited liability company**

the following described property in the City of **Half Moon Bay**, County of **San Mateo**, State of **California**:

LOTS 2, 3, 4, 5, 6, 7, 8, AND 9, BLOCK 4, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "MAP OF SUBDIVISION OF BLOCK 10 MIRAMAR TERRACE, SAN MATEO COUNTY, CALIFORNIA", FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA ON AUGUST 15, 1907 IN BOOK 5 OF MAPS AT PAGE(S) 19.

EXCEPTING FROM LOT 9, A STRIP OF LAND 10 FEET WIDE, MEASURED AT RIGHT ANGLES LYING CONTIGUOUS TO AND SOUTHWESTERLY OF THE NORTHEASTERLY LINE OF LOT 9 OF SAID BLOCK 4 AND EXTENDING FROM THE NORTHWESTERLY TO THE SOUTHEASTERLY LINE OF LOT 9.

BEING PARCEL 1 ON APPROVAL OF LOT LINE ADJUSTMENT RECORDED AUGUST 24, 2007, SAN MATEO COUNTY RECORDS SERIES NO. 2007-127571.

Dated: **01/18/2012**

Mail Tax Statements To: **SAME AS ABOVE**

STATE OF CALIFORNIA
COUNTY OF _____ ss

On _____ before me,

_____ Notary Public, personally

appeared _____

_____

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

_____

This area for official notarial seal

United American Bank

_____

By: Glen Nissen, Chief Credit Officer

SHARON A. INGRAM
Commission # 1918181
Notary Public - California
San Mateo County
My Comm. Expires Jan 20, 2015

Mark Church

IMPORTANT

LEGAL DOCUMENT
ENCLOSED

Rita Mclaughlin

From: Melissa D. Alota
Sent: Wednesday, December 28, 2016 9:02 AM
To: Planning_CodeComplaint
Subject: FW: Background of Violations by 655 Miramar Parcel-2

Morning Rita,

Please see complaint below.

Thank you,

Melissa Alota
Public Services Specialist

From: [illegible] ne.com]
Sent: Wednesday, December 28, 2016 8:53 AM
To: COB_201PLN <COB_201PLN@smcgov.org>; Summer Burlison <sburlison@smcgov.org>
Subject: Background of Violations by 655 Miramar Parcel-2

Dear County Officer,

REF: Violations by owners of APN 048-076-130 on December 12, 2016

I wanted to inform you that on December 12, 2016, the owners of APN 048-076-130 (655 Miramar Parcel-2) brought in Bobcat Construction Equipment and started grading the easement granted by us to access their property, without a permit from the County and behind our backs. They mentioned that they did not need any permission from the County and could build a freeway if they pleased.

They brought in a construction crew from Santa Rosa who had their license plates covered with tapes. Photographs attached.

They started cutting the hillside. We were informed of their activities by the neighbors. We, and the Sheriff's Deputies arrived just in time before they could do much harm. They drove off the Bobcat Construction Equipment to their house on Parcel-2. The photograph of the hill cut by their Bobcat Construction equipment is attached. The Sherriff's Deputies arrived on the scene in time and stopped their activities.

By way of background, the owners of Parcel-2, sent us an intimidating letter in October wanting us to sign something that we did not understand. The letter stated that they would compel us to sign the permissions and if we did not sign it, they would file a lawsuit against us. The intimidation letter from Tad Sanders (the owner's agent) is attached.

Kind regards

LEER
SANTA ROSA

County of San Mateo
455 County Center, Redwood City, CA 94063
P (650) 363-4161 | F (650) 363-4849
Planning and Building Department

VIO: Assigned to:

Code Violation Complaint Form *(All Items Must Be Completed)*

1. Violation Type:

☐ Zoning ☐ Nuisance ☐ Abandoned Vehicles on Private Property

☑ Grading ☐ Tree Removal ☑ Other

Details of Complaint:

Please see Attached 8 page Document, which includes - Details of Complaint, Police Report, Maps and Photographs

2. Location of Alleged Violation:

655 Miramar Drive - Parcel -1

Address

Half Moon Bay | CA | 94019

City | State | ZIP Code

RECEIVED
2017 MAR 24 P 12:03
SAN MATEO COUNTY
PLANNING AND BUILDING
DEPARTMENT

Assessor Parcel Number (APN):

048-076-120

APN is a 9 digit (e.g. 004050570) number that identifies a property. (DO NOT USE CHARACTERS OR SPACES).

3. Alleged Violators:

Tad Sanders & McIvers 415-265-1284, 707-836-9077

Name | Phone (e.g. 650-363-4161)

655 Miramar Drive - Parcel 2 APN:048-076-130

Address

Half Moon Bay | CA | 94019

City | State | ZIP Code

4. Complainant Information:

Name | Phone (e.g. 650-363-4161)

Address

CA

City | State | ZIP Code

Date Reported: 2017-03-24 Format: YYYY-MM-DD (e.g. 2009-07-04 for Independence Day)

RECEIVED
2017 MAR 24 P 12: 03
SAN MATEO COUNTY
PLANNING AND BUILDING
DEPARTMENT

From:
[redacted]
Phone: [redacted]
[redacted]
[redacted] APN 048-076-120

March 24, 2017

Dear County Officer:

We are the owners of APN 048-076-120 at 655 Miramar Drive –Parcel 1, in Half Moon Bay, CA 94019. The owner of the property APN-048-076-130, has an easement for ingress and egress over a portion of our property, but we have not granted them with any exclusive rights to the easement or given them permission to change the location or structure of the easement.

I will like to bring it to your kind attention that the owners of APN 048-076-130 (also referred to as "Parcel-2"), Sandra McIver and their agent Tad Sanders (Phone numbers: 415-265-1284 & 707-696-9059) apparently cut into the hill to widen the driveway on the easement. It is our opinion that their action violates the grant of Permit No: BLD2016-02574, which clearly marks the area permitted for the maintenance of the Driveway as in Exhibit A.

As per precedent cases including, (Winslow v. Vallejo, (1906) 148 Cal. 723 structure of the easement cannot be changed or altered. In the case of Winslow v. Vallejo, (1906) 148 Cal. 723, the Court found that the parties' conduct with respect to how the easement had been used over the years defined the limits of the easement. Because it had been used for laying and maintaining of a 10 inch pipe, the easement could not be extended to allow the laying of an additional 14 inch pipe.

Sometime between the night of March 7, 2017 and March 09, 2017, the driveway on the easement was widened by cutting into the hill with the Bobcat Earthmoving Equipment (Exhibit B). The violation of the County Permit was done during night time with the lights of the Bobcat Earthmoving Equipment turned off. Since December 12, 2016, the owners of APN-048-076-130 have parked the Bobcat earthmoving equipment on their property.

The attached map in Exhibit C is the map of the surveyed area which is the permitted area as per the County Permit.

On Friday, March 10, 2017, we discovered that the driveway on the easement was widened by between 1.5ft and 3.0ft at different locations (see Exhibit D) outside the area of the permitted area clearly marked by the County permit in Exhibit A, by cutting into the hill.

On March 12, 2017, we reported these transgressions to the Police. We have attached the Police Report in Exhibit E.

I am requesting your assistance by formally filing a Code Violation against the owners of Parcel-2 (APN 048-076-130) Sandra McIver and their agent Tad Sanders. We join our neighbors and

request your assistance in taking action to prevent the owners of Parcel-2, from violating the County permit.

Kind Regards

March 24/2017

RECEIVED
2017 MAR 24 P 12:03
SAN MATEO COUNTY
PLANNING AND BUILDING
DEPARTMENT

EXHIBIT A

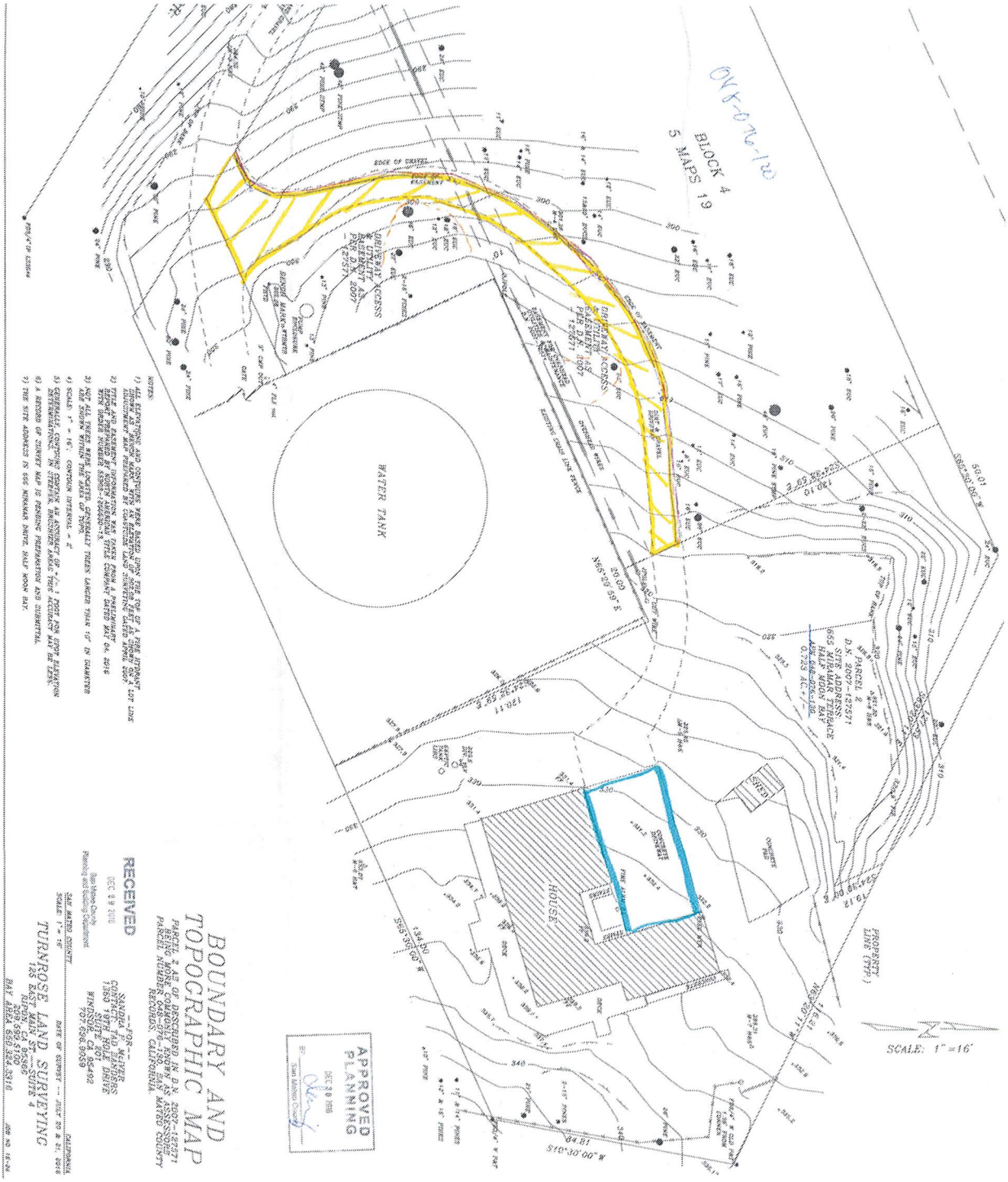

BOUNDARY AND TOPOGRAPHIC MAP
PARCEL 2 AS DESCRIBED IN D.N. 2007-127271
BEING MORE COMMONLY KNOWN AS ASSESSOR'S
PARCEL NUMBER 048-371-130, BAY MARGO COUNTY
RECORDS, CALIFORNIA
RECEIVED
DEC 09 2016
Planning and Building Department
APPROVED
PLANNING
DEC 28 2016
SAN RAMON COUNTY
SAN RAMON, CALIFORNIA
TURNROSE LAND SURVEYING
185 EAST MAIN ST., SUITE 4
RUTH, CA 95666
PH. 208-594-1908
FAX AREA 650 324 5216
WATER TANK
HOUSE
SHED
BLOCK 4
5 MAPS 19
SCALE: 1" =16'
N 00°30'00" E
S 65°39'00" W
N 65°39'00" E
S 65°39'00" E
N 65°39'00" W
20.00
120.11
84.81
PARCEL 2
D.N. 2007-127271
SITE ADDRESS:
665 MIRAMAR TERRACE
HALF MOON BAY
CA 94019-1234
0.7255 AC.+/-
EXISTING ACCESS EASEMENT AS PER D.N. 2007-127271
PROPOSED ACCESS EASEMENT AS PER D.N. 2007-127271
EDGE OF PAVEMENT
EDGE OF CROWN
EXISTING CHAIN LINK FENCE
OVERHEAD WIRES
PROPERTY LINE (TYP.)
NOTES
1) ALL ELEVATIONS AND CONTOURS WERE BASED UPON THE END OF A CURB ADJACENT TO THE PROPERTY LINE AS SHOWN ON THE DEVELOPMENT MAP PREPARED BY CLARETTE LAND SURVEYING DATED APRIL 2007
2) THE EASEMENT FOR ACCESS WAS TAKEN FROM A PREVIOUS MAP WITH WORK NUMBER 5290-1-2000-15
3) NOT ALL TREES WERE LOCATED. GENERALLY TREES LARGER THAN 10" IN DIAMETER WERE SHOWN WITHIN THE AREA OF TOPO.
4) SCALE 1" = 16'; CONTOUR INTERVAL = 2'
5) GENERALLY, CONCRETE PIERS, ALUMINUM CAP, 2" PIPE, POSTS FROM OTHER SURVEYS WERE USED AS BASIS FOR THE PROPERTY LINE
6) A RECORD OF SURVEY MAP IS PENDING PREPARATION AND SUBMITTAL
7) THE SITE ADDRESS IS 665 MIRAMAR DRIVE, HALF MOON BAY.

EXHIBIT B

EXHIBIT C

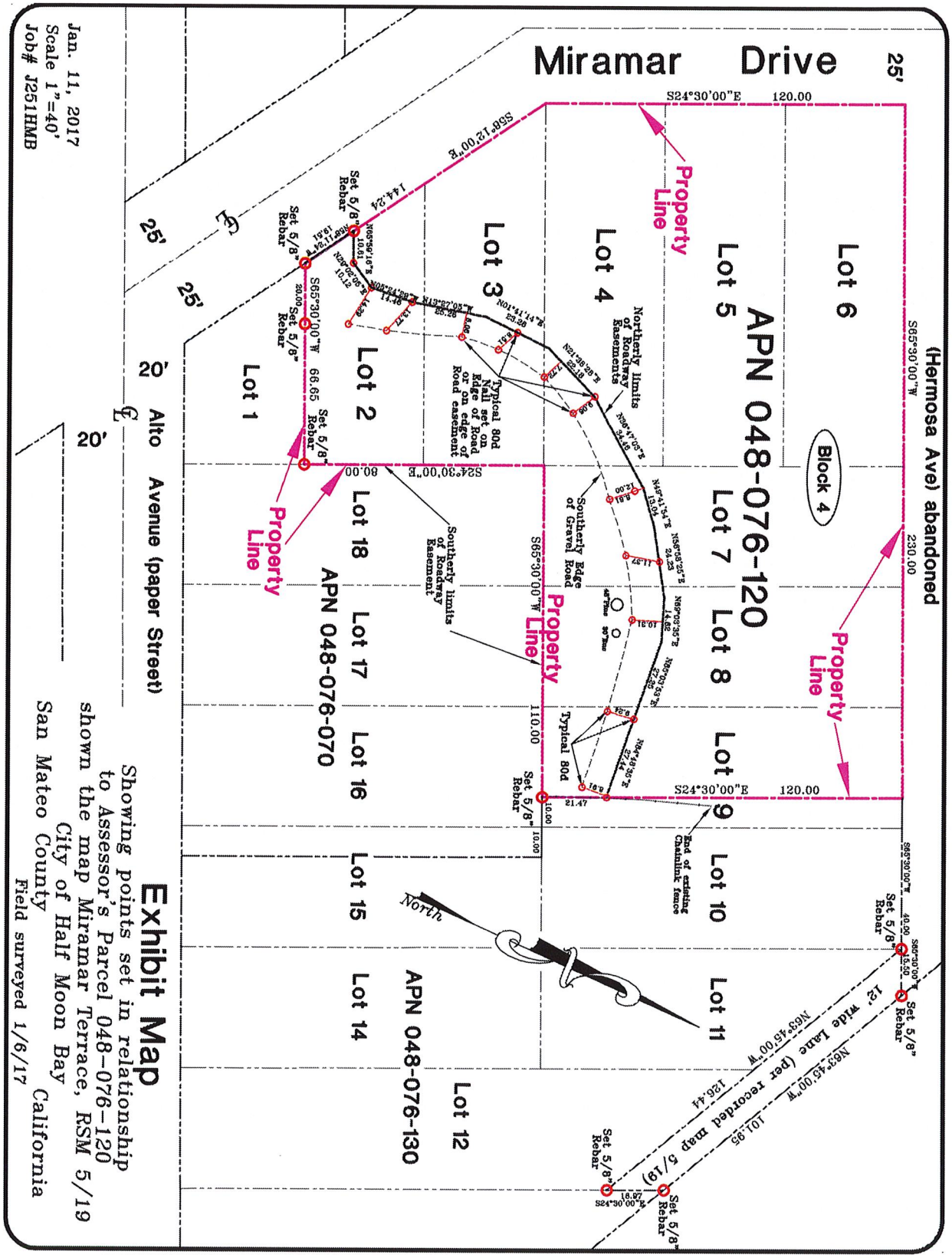

Miramar Drive
(Hermosa Ave) abandoned
Alto Avenue (paper Street)
12' wide lane (per recorded map 5/19)
Block 4
APN 048-076-120
APN 048-076-070
APN 048-076-130
Lot 1
Lot 2
Lot 3
Lot 4
Lot 5
Lot 6
Lot 7
Lot 8
Lot 9
Lot 10
Lot 11
Lot 12
Lot 14
Lot 15
Lot 16
Lot 17
Lot 18
Property Line
Northerly limits of Roadway Easements
Southerly Edge of Gravel Road
Southerly limits of Roadway Easement
Typical 80d Nail set on Edge of Road or on edge of Road easement
Typical 80d
Set 5/8" Rebar
End of existing Chainlink fence
North
S24°30'00"E 120.00
S65°30'00"W 230.00
S65°30'00"W 66.65
S24°30'00"E 60.00
S65°30'00"W 110.00
S58°12'00"E
N63°45'00"W 101.95
N63°45'00"W 126.44
Exhibit Map
Showing points set in relationship to Assessor's Parcel 048-076-120 shown the map Miramar Terrace, RSM 5/19
City of Half Moon Bay
San Mateo County California
Field surveyed 1/6/17
Jan. 11, 2017
Scale 1"=40'
Job# J251HMB

EXHIBIT D

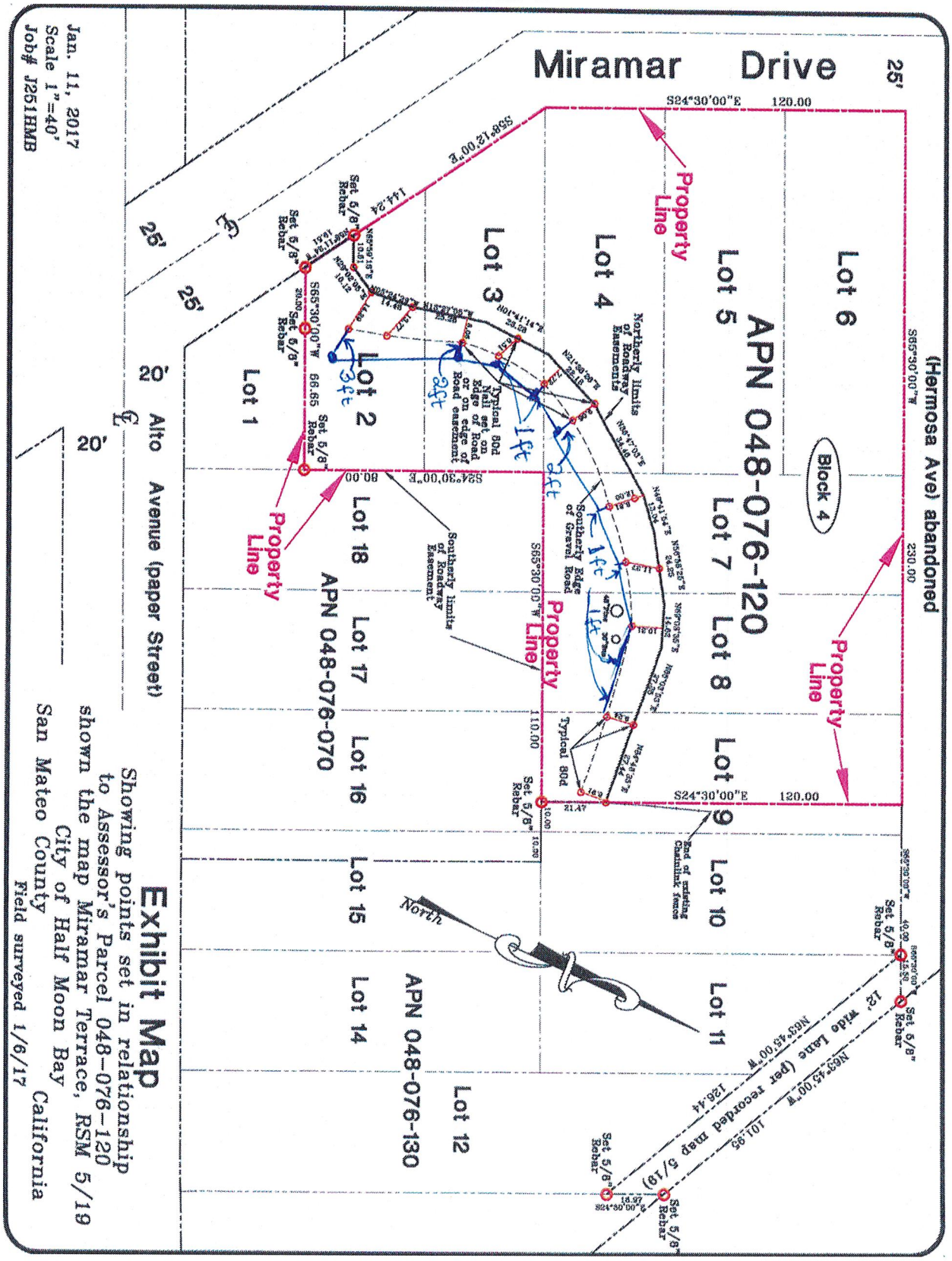

Miramar Drive
(Hermosa Ave) abandoned
Block 4
APN 048-076-120
Lot 1
Lot 2
Lot 3
Lot 4
Lot 5
Lot 6
Lot 7
Lot 8
Lot 9
Lot 10
Lot 11
Lot 12
Lot 14
Lot 15
Lot 16
Lot 17
Lot 18
APN 048-076-070
APN 048-076-130
Property Line
Alto Avenue (paper Street)
12' Wide Lane (per recorded map 5/19)
Exhibit Map
Showing points set in relationship to Assessor's Parcel 048-076-120 shown the map Miramar Terrace, RSM 5/19
City of Half Moon Bay
San Mateo County California
Field surveyed 1/6/17
Jan. 11, 2017
Scale 1"=40'
Job# J251HMB

EXHIBIT E

COUNTY OF SAN MATEO

OFFICE OF THE SHERIFF

CARLOS G.BOLANOS
SHERIFF

TRISHA L. SANCHEZ
UNDERSHERIFF

400 COUNTY CENTER ▫ REDWOOD CITY ▫ CALIFORNIA 94063-1662 ▫ TELEPHONE (650) 599-1664 ▫ www.smcsheriff.com

ADDRESS ALL COMMUNICATIONS TO THE SHERIFF

Incident History for: #SOS170710134

Entered	03/12/2017	13:40:36	BY RDK/JLO
Dispatched	03/12/2017	13:40:52	BY RDF/DLC
Enroute	03/12/2017	13:41:30	Dispatch to Enroute 00:00:38
Onscene	03/12/2017	13:58:39	Dispatch to Onscene 00:17:47
Closed	03/12/2017	14:47:57	

Initial Type: CIVILP Final Type: CIVILP PAST CIVIL PROBLEM
Initial Priority: 4 Final Priority: 4
Disposition: CIV Source: 7 Primary Unit: 2B71 R/P Contact:
Police BLK: 10022 Fire BLK: 10022 EMS BLK: 10022
Group: SOC (SOC/HMF/EMS) Beat: 70J Map Page: 767:D4 Fire Map Page: 3039

Exception list #: P4 Exception Resp Zone:
Loc: 655 MIRAMAR DR ,MIR high xst: TERRACE AV (V)
Loc Info: PARCEL 1
Name: PRIP ATINDER Addr: Phone: 6502818747

```
/134036  (JLO   )  ENTRY          RP SAYS HER PROPERTY WAS VANDALIZED SOMETIME
BETWEEN TUES AND FRIDAY / HAS SUSPECT INFO - THINKS IT WAS THE OWNERS OF PARCEL 2 /
RP SAYS THE DUG INTO THE LAND TRYING TO ENCROACH ON RPS PROPERTY / RP IS O/S NOW
/134049            SUPP           TXT: OTHER HALF IS NOT O/S ///
/134052  (DLC   )  DISP    2B72   #15320  CRIADO, JOSEPH
/134052            FROM           [Unknown                                  ]
/134124  (JLO   )  SUPP           TXT: BAD CELL CONNECTION/
/134130  (DLC   )  ENROUT  2B72
/134132            ASST    2B71   #14570  SUDANO, PATRINA (CIT)
/134132            FROM           [Unknown                                  ]
/134212            ENROUT  2B71
/134331  (KYC   )  SUPP           TXT: RP CALLED BACK -- ADV'D S/O IS ENR
/135346  (DLC   )  SUPP           TXT: ETA 10-15 W /HEAVY TRAFFIC
/135839            ONSCNE  2B71
/135839            ONSCNE  2B72
/135950            SUPP           TXT: OUT W/ONE
/140853  (JLO   )  OK      2B71
/140853            OK      2B72
```


CONTROLLED DOCUMENT
NOT TO BE DUPLICATED
DESTROY WHEN
NO LONGER NEEDED
CARLOS G. BOLANOS, SHERIFF
SAN MATEO COUNTY

[redacted]

```
CLAS:LW
/141119            MISC          ,END
/144658  (15320 ) *CLEAR   2B72
/144757  (JLO   )  CLEAR   2B71   DSP: CIV
/144757            CLOSE   2B71
```

CONTROLLED DOCUMENT
NOT TO BE DUPLICATED
DESTROY WHEN
NO LONGER NEEDED
CARLOS G. BOLANOS, SHERIFF
SAN MATEO COUNTY

Ana M. Santiago

From: COB_201PLN
Sent: Thursday, February 23, 2017 2:22 PM
To: Ana M. Santiago
Cc: Joan Kling; Rita Mclaughlin
Subject: FW: VIO2017-00054
Attachments: 655 Miramar RS.pdf

From: Tad Sanders [mailtc [illegible]]
Sent: Thursday, February 23, 2017 11:31 AM
To: COB_201PLN <COB_201PLN@smcgov.org>
Subject: VIO2017-00054

Good morning,
I have some additional information I would like added to this complaint. I am the person who filed the original complaint. I would like to add the following:

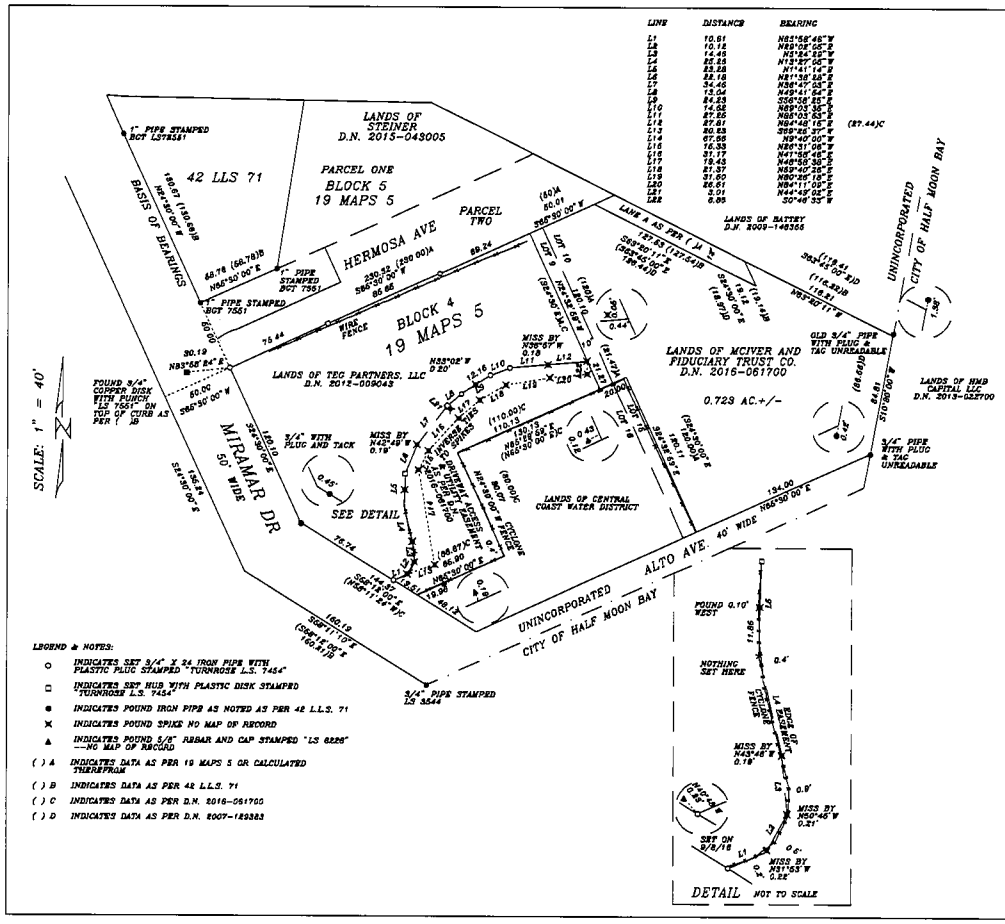
1. The first attachment is a record of survey that our surveyor just prepared. I asked him to plot on the survey the fences TEG Partners illegally installed so we can see where they are at in relation to our easement. The fence that is along the easement boundary is, in fact, inside the easement and is not on the easement boundary. The survey shows that it encroaches the easement by 9/10ths of a foot or almost 11 inches in one location and is in the easement by 5/10ths of a foot or 6". Therefore there are sections of the fence clearly within the easement.
2. With the heavy rains this winter, our tenant cannot make it up the road because it is slick and muddy and no dangerous to traverse. She has to park below and walk up through the eucalyptus forest late at night with limbs falling, etc.

As I previously mentioned in my complaint, the Fire Marshal has told us he will not send a fire truck up the road now because the fences are in the way and it will damage their trucks. Therefore, our emergency access is significantly impaired.

Thank you for your time.

[illegible] 01

Office [illegible]
Cell [illegible]
Fax [illegible]



LINE	DISTANCE	BEARING
L1	10.61	N83°58'46"W
L2	10.15	N89°08'05"E
L3	14.45	N01°24'22"W
L4	22.25	N13°27'04"W
L5	23.28	N11°41'14"E
L6	22.16	N81°36'58"E
L7	34.45	N36°47'03"E
L8	13.04	N49°41'24"E
L9	24.23	S56°06'25"E
L10	14.92	N69°03'35"E
L11	27.25	N65°03'53"E
L12	27.51	N64°42'15"E
L13	20.23	S59°26'37"W
L14	67.55	N9°40'00"W
L15	16.33	N26°31'06"W
L16	31.17	N41°55'45"E
L17	19.43	N49°08'30"E
L18	21.37	N53°10'23"E
L19	31.60	N60°40'16"E
L20	26.61	N64°11'09"E
L21	3.01	N44°49'02"E
L22	6.85	S0°46'33"W

LEGEND & NOTES:

- ○ INDICATES SET 3/4" X 24 IRON PIPE WITH PLASTIC PLUG STAMPED "TURNROSE L.S. 7454"
- □ INDICATES SET HUB WITH PLASTIC DISK STAMPED "TURNROSE L.S. 7454"
- ● INDICATES FOUND IRON PIPE AS NOTED AS PER 42 L.L.S. 71
- × INDICATES FOUND SPIKE NO MAP OF RECORD
- ▲ INDICATES FOUND 5/8" REBAR AND CAP STAMPED "LS 8226" --NO MAP OF RECORD
- ( ) A INDICATES DATA AS PER 19 MAPS 5 OR CALCULATED THEREFROM
- ( ) B INDICATES DATA AS PER 42 L.L.S. 71
- ( ) C INDICATES DATA AS PER D.N. 2016-061700
- ( ) D INDICATES DATA AS PER D.N. 2007-182383

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS ACT AT THE REQUEST OF THE EDITH R. STERN TRUST FBO SANDRA P. McIVER IN AUGUST 2016 & JANUARY 2017.

MICHAEL T. TURNROSE L.S. 7454
LICENSE EXPIRES 12-31-18 DATE

BASIS OF BEARINGS

THE BEARING NORTH 24°30'00" WEST BEING THE WESTERLY LINE OF THAT PARCEL BEING SHOWN ON VOLUME 42 OF L.L.S. MAPS AT PAGE 71 WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS ACT THIS _____ DAY OF _____, 2017.

CHRISTOPHER C. VANDREY
LICENSED LAND SURVEYOR
L.S. 8783

COUNTY RECORDER'S STATEMENT

FILED THIS_____DAY OF _____, 2017
AT _____ M. IN VOLUME _____ OF L.L.S. MAPS AT PAGE _____, AT THE REQUEST OF MICHAEL TURNROSE.

FILE NO. _____ FEE_____

MARK CHURCH, COUNTY RECORDER

BY:_____
DEPUTY

RECORD OF SURVEY

R/S NO.
LANDS OF McIVER & FIDUCIARY TRUST CO.
D.N. 2016-061700
AND PORTION OF LANDS OF STEINER
--D.N. 2015-043005

BEING PORTIONS OF BLOCKS 4 AND 5 OF "MIRAMAR TERRACE", BEING FILED IN BOOK 5 OF MAPS AT PAGE 19, SAN MATEO COUNTY RECORDS, CALIFORNIA.

UNINCORPORATED, SAN MATEO COUNTY CALIFORNIA

SCALE: 1" = 40' DATES OF SURVEY: AUG., 2016 & JAN. 2017

TURNROSE LAND SURVEYING
126 EAST MAIN STREET NO. 4
RIPON, CA 95366
209.599.6100
BAY AREA 650.324.3316

SHEET 1 OF 1 SHEET JOB NO. 16-24/16-28

ANA

From:
Tripatinder Chowdhry
TEG Partners
[illegible]
Phone: [illegible]

RECEIVED
MAR 10 2017
San Mateo County
Planning and Building Department

SUBJECT: VIO2017-00054

Dear Officer Rita McLaughlin:

In reviewing my letter dated March 08, 2017, I just realized that some words were missing. I am therefore revising the letter. This letter supersedes my March 08, 2017 letter.

On March 07, I was browsing the San Mateo Planning and Building Website, and discovered that it is possible that the owners of 655 Miramar Drive Parcel 2 may have filed a violation against us to remove a fence located on our property.

I am attaching the copy of the Survey map. The fence is located inside our property line.

The owners of 655 Miramar Drive Parcel- the McIvers and Tad Sanders filed a Court case in the Superior Court of the State of California, County of San Mateo, against us seeking TRO for us to remove the fence on our property.

- The case number is 17-CIV-00720
- At February 22nd Hearing, the Court ruled against the McIvers and Tad Sanders

I am attaching the documents we filed with the Court for the February 22nd hearing

Thanks

Tripatinder Chowdhry March 10/2017

Tripatinder Chowdhry

Enclosures: As above

F

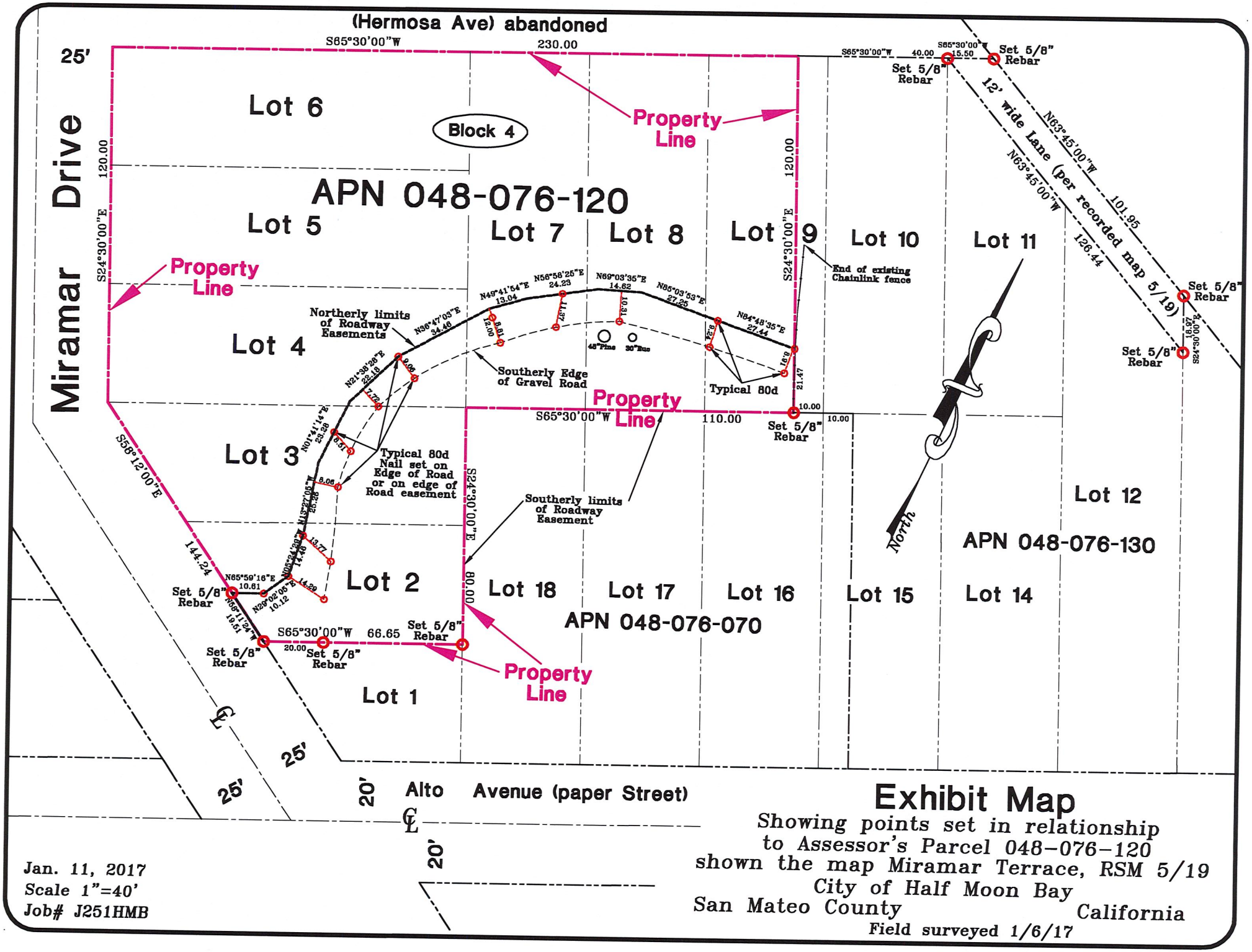


Exhibit Map

Showing points set in relationship
to Assessor's Parcel 048-076-120
shown the map Miramar Terrace, RSM 5/19
City of Half Moon Bay
San Mateo County California

Field surveyed 1/6/17

Jan. 11, 2017
Scale 1"=40'
Job# J251HMB

Francois X. Sorba, Esq. [SBN 88092]
1611 Borel Place, Suite 7
San Mateo, CA 94402
(650) 570-0566; Fax (650) 570-7831

Attorney for Defendants
TEG Partners, LLC, Teginder Singh
Tripatinder S. Chowdhry

SUPERIOR COURT OF THE STATE OF CALIFORNIA

IN AND FOR THE COUNTY OF SAN MATEO

COURT OF UNLIMITED JURISDICTION

SANDRA P. MCIVER, ET AL. Plaintiff, vs. TEG PARTNERS, LLC. ET AL., Defendants.	Case No. 17 CIV 00720 **DEFENDANTS' POINTS AND AUTHORITIES IN OPPOSITION TO TEMPORARY RESTRAINING ORDER** **Date: Feb. 22, 2017** **Time: 2:00 PM** **Dept: Law & Motion**

Defendants submit the following Points and Authorities:

The opposition to the Application to the Temporary Restraining Oder filed by Plaintiff is based upon the fact that there is no imminent danger, there is no irreparable harm, Plaintiff has unclean hands, and the entire action is without merit.

Plaintiff and Defendants own properties which are adjacent to each other. When Defendants purchased their property (Parcel 1 which includes Lots 1-8 and a portion of Lot 9), their property was burdened by an easement for the benefit of Parcel 2 (which includes Lots 10 to 18 and a portion of Lot 9). A copy of a Map showing the parcels is attached hereto and marked Exhibit A.

The attached Map shows the area described in the Access/roadway Easement (the Easement) and the Driveway Easement.

The Easement is highlighted in yellow for the Court's convenience. Although Defendants dispute the accuracy of the Map based upon the legal Description of the Easement, the inaccuracy is not relevant at this time. The Driveway Easement is highlighted in green for the Court convenience. The reason the distinction is important is that the permit obtained by the County of San Mateo to grade within the easement only references and deals with that portion of the Easement which is the Driveway Easement.

The general location of the fence is shown in pink for the Court's convenience.

No Imminent Danger

The pleadings do not evidence any imminent danger. The fence which is complained about and the boundary markers also complained about do not create any imminent danger.

No Irreparable Injury

Temporary restraining orders may be granted ex parte if it appears from the facts set forth in the affidavit or declaration or the verified complaint that great or irreparable injury would result to the applicant before the matter could be heard on notice [see Code Civ. Proc. § 527(c)(1)].

The affidavits, declarations, or verified complaint must contain specific facts, on personal knowledge, supporting the allegations that are the basis for the request for a TRO. A restraining order may not be granted on an affidavit supported only on information and belief [Low v. Low (1956) 143 Cal. App. 2d 650, 654, 299 P.2d 1022].

It should be pointed out that, although Plaintiff claims that there is an emergency, Plaintiff signed the verification to her complaint on February 13, 2016 – 9 days ago! Plaintiff is therefore in agreement with Defendants that there is no emergency.

The Status Quo Should be Preserved

General purpose of preliminary injunction is to preserve status quo until merits of

action can be determined. Harbor Chevrolet Corp. v. Machinists Local Union (1959, Cal App 2d Dist) 173 Cal App 2d 380, 343. Removal of a fence and boundary markers would not preserve the status quo.

Plaintiff Failed to Provide any Evidence of Interference

Tad Sanders states, in his Declaration filed in support to the TRO, that he is an agent for Plaintiffs (Decl. page 1, para 1) but does not state that he has had engineering or surveyor training to determine the true location of the stakes referred to in his Declaration and/or that stakes are within Easement. Tad Sanders is not qualified to determine whether the stakes are within the easement or outside the easement and his Declaration should be stricken.

Tad Sanders further states that he had a conversation with "a representative of the Fire Department" [not even named by Mr. Sanders] is pure hearsay and should be stricken (Page 2, para 8).

Plaintiff Has Unclean Hands

Injunctions are based upon equity. Plaintiff undertook the grading of the Driveway easement without a permit, Plaintiff's workers masked the license plates of their truck, Plaintiff's agents removed Defendant's surveyor's markers, and Plaintiff damaged Defendants property.

Conclusion

The following should be kept in mind. (1) The fence is located on the property line and NOT within the easement; (2) Defendants have every right to erect a fence on their property line; (3) Plaintiffs are asking the court to redraft the easement description (that Plaintiff's engineer drafted) to create a new easement across Defendants' property. At the time that the easement was created, Defendants did not even own the land where the easement was created.

(Hermosa Ave) abandoned

Miramar Drive

Lot 6

Block 4

Property Line

APN 048-076-120

Lot 5 | Lot 7 | Lot 8 | Lot 9 | Lot 10 | Lot 11

Property Line

Lot 4

Northerly limits of Roadway Easements

Southerly Edge of Gravel Road

Typical 80d

End of existing Chainlink fence

Property Line

Lot 3

Typical 80d Nail set on Edge of Road or on edge of Road easement

Southerly limits of Roadway Easement

Lot 12

APN 048-076-130

Lot 2

Lot 18 | Lot 17 | Lot 16 | Lot 15 | Lot 14

APN 048-076-070

Property Line

Lot 1

12' wide Lane (per recorded map 5/19)

Easement

Alto Avenue (paper Street)

Exhibit Map

Showing points set in relationship to Assessor's Parcel 048-076-120 shown the map Miramar Terrace, RSM 5/19

City of Half Moon Bay

San Mateo County California

Field surveyed 1/6/17

Jan. 11, 2017

Scale 1"=40'

Job# J251HMB

(Hermosa Ave) abandoned

Miramar Drive

25'

S65°30'00"W 230.00

Lot 6

Block 4

Property Line

APN 048-076-120

Lot 5 Lot 7 Lot 8 Lot 9 Lot 10 Lot 11

120.00

S24°30'00"E

Property Line

End of existing Chainlink fence

Set 5/8" Rebar

12' wide Lane (per recorded map 5/19)

N63°45'00"W 101.85

N63°45'00"W 126.44

Lot 4

Northerly limits of Roadway Easements

Southerly Edge of Gravel Road

Typical 80d

Property Line

S65°30'00"W 110.00

Lot 3

Typical 80d Nail set on Edge of Road or on edge of Road easement

Southerly limits of Roadway Easement

S58°12'00"E

144.24

Lot 12

APN 048-076-130

North

Lot 2

Lot 18 Lot 17 Lot 16 Lot 15 Lot 14

APN 048-076-070

Set 5/8" Rebar

S65°30'00"W 66.65

Set 5/8" Rebar

Set 5/8" Rebar

Set 5/8" Rebar

Property Line

Lot 1

Driveway Easement

25'

25'

20'

Alto Avenue (paper Street)

20'

Jan. 11, 2017
Scale 1"=40'
Job# J251HMB

Exhibit Map

Showing points set in relationship to Assessor's Parcel 048-076-120 shown the map Miramar Terrace, RSM 5/19
City of Half Moon Bay
San Mateo County California
Field surveyed 1/6/17

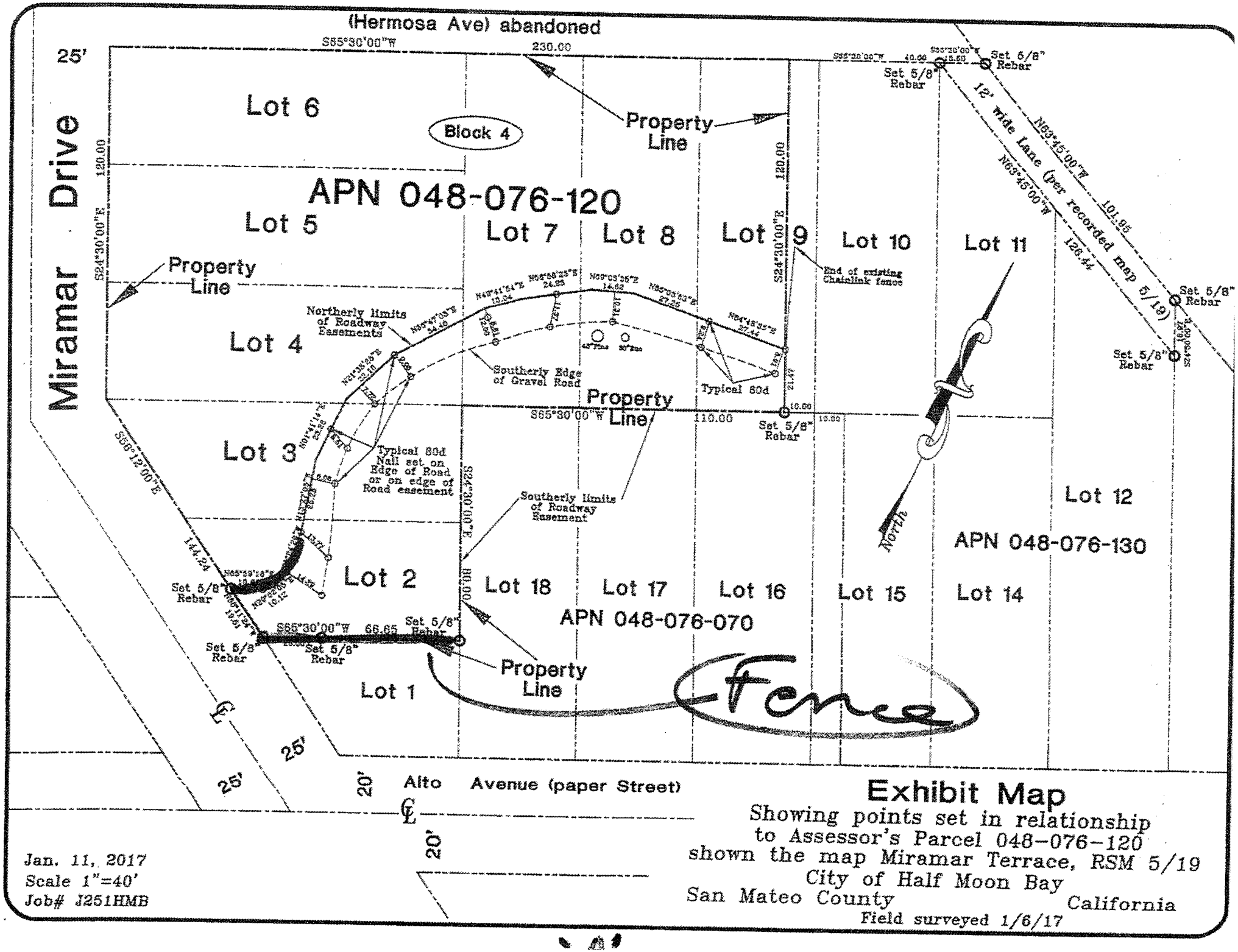
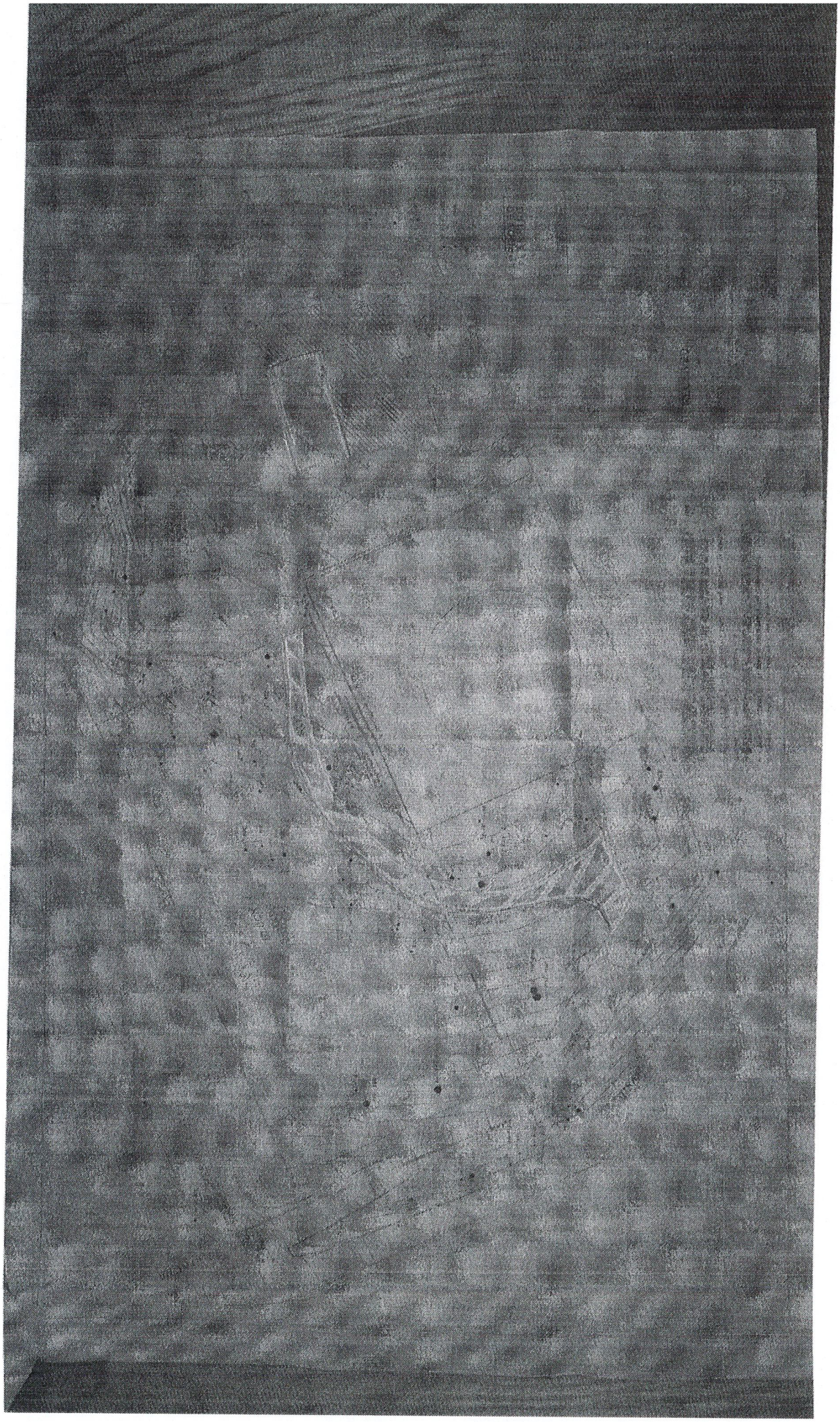


Exhibit Map

Showing points set in relationship
to Assessor's Parcel 048-076-120
shown the map Miramar Terrace, RSM 5/19
City of Half Moon Bay
San Mateo County California

Field surveyed 1/6/17

Jan. 11, 2017
Scale 1"=40'
Job# J251HMB



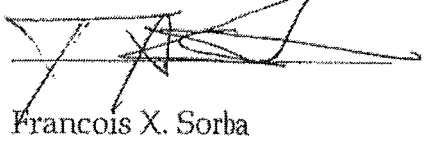
1. Mr. Sander's general statement that the fence is [now] jeoparding the safety of the McIver property is not based upon any evidence and is pure speculation.

2. The last statement made by Mr. Sanders is that Defendants "have no right to interfere with the legal use of the easement..." [page 3, para 10]. But there is no interference. The markers are located outside the easement and the fence is located on the property line - NOT on the easement. As a result, there is no interference.

3. The work to be done by Plaintiffs within the easement is described in the Certificate of Exemption attached to Mr. Sanders' Declaration. It states in part: "Project Description: Maintenance of our access easement by scraping the center of the road and distributing the scraping in the wheel ruts along the driveway. Add in 2 inches of gravel and level it." How the planting of the markers and the erection of a fence outside the easement could interference with the work describe above is a mystery.

Plaintiff's request for a Temporary Restraining Order should be denied.

Respectfully Submitted,



Francois X. Sorba

COUNTY OF SAN MATEO
Planning & Building Department
455 County Center, 2nd Floor
Redwood City, California 94063
650/363-4161 Fax: 650/363-4849

Mail Drop PLN122
plngbldg@smcgov.org
www.co.sanmateo.ca.us/planning

PERMIT NUMBER: BLD2016-02574 **BUILDING PERMIT** FOR INSPECTION CALL: 650-306-8415
SITE ADDRESS: 655 MIRAMAR DR, HALF MOON BAY, CA CITY CODE: MIRAMAR

OWNER INFORMATION	APPLICANT INFORMATION	CONTRACTOR INFORMATION
TEC PARTNERS LLC 18 TERRACE AVENUE HALF MOON BAY CA, 94019 Phone #	TAD SANDERS 1360 19th Hole Drive Suite #201 Windsor, CA 95492 Phone #	T M K BUILDERS INC Tom Kline PO BOX 790 PENNGROVE, CA 94951 Phone #: 4156861178 LIC #: 947975 WC Policy #: TMWC700009 WC Expires: 03/01/2017

PROJECT NAME: EROSION CONTROL

PROJECT DESCRIPTION: Erosion control. To perform maintenance to driveway on easement on parcel 048076120 that serves as access to 655 Miramar (048076130). Scrape the center of the road and redistribute the soil into the wheel ruts that have formed over the years. Spread approximately 2" of road base gravel and level it. Gravel stockpile on 655 Miramar (048076130). This permit to track wet season EC inspections.

BUILDING

		AREA (SF)	YARDS (FT)
TYPE OF WORK: Other	ZONING DIST:	BUILDING:	FRONT:
TYPE OF USE: Single-Family Detache	LOT AR/DU:	GARAGE:	R SIDE:
BUILDINGS:	LOT WIDTH:	DECK:	BACK:
STORIES:	LOT COVER:	PORCH/BREEZE:	L SIDE:
UNITS:	BLD HEIGHT:		
BEDROOMS:			
TYPE OF CON: Type 5			
OCC. GROUP: R3		TOTAL VALUATION: $0.00	

This permit does NOT INCLUDE any construction within the Public Right of Way. Permits for such construction shall be obtained from the Public Works Department. Permit shall expire by time limitations as set forth in the San Mateo County Ordinance Code. Extensions beyond that specified time will require reinstatement of the permit and compliance with applicable codes and zoning regulations in effect at the time of reinstatement.

This permit shall also expire by time limitation if authorized work is not commenced within 180 days, or if work is abandoned for a period of 180 days. Evidence of continuation of work is a progress inspection which can demonstrate substantial progress within the 180 day period.

LICENSED CONTRACTOR DECLARATION

✓ I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class: GENERAL BUILDING CONTRACTOR License Number: 947975

Date: 1/29/17 Signature: [signature]

Francois X. Sorba, Esq. [SBN 88092]
1611 Borel Place, Suite 7
San Mateo, CA 94402
(650) 570-0566; Fax (650) 570-7831

Attorney for Defendants
TEG Partners, LLC, Tejinder Singh
Tripatinder S. Chowdhry

SUPERIOR COURT OF THE STATE OF CALIFORNIA

IN AND FOR THE COUNTY OF SAN MATEO

COURT OF UNLIMITED JURISDICTION

SANDRA P. MCIVER, ET AL. Plaintiff, vs. TEG PARTNERS, LLC. ET AL., Defendants.	Case No. 17 CIV 00720 **DEFENDANTS' DECLARATION IN OPPOSITION TO TEMPORARY RESTRAINING ORDER** **Date: Feb. 22, 2017** **Time: 2:00 PM** **Dept: Law & Motion**

1. I am one of the partners of TEG Partners, LLC ("TEG"), a duly organized Limited Liability Company in the State of Delaware and duly registered and in good standing with the Secretary of State of California.

2. TEG is the owner of the property known as Parcel 1 (the "TEG Property") and described in Exhibit A, attached hereto.

3. A copy of the map depicting the location of the TEG Property is attached hereto and marked Exhibit B.

4. The TEG Property is burdened by an easement (the "Easement") described on Exhibit C, attached hereto.

5. The location of the Easement is shown on Exhibit B.

6. The Easement is described in the easement document (Exhibit C) as an

easement for driveway access and utilities across the TEG Property.

7. The undersigned is informed and believes that Plaintiff is one of the owners of the property described as Parcel 2 on Exhibit B and the holder of the Easement.

8. On December 12, 2016, without any permit, Plaintiff started grading the gravel road (the Driveway Easement) which is located within the Easement and certain areas within the TEG Property.

9. The work referred to in the preceding paragraph was undertaken by Robert Kline Construction Inc.

10. On or about December 14, 2016, the Planning and Building Department of the County of San Mateo had to stop Plaintiff's work on and about the Easement.

11. On December 15, 2016, having been caught grading without a permit, Plaintiff applied for a Grading Permit with the County of San Mateo.

12. On January 24, 2017, the Grading Permit was issued.

13. The application for the Grading Permit states that the work to be performed (hereinafter, the "Project") is "Erosion control. To perform maintenance to driveway on easement on parcel 04807620 that serves as access to 655 Miramar (048076130). Scrape the center of the road and redistribute the soil in the wheel ruts that have formed over the easement. Spread approximately 2" of road base gravel and level it. Gravel stockpile on 655 Miramar (04806130). This permit to track wet season EC inspections. "

14. The Environmental Information Disclosure Form filed by the applicant Tad Sanders states in part: "The driveway and access easement provides access to our property at 655 Miramar. The lot is currently vacant. The access road is in terrible condition and emergency vehicles cannot make it to the house." Copy of

Environmental Information Disclosure For is attached hereto and marked Exhibit D.

15. The description of the Project signed by Mr. Tad Sanders, further states in part: "This work will not impact any trees on the property as we are only working in the driveway. Exhibit D, page 6. "Not so, Plaintiff did destroy part of the TEG Property as Plaintiff graded outside the Driveway Easement.

16. The description of the Project, as described by Mr. Tad Sanders, referenced in the preceding paragraph further states: "We will place tree protection around the trees and the easement that are near the Driveway." Not so, Plaintiff failed to protect the trees.

17. The description of the Project referenced in the preceding paragraph further states: "For erosion control, we will line the downhill side of the driveway with straw wattles that will be secured by driving rebar stakes through them into the ground so they do not wash away." (Emphasis added). Exhibit D, page 6. It is ironic that Plaintiff is now complaining about the rebar markers placed by Defendants outside the Driveway Easement!

18. Plaintiffs, by and through their agents, entered, without Defendants' consent and/or approval and/or permission, entered the TEG Property with their heavy construction equipment and damaged the TEG Property.

19. In spite of the fact that Defendants informed Plaintiff that Plaintiffs was trespassing on Defendants' Property and damaging Defendants' property, Plaintiff continued to trespass on Defendants' Property land and continued to damage same.

20. As a result, in order to mark the location of the Driveway Easement and prevent further trespass and damage, Defendants placed 4 rebar markers and

hired a surveyor, Charles Tocci of Belmont CA, to mark the boundaries of the Driveway Easement. Defendants' Surveyor placed wooden markers with flags. Boundary markers (flag and rebar) were inserted into the ground outside the Driveway Easement to mark the location of the Driveway Easement. The 4 rebar markers have since been removed. The boundary markers are located outside of the Driveway Easement and do not interfere with the use of the Easement.

21. On January 15, 2017, one of Plaintiff's agent entered the Easement and dug up the wooden markers placed by Defendants' surveyor. The Sheriff was called by third parties and the wooden markers installed by our surveyor were inserted back into the grounds by the above referred person but I cannot tell whether our Surveyor's markers were reinserted at the same location.

22. On January 25, 2017, a surveyor's hired by Plaintiff, Turnrose Land Surveying of Ripon, CA, dug up part of our property, and removed stakes placed by our Surveyor.

23. On or about January 26, 2017, at the suggestion of a law enforcement Deputy, who assisted with the prevention of our Surveyor's stake removal by Plaintiff's agent, Defendants, after proper notice to the Count of San Mateo Planning and Building Department, erected a fence along their property line. The fence does not in any way encroach on the Easement. The fence is located on the boundary line between Defendants' property and the Water District's property and between the Easement and the TEG Property. It does not in a way encroach on the Easement.

24. As stated above, the work on the Easement was commenced by Plaintiff, under Mr. Tad Sanders' direction I presume, without a permit. The truck used by the workers in connection with the non-permitted work on the Easement and on

the TEG Property had its license plates (front and back) covered so that it was possible to see the license plates. The vehicle shown on Exhibit D, is parked outside the easement, on the TEG Property.

25. Picture showing the location of the fence is attached hereto and marked Exhibit E 1.

26. Picture of Plaintiff's surveyor removing our Surveyor's stake is attached hereto and marked Exhibit E 2.

27. Picture of the person who removed our Surveyor's stake is attached hereto and marked Exhibit E 3.

28. Picture of our Surveyor's stake having been removed is attached hereto and marked Exhibit E 4.

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30. Picture of Plaintiff's contractor's vehicle parked on our property is attached hereto and marked Exhibit E 6.

31. I took all the pictures attached as Exhibit E and said pictures correctly depict what I personally saw at the time that I took the pictures.

32. A facsimile copy of the signed original shall have the same full force and effect as the original for all purposes.

33. All copies attached as Exhibits and referenced herein are true and correct copies of the original documents and are hereby incorporated by this reference.

34. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that if called as a witness I would testify to same.

This Declaration was executed on February 22, 2017, at _____, California.

Tripatinder S. Chowdhry

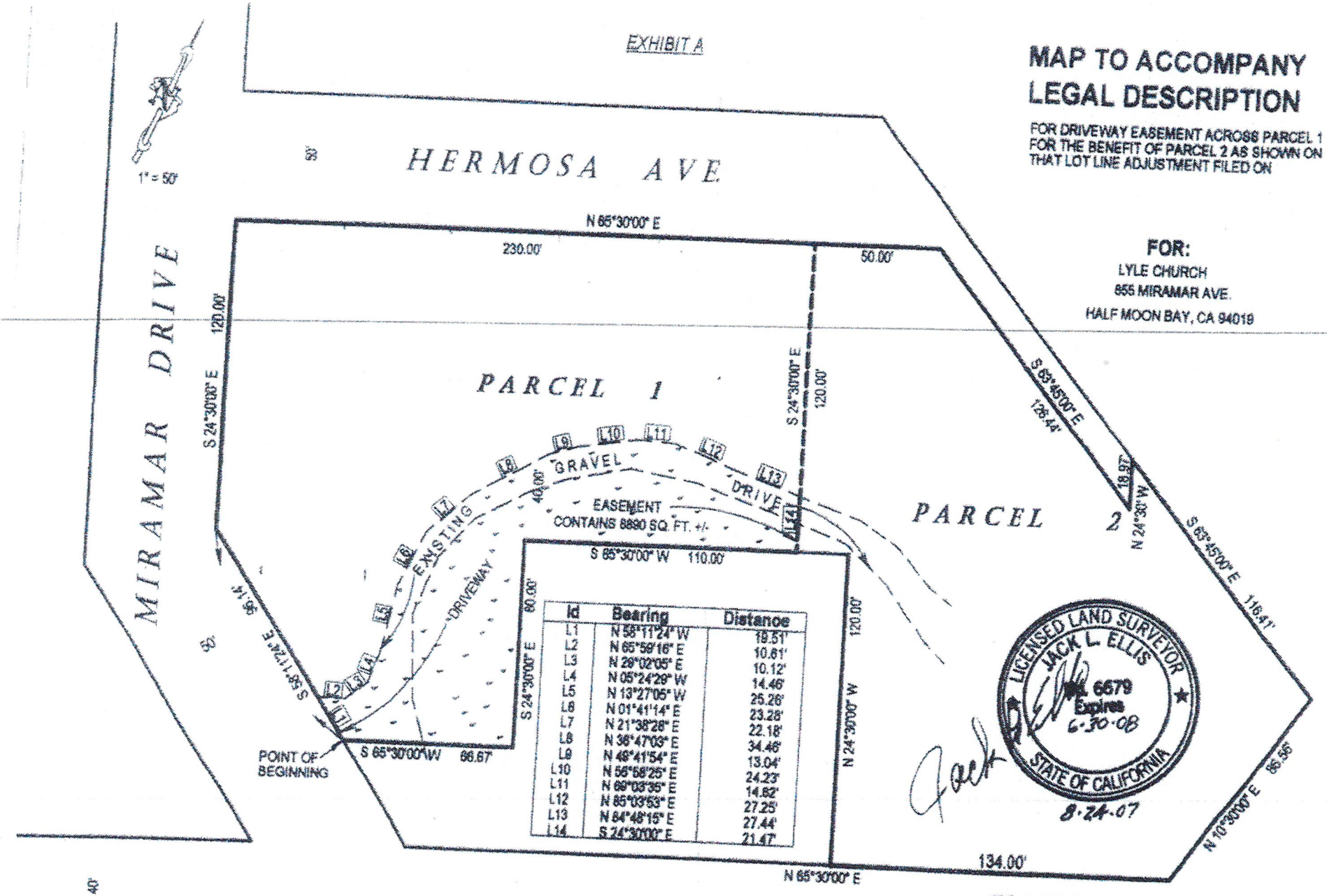
Tripatinder S. Chowdhry

EXHIBIT A

MAP TO ACCOMPANY LEGAL DESCRIPTION

FOR DRIVEWAY EASEMENT ACROSS PARCEL 1 FOR THE BENEFIT OF PARCEL 2 AS SHOWN ON THAT LOT LINE ADJUSTMENT FILED ON

FOR:
LYLE CHURCH
855 MIRAMAR AVE.
HALF MOON BAY, CA 94019



Id	Bearing	Distance
L1	N 58°11'24" W	19.51'
L2	N 65°59'16" E	10.61'
L3	N 29°02'05" E	10.12'
L4	N 05°24'29" W	14.46'
L5	N 13°27'05" W	25.26'
L6	N 01°41'14" E	23.28'
L7	N 21°38'28" E	22.18'
L8	N 36°47'03" E	34.46'
L9	N 49°41'54" E	13.04'
L10	N 56°58'25" E	24.23'
L11	N 69°03'35" E	14.82'
L12	N 85°03'53" E	27.25'
L13	N 84°48'15" E	27.44'
L14	S 24°30'00" E	21.47'

LICENSED LAND SURVEYOR
JACK L. ELLIS
No. 6679
Expires 6-30-08
STATE OF CALIFORNIA

8-24-07

Exhibit - A

COASTSIDE LAND SURVEYING
799 MAIN STREET #E
HALF MOON BAY, CA 94019
650 726-1715

JUNE 2007
WO #03-05 03-05DWYEASE.PCS
PAGE 2 OF 2

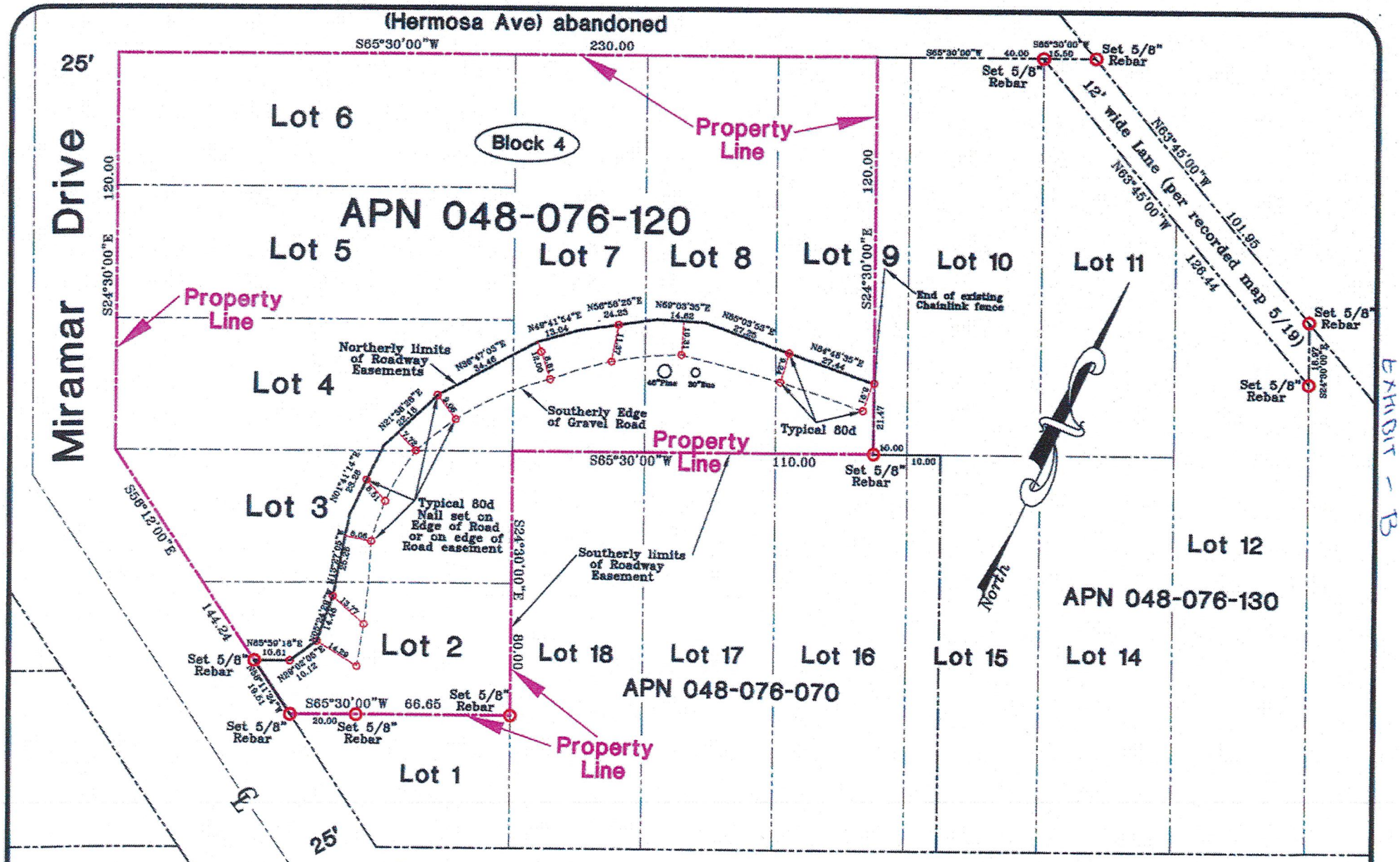


Exhibit Map

Showing points set in relationship
to Assessor's Parcel 048-076-120
shown the map Miramar Terrace, RSM 5/19
City of Half Moon Bay
San Mateo County California

Field surveyed 1/6/17

Jan. 11, 2017
Scale 1"=40'
Job# J251HMB

EXHIBIT - B

EXHIBIT C

ORDER NO. : 0353002877-AB

EXHIBIT A

The land referred to is situated in the unincorporated area of the County of San Mateo, State of California, and is described as follows:

Lots 2, 3, 4, 5, 6, 7, 8 and 9, Block 4 as shown on that certain Map entitled "Map of Subdivision of Block 10, Miramar Terrace," filed for record in the Office of the Recorder of San Mateo, State of California on August 5, 1907 in Book 5 of Maps at Page 19.

Excepting From Lot 9, a strip of land 10 feet wide, measured at right angles lying contiguous to and Southwesterly of the Northeasterly line of Lot 9 of said Block 4 and extending from the Northwesterly to the Southeasterly line of Lot 9.

Being Parcel 1 on approval of Lot Line Adjustment recorded August 24, 2007, San Mateo County Records Series No. 2007-127571.

Reserving Therefrom an easement for driveway access and utilities across Parcel 1 for the benefit of Parcel 2 as said Parcels are shown on that Lot Line Adjustment filed in the Office of the Recorder of the County of San Mateo August 24, 2007, Series Number 2007-127571. Said easement is more particularly described as follows:

Beginning at the Southwesterly corner of said Parcel 1, thence along the Southwesterly line of Parcel 1, North 58° 11′ 24″ West, 19.51 feet; thence leaving said Southwesterly line of Parcel 1 along the Northerly edge of an existing gravel drive the following courses: North 65° 59′ 16″ East, 10.61 feet; thence North 29° 02′ 05″ East, 10.12 feet; thence North 05° 24′ 29 West, 14.46 feet; thence North 13° 27′ 05 West, 25.26 feet; thence North 01° 41′ 14 East, 23.28 feet; thence North 21° 38′ 28 East, 22.18; thence North 36° 47′ 03″ East, 34.46 feet; thence North 49° 41′ 54″ East, 13.04 feet; thence North 56° 58′ 25″ East, 24.23 feet; thence North 69° 03′ 35 East, 14.62 feet; thence North 85° 03′ 53″ East, 27.25 feet, thence North 84° 48′ 15″ East, 27.44 feet to a point on the line common to Parcel 1 and Parcel 2; said point bears North 24° 30′ 00″ West 21.47′ from the Southerly corner of Parcel 1 and Parcel 2.

Thence leaving the edge of the existing gravel drive, along said line common to Parcel 1 and Parcel 2, South 24° 30′ 00 East, 21.47 feet; thence along the Southerly and Easterly line of Parcel 1, the following courses:

South 65° 30′ 00 West, 110.00 feet; thence South 24° 30′ 00″ East, 80.00 feet; thence South 65° 30′ 00 West, 66.67 feet to the Point of Beginning.

Also Reserving therefrom an easement for overhead utilities and maintenance thereof across Parcel 1 for the benefit of Parcel 2 as said Parcels are shown on that Lot Line Adjustment filed in the Office of the Recorder of the County of San Mateo August 24, 2007, Series Number 2007-127571. Said easement is more particularly described as follows:

Description: San Mateo,CA Document - Year.DocID 2008.30977 Page: 2 of 3
Order: 33 Comment:

Beginning at an angle point on the Westerly line of Parcel 1, said point bears South 24° 30′ East 120.00 feet from the Northwesterly corner of Parcel 1, thence along the Westerly line of said Parcel 1, North 24° 30′ West 10.00 feet, thence leaving said Westerly line, across Parcel 1, North 65° 30′ East 230.00 feet to a point on the line between Parcel 1 and Parcel 2, said point bears North 24° 30′ West 10.00 feet from the Southerly terminus of line between Parcel 1 and Parcel 2, thence along the line between Parcel 1 and Parcel 2, South 24° 30′ East 10.00 feet to the Southerly terminus of the line between Parcel 1 and Parcel 2. Thence South 65° 30′ West 230.00 feet to the Point of Beginning.

APN: 048-076-080
048-076-110 (PTN)

JPN: 48-07-076-01
48-07-076-02
48-07-076-08

Description: San Mateo,CA Document - Year.DocID 2008.30977 Page: 3 of 3
Order: 33 Comment:

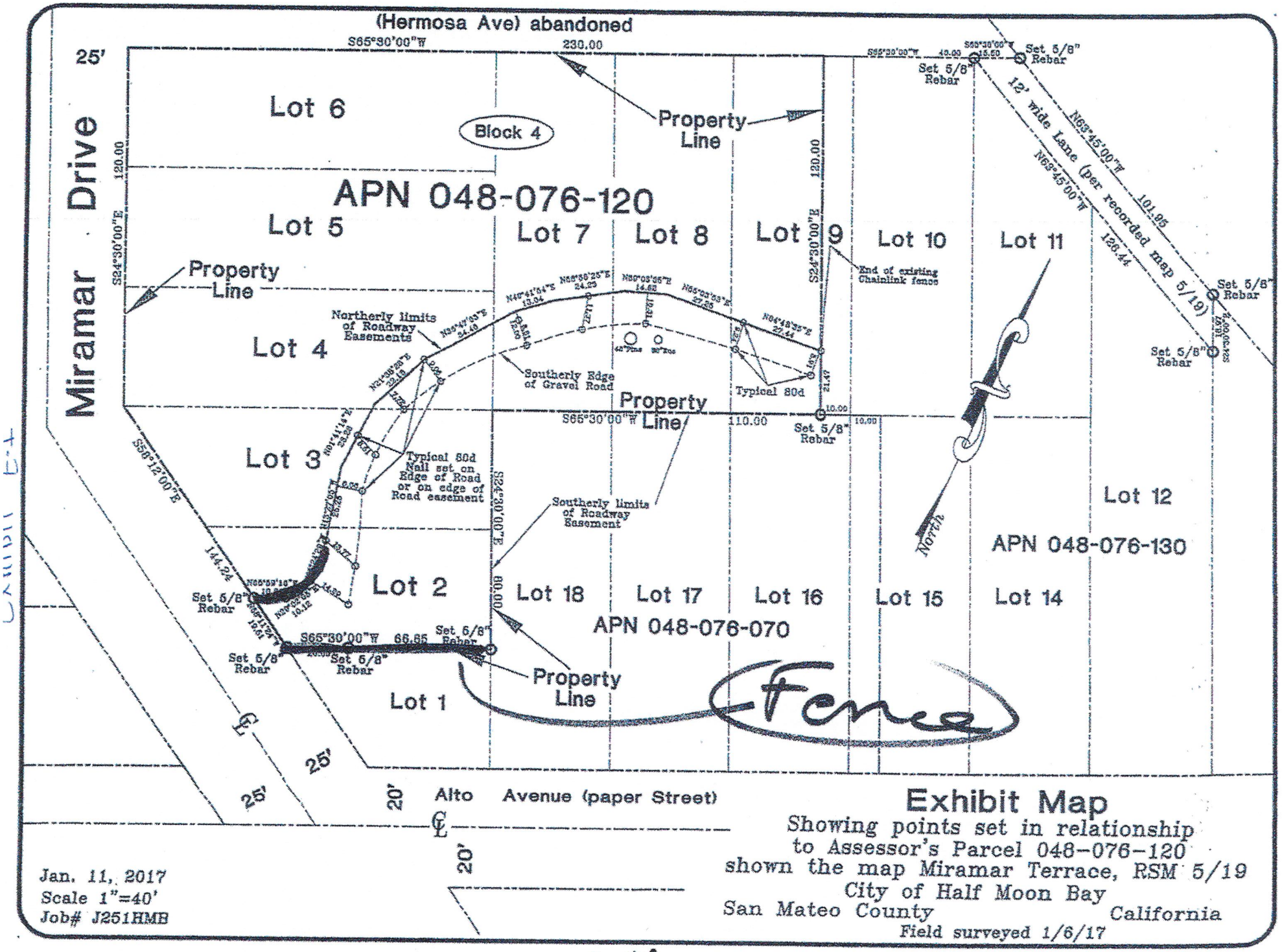

(Hermosa Ave) abandoned
S65°30'00"W
230.00
25'
Miramar Drive
Lot 6
Block 4
Property Line
APN 048-076-120
Lot 5
Lot 7
Lot 8
Lot 9
Lot 10
Lot 11
120.00
S24°30'00"E
Property Line
Lot 4
Northerly limits of Roadway Easements
Southerly Edge of Gravel Road
End of existing Chainlink fence
Typical 80d
Property Line
S65°30'00"W
110.00
Set 5/8" Rebar
Lot 3
Typical 80d Nail set on Edge of Road or on edge of Road easement
Southerly limits of Roadway Easement
S24°30'00"E
80.00
Lot 2
Lot 18
Lot 17
Lot 16
Lot 15
Lot 14
Lot 12
APN 048-076-130
APN 048-076-070
12' wide Lane (per recorded map 5/19)
N63°45'00"W
101.95
126.44
North
S58°12'00"E
144.24
S65°30'00"W
66.65
Lot 1
Property Line
Fence
25'
20'
Alto Avenue (paper Street)
Jan. 11, 2017
Scale 1"=40'
Job# J251HMB
Exhibit Map
Showing points set in relationship to Assessor's Parcel 048-076-120 shown the map Miramar Terrace, RSM 5/19
City of Half Moon Bay
San Mateo County
California
Field surveyed 1/6/17

EXHIBIT E-1

EXHIBIT E-2

EXHIBIT E-3

EXHIBIT - E4

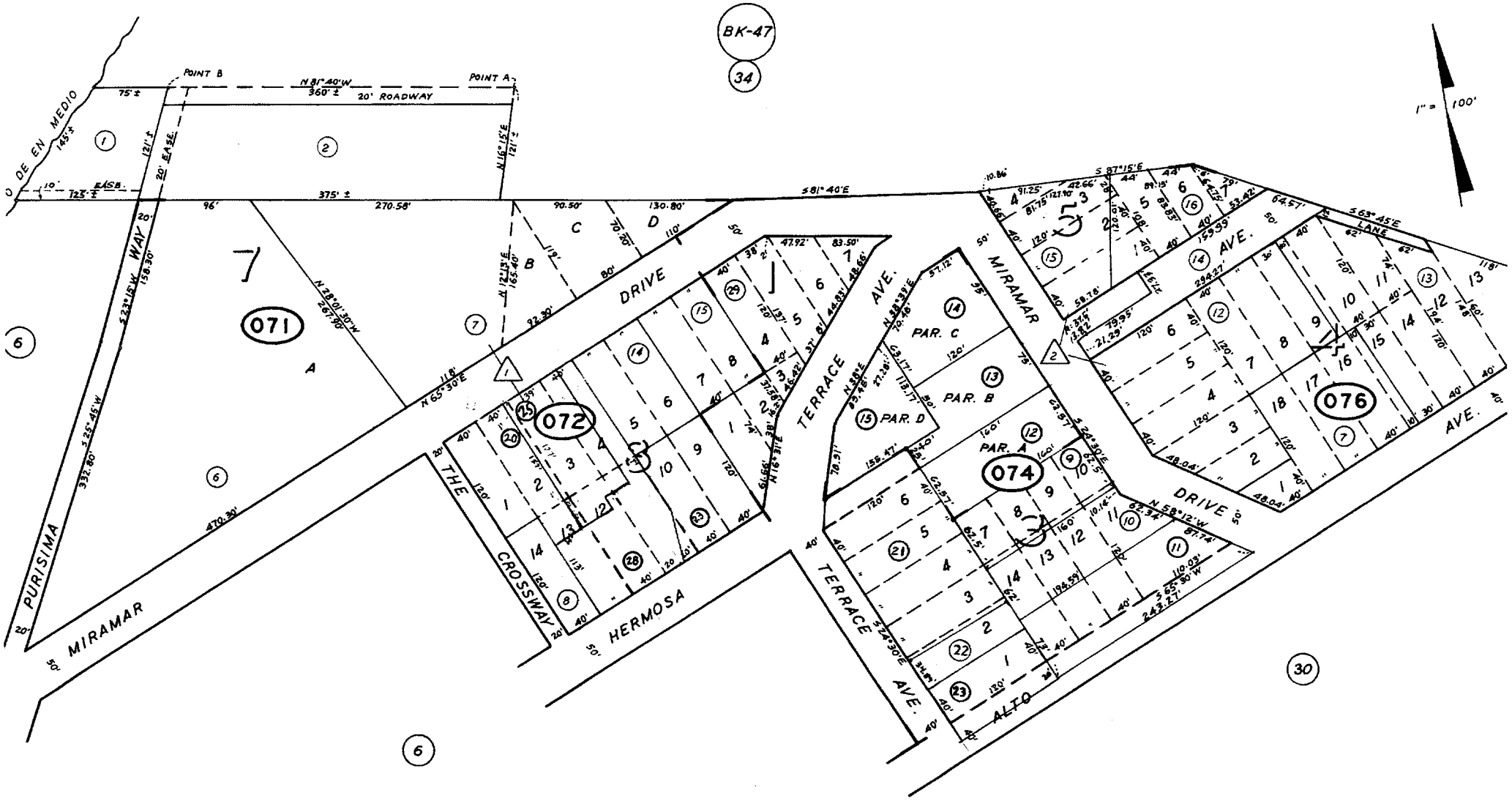
EXHIBIT - E5

EXHIBIT E5

EXHIBIT - E6

TAX CODE AREA _ _ _ _ _ _

48-



△ PARCEL MAP VOL 68/97-98

△1 MIRAMAR TERRACE RSM 4/12

△2 SUB. OF BLOCK 10 MIRAMAR TERRAC RSM 5/19

Map changed. Center latitude: 37.4963 ° North. Center longitude: 122.4495 ° West. Visible Features: 32 features visible on HOUSE NUMBER. 1 features visible on STREET NAME. 1 features visible on COUNTY BOUNDARY.

Property Information Portal
San Mateo County - California

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Property Assessment Report

Notification
Mailing List

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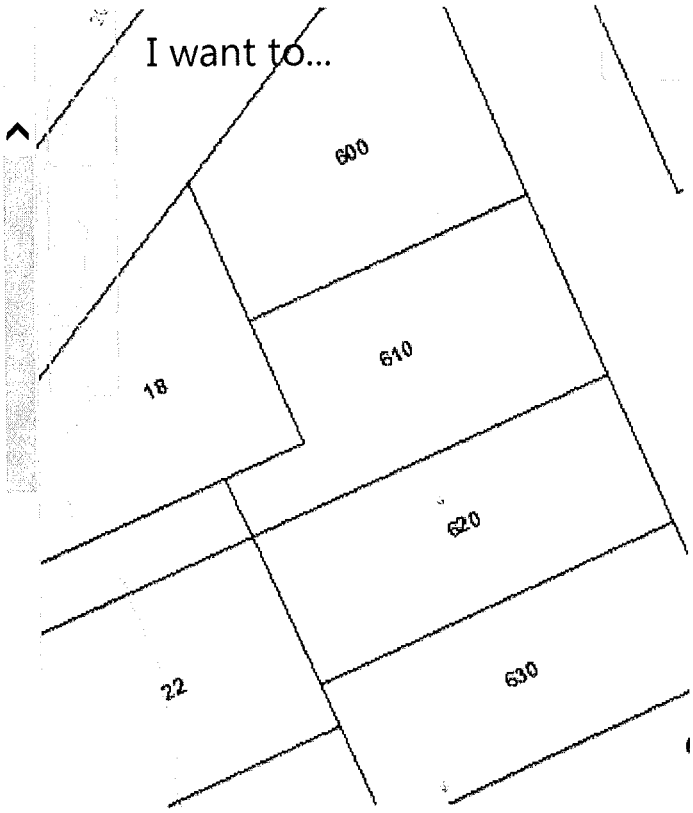
- Open the Layer List

I want to...



Summary of Property Details

APN
048076120
Owner Name
Teg Partners Llc
Owner Mailing
18 Terrace Avenue
Owner City
Half Moon Bay
Owner State
CA
Owner Zip
94019
Situs Addr
655 Miramar Dr, Half Moon Bay
Situs City
Half Moon Bay
Legal Descriptions
Blk 4 Sub Of Blk 10 Miramar Terrace Rsm 5/19 Lots 2 3 4 5 6 7 8 & Swly 30 Ft Lot 9

Property Use

Links

PDF Report

Assessor Map

Tax Collector Site

Secured Assessment Roll

2016 - 1

Assessee Details

Owner
Teg Partners Llc
Owner City
Half Moon Bay

Topo Map

0 50 100ft

Map changed. Center latitude: 37.4966 ° North. Center longitude: 122.4493 ° West. Scale: one to 2256.9944. Visible F... 47 features visible on PARCEL HOUSE NUMBER. 11 features visible on STREET NAME. 1 features visible on C... BOUNDARY.

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San Mateo County - California

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Property Assessment Report

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Mailing List

There is currently no content in this view
Use one of the following links to restore content to this view.
- Open the Home Panel
- Open the Layer List

Summary of Property Details

APN
048076130
Owner Name
Mciver Sandra P Tr
Second Owner
Fiduciary Trust Company Tr
Owner Mailing
1360 19th Hole Dr Ste 201
Owner City
Windsor
Owner State
CA
Owner Zip
95492
Situs Addr
655 Miramar Dr, Half Moon Bay
Situs City
Half Moon Bay
Legal Descriptions
Blk 4 Sub Of Blk 10 Miramar Terrace Rsm 5/19 Nely 10 Ft L 9 Lots 10 11 12 13 14 & Nely 10 Ft L 15

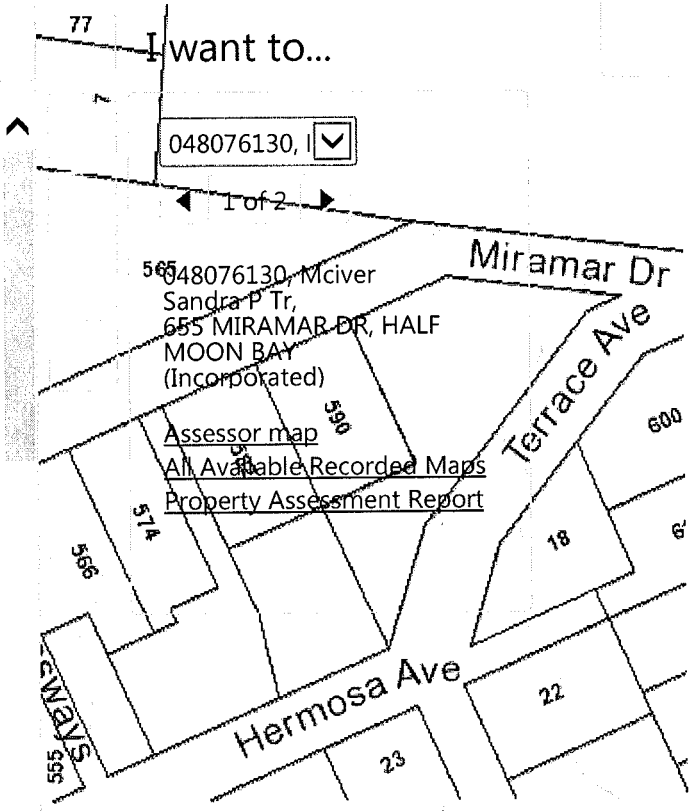
Property Use

Land Area (Sq Ft):
31665
Year Built:
1985
Base Area (Sq Ft)
2200
Total Rooms:
6
No. Of Bedrooms
3
No. Of Bathrooms
2

Links

PDF Report

Assessor Map



Topo Map

0 100 200ft

County of San Mateo
455 County Center, Redwood City, CA 94063
P (650) 363-4161 | F (650) 363-4849
Planning and Building Department

VIO: Assigned to:

Code Violation Complaint Form *(All Items Must Be Completed)*

1. Violation Type:

- [ ] Zoning
- [x] Nuisance
- [ ] Abandoned Vehicles on Private Property
- [ ] Grading
- [ ] Tree Removal
- [x] Other

Details of Complaint:

Erection of fences on a vacant parcel that is imparing access to our property. The assistant Fire Marshal told me they will not service my client's property at 655 Miramar with a fire truck because the fences are in the way. I discussed this with Camille Leung and she indicated these fences are illegal but i could not find a code section that says so. I will attach photos of the fences in question.

2. Location of Alleged Violation:

there is no address as this lot is vacant
Address

Half Moon Bay | CA | 94019
City | State | ZIP Code

Assessor Parcel Number (APN):

0	4	8	0	7	6	1	2	0

APN is a 9 digit (e.g. 004050570) number that identifies a property. (DO NOT USE CHARACTERS OR SPACES).

3. Alleged Violators:

TEG Partners, TJ Singh and Tripatinder Chowdry
Name | Phone (e.g. 650-363-4161)

18 Terrace
Address

Half Moon Bay | CA | 94019
City | State | ZIP Code

4. Complainant Information:

Name | Phone (e.g. 650-363-4161)

Address

CA
City | State | ZIP Code

Date Reported: 2017-02-17 Format: YYYY-MM-DD (e.g. 2009-07-04 for Independence Day)

EMAIL SUBMIT

From:
Tripatinder Chowdhry
TEG Partners
18 Terrace Avenue
Half Moon Bay, CA 94019
Phone: 650-281-8747

SUBJECT: VIO2017-00054

Dear Officer Rita McLaughlin:

On March 07, I was browsing the San Mateo Planning and Building Website, and discovered that the owners of 655 Miramar Drive Parcel 2 have filed a Violation against us to remove a fence located on our property.

I am attaching the copy of the Survey map. The fence is located inside our property line.

The owners of 655 Miramar Drive Parcel- the McIvers and Tad Sanders filed a Court case in the Superior Court of the State of California, County of San Mateo, against us seeking TRO for us to remove the fence on our property.

- The case number is 17-CIV-00720
- At February 22nd Hearing, the Court ruled against the McIvers and Tad Sanders

I am attaching the documents we filed with the Court for the February 22nd hearing

Thanks

Tripatinder Chowdhry

Tripatinder Chowdhry

March 08/2017

Enclosures: As above

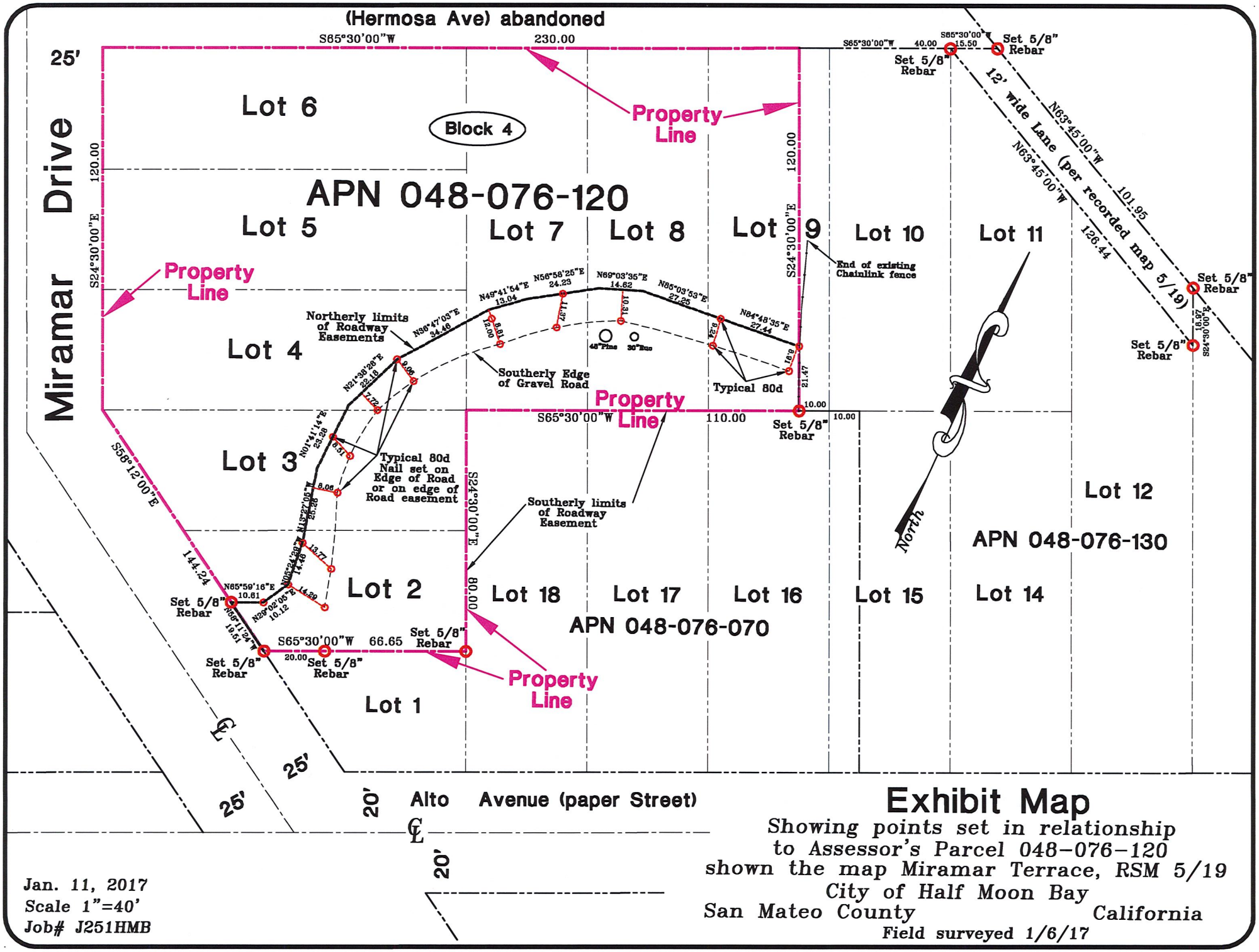
CC:

1. Ms. Joan Kling, San Mateo County Code Enforcement
2. Mr. Tim Fox, Counsel, San Mateo County

RECEIVED

MAR 0 8 2017

San Mateo County
Planning Division



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Showing points set in relationship
to Assessor's Parcel 048-076-120
shown the map Miramar Terrace, RSM 5/19
City of Half Moon Bay
San Mateo County California
Field surveyed 1/6/17

Jan. 11, 2017
Scale 1"=40'
Job# J251HMB

Francois X. Sorba, Esq. [SBN 88092]
1611 Borel Place, Suite 7
San Mateo, CA 94402
(650) 570-0566; Fax (650) 570-7831

Attorney for Defendants
TEG Partners, LLC, Tejinder Singh
Tripatinder S. Chowdhry

SUPERIOR COURT OF THE STATE OF CALIFORNIA

IN AND FOR THE COUNTY OF SAN MATEO

COURT OF UNLIMITED JURISDICTION

SANDRA P. MCIVER, ET AL. Plaintiff, vs. TEG PARTNERS, LLC. ET AL., Defendants.	Case No. 17 CIV 00720 **DEFENDANTS' DECLARATION IN OPPOSITION TO TEMPORARY RESTRAINING ORDER** **Date: Feb. 22, 2017** **Time: 2:00 PM** **Dept: Law & Motion**

1. I am one of the partners of TEG Partners, LLC ("TEG"), a duly organized Limited Liability Company in the State of Delaware and duly registered and in good standing with the Secretary of State of California.

2. TEG is the owner of the property known as Parcel 1 (the "TEG Property") and described in Exhibit A, attached hereto.

3. A copy of the map depicting the location of the TEG Property is attached hereto and marked Exhibit B.

4. The TEG Property is burdened by an easement (the "Easement") described on Exhibit C, attached hereto.

5. The location of the Easement is shown on Exhibit B.

6. The Easement is described in the easement document (Exhibit C) as an

easement for driveway access and utilities across the TEG Property.

7. The undersigned is informed and believes that Plaintiff is one of the owners of the property described as Parcel 2 on Exhibit B and the holder of the Easement.

8. On December 12, 2016, without any permit, Plaintiff started grading the gravel road (the Driveway Easement) which is located within the Easement and certain areas within the TEG Property.

9. The work referred to in the preceding paragraph was undertaken by Robert Kline Construction Inc.

10. On or about December 14, 2016, the Planning and Building Department of the County of San Mateo had to stop Plaintiff's work on and about the Easement.

11. On December 15, 2016, having been caught grading without a permit, Plaintiff applied for a Grading Permit with the County of San Mateo.

12. On January 24, 2017, the Grading Permit was issued.

13. The application for the Grading Permit states that the work to be performed (hereinafter, the "Project") is "Erosion control. To perform maintenance to driveway on easement on parcel 04807620 that serves as access to 655 Miramar (048076130). Scrape the center of the road and redistribute the soil in the wheel ruts that have formed over the easement. Spread approximately 2" of road base gravel and level it. Gravel stockpile on 655 Miramar (04806130). This permit to track wet season EC inspections. "

14. The Environmental Information Disclosure Form filed by the applicant Tad Sanders states in part: "The driveway and access easement provides access to our property at 655 Miramar. The lot is currently vacant. The access road is in terrible condition and emergency vehicles cannot make it to the house." Copy of

Environmental Information Disclosure For is attached hereto and marked Exhibit D.

15. The description of the Project signed by Mr. Tad Sanders, further states in part: "This work will not impact any trees on the property as we are only working in the driveway. Exhibit D, page 6. "Not so, Plaintiff did destroy part of the TEG Property as Plaintiff graded outside the Driveway Easement.

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19. In spite of the fact that Defendants informed Plaintiff that Plaintiffs was trespassing on Defendants' Property and damaging Defendants' property, Plaintiff continued to trespass on Defendants' Property land and continued to damage same.

20. As a result, in order to mark the location of the Driveway Easement and prevent further trespass and damage, Defendants placed 4 rebar markers and

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21. On January 15, 2017, one of Plaintiff's agent entered the Easement and dug up the wooden markers placed by Defendants' surveyor. The Sheriff was called by third parties and the wooden markers installed by our surveyor were inserted back into the grounds by the above referred person but I cannot tell whether our Surveyor's markers were reinserted at the same location.

22. On January 25, 2017, a surveyor's hired by Plaintiff, Turnrose Land Surveying of Ripon, CA, dug up part of our property, and removed stakes placed by our Surveyor.

23. On or about January 26, 2017, at the suggestion of a law enforcement Deputy, who assisted with the prevention of our Surveyor's stake removal by Plaintiff's agent, Defendants, after proper notice to the Count of San Mateo Planning and Building Department, erected a fence along their property line. The fence does not in any way encroach on the Easement. The fence is located on the boundary line between Defendants' property and the Water District's property and between the Easement and the TEG Property. It does not in a way encroach on the Easement.

24. As stated above, the work on the Easement was commenced by Plaintiff, under Mr. Tad Sanders' direction I presume, without a permit. The truck used by the workers in connection with the non-permitted work on the Easement and on

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27. Picture of the person who removed our Surveyor's stake is attached hereto and marked Exhibit E 3.

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30. Picture of Plaintiff's contractor's vehicle parked on our property is attached hereto and marked Exhibit E 6.

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32. A facsimile copy of the signed original shall have the same full force and effect as the original for all purposes.

33. All copies attached as Exhibits and referenced herein are true and correct copies of the original documents and are hereby incorporated by this reference.

34. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that if called as a witness I would testify to same.

This Declaration was executed on February 22, 2017, at _____, California.

Tripatinder S. Chowdhry

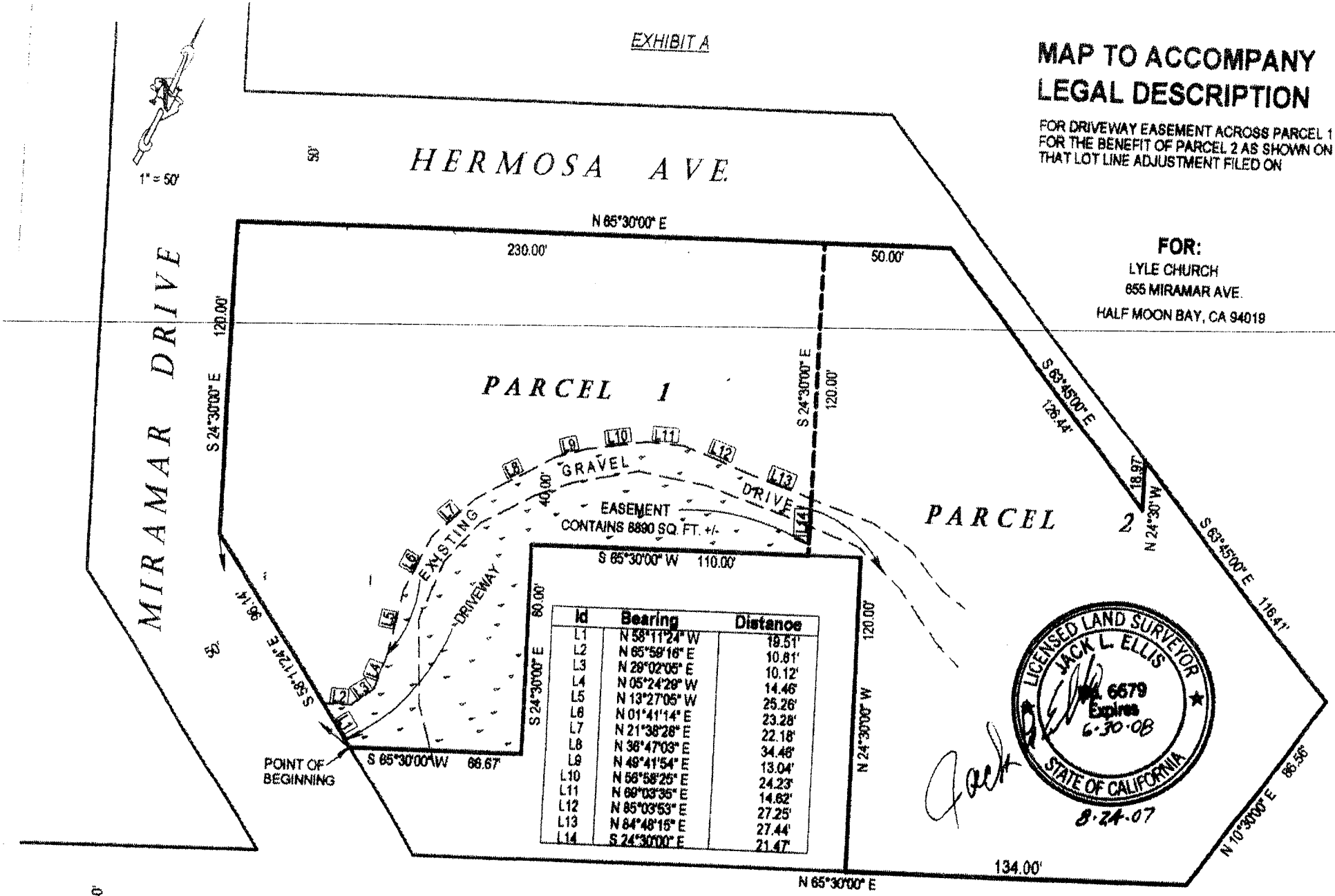
Tripatinder S. Chowdhry

EXHIBIT A

MAP TO ACCOMPANY LEGAL DESCRIPTION

FOR DRIVEWAY EASEMENT ACROSS PARCEL 1 FOR THE BENEFIT OF PARCEL 2 AS SHOWN ON THAT LOT LINE ADJUSTMENT FILED ON

FOR:
LYLE CHURCH
655 MIRAMAR AVE.
HALF MOON BAY, CA 94019



Id	Bearing	Distance
L1	N 58°11'24" W	19.51'
L2	N 65°59'16" E	10.81'
L3	N 29°02'05" E	10.12'
L4	N 05°24'29" W	14.46'
L5	N 13°27'05" W	25.26'
L6	N 01°41'14" E	23.28'
L7	N 21°38'28" E	22.18'
L8	N 36°47'03" E	34.46'
L9	N 49°41'54" E	13.04'
L10	N 56°58'25" E	24.23'
L11	N 69°03'35" E	14.62'
L12	N 85°03'53" E	27.25'
L13	N 84°48'15" E	27.44'
L14	S 24°30'00" E	21.47'

COASTSIDE LAND SURVEYING
799 MAIN STREET #E
HALF MOON BAY, CA 94019
650 726-1715

JUNE 2007
WO #03-05 03-05DWYEASE.PCS
PAGE 2 OF 2

EXHIBIT - A

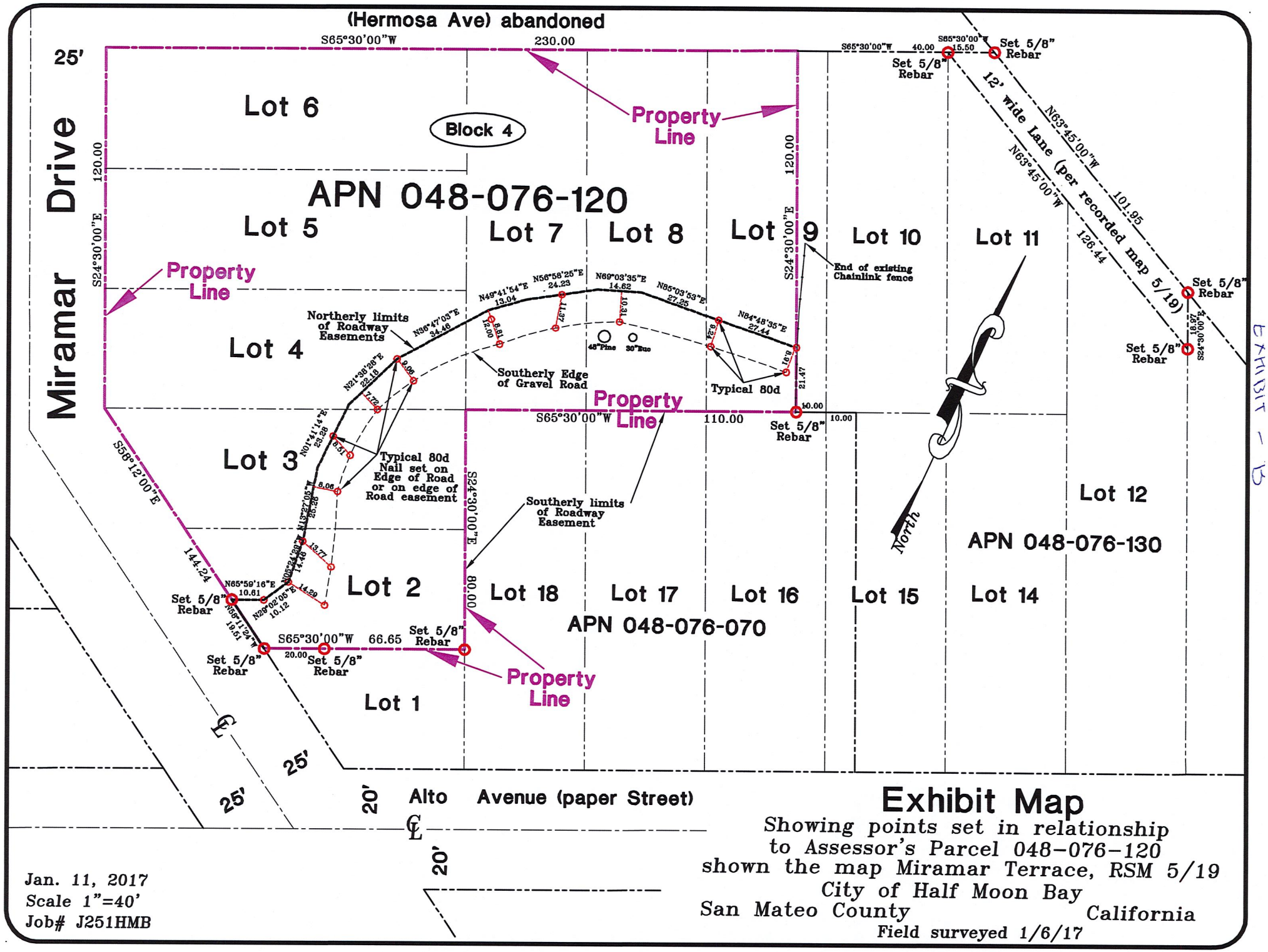


Exhibit Map

Showing points set in relationship
to Assessor's Parcel 048-076-120
shown the map Miramar Terrace, RSM 5/19
City of Half Moon Bay
San Mateo County California
Field surveyed 1/6/17

Jan. 11, 2017
Scale 1"=40'
Job# J251HMB

EXHIBIT - B

EXHIBIT C

ORDER NO. : 0353002877-AB

EXHIBIT A

The land referred to is situated in the unincorporated area of the County of San Mateo, State of California, and is described as follows:

Lots 2, 3, 4, 5, 6, 7, 8 and 9, Block 4 as shown on that certain Map entitled "Map of Subdivision of Block 10, Miramar Terrace," filed for record in the Office of the Recorder of San Mateo, State of California on August 5, 1907 in Book 5 of Maps at Page 19.

Excepting From Lot 9, a strip of land 10 feet wide, measured at right angles lying contiguous to and Southwesterly of the Northeasterly line of Lot 9 of said Block 4 and extending from the Northwesterly to the Southeasterly line of Lot 9.

Being Parcel 1 on approval of Lot Line Adjustment recorded August 24, 2007, San Mateo County Records Series No. 2007-127571.

Reserving Therefrom an easement for driveway access and utilities across Parcel 1 for the benefit of Parcel 2 as said Parcels are shown on that Lot Line Adjustment filed in the Office of the Recorder of the County of San Mateo August 24, 2007, Series Number 2007-127571. Said easement is more particularly described as follows:

Beginning at the Southwesterly corner of said Parcel 1, thence along the Southwesterly line of Parcel 1, North 58° 11′ 24″ West, 19.51 feet; thence leaving said Southwesterly line of Parcel 1 along the Northerly edge of an existing gravel drive the following courses: North 65° 59′ 16″ East, 10.61 feet; thence North 29° 02′ 05″ East, 10.12 feet; thence North 05° 24′ 29 West, 14.46 feet; thence North 13° 27′ 05 West, 25.26 feet; thence North 01° 41′ 14 East, 23.28 feet; thence North 21° 38′ 28 East, 22.18; thence North 36° 47′ 03″ East, 34.46 feet; thence North 49° 41′ 54″ East, 13.04 feet; thence North 56° 58′ 25″ East, 24.23 feet; thence North 69° 03′ 35 East, 14.62 feet; thence North 85° 03′ 53″ East, 27.25 feet, thence North 84° 48′ 15″ East, 27.44 feet to a point on the line common to Parcel 1 and Parcel 2; said point bears North 24° 30′ 00″ West 21.47′ from the Southerly corner of Parcel 1 and Parcel 2.

Thence leaving the edge of the existing gravel drive, along said line common to Parcel 1 and Parcel 2, South 24° 30′ 00 East, 21.47 feet; thence along the Southerly and Easterly line of Parcel 1, the following courses:

South 65° 30′ 00 West, 110.00 feet; thence South 24° 30′ 00″ East, 80.00 feet; thence South 65° 30′ 00 West, 66.67 feet to the Point of Beginning.

Also Reserving therefrom an easement for overhead utilities and maintenance thereof across Parcel 1 for the benefit of Parcel 2 as said Parcels are shown on that Lot Line Adjustment filed in the Office of the Recorder of the County of San Mateo August 24, 2007, Series Number 2007-127571. Said easement is more particularly described as follows:

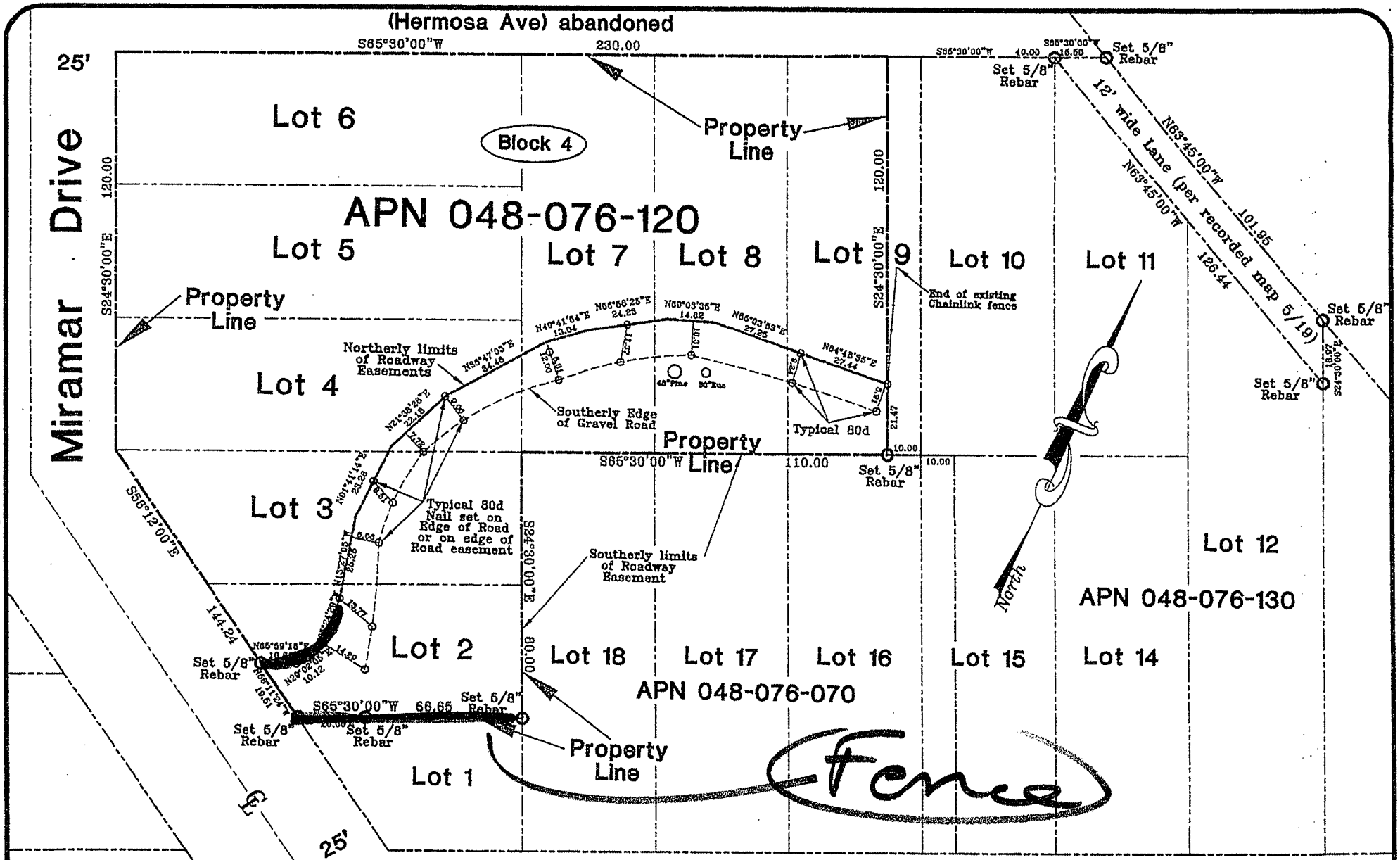
Description: San Mateo,CA Document - Year.DocID 2008.30977 Page: 2 of 3
Order: 33 Comment:

Beginning at an angle point on the Westerly line of Parcel 1, said point bears South 24° 30′ East 120.00 feet from the Northwesterly corner of Parcel 1, thence along the Westerly line of said Parcel 1, North 24° 30′ West 10.00 feet, thence leaving said Westerly line, across Parcel 1, North 65° 30′ East 230.00 feet to a point on the line between Parcel 1 and Parcel 2, said point bears North 24° 30′ West 10.00 feet from the Southerly terminus of line between Parcel 1 and Parcel 2, thence along the line between Parcel 1 and Parcel 2, South 24° 30′ East 10.00 feet to the Southerly terminus of the line between Parcel 1 and Parcel 2. Thence South 65° 30′ West 230.00 feet to the Point of Beginning.

APN: 048-076-080
048-076-110 (PTN)

JPN: 48-07-076-01
48-07-076-02
48-07-076-08

Description: San Mateo,CA Document - Year.DocID 2008.30977 Page: 3 of 3
Order: 33 Comment:



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Showing points set in relationship to Assessor's Parcel 048-076-120 shown the map Miramar Terrace, RSM 5/19
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Field surveyed 1/6/17

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