RECORDING REQUESTED BY:
Kevin E. and Lisa S. Ryan
681 Hermosa Avenue
Half Moon Bay, California 94019

WHEN RECORDED MAIL TO:

Kevin E. and Lisa S. Ryan
681 Hermosa Avenue
Half Moon Bay, California 94019

2008-101538
02:36pm 09/05/08 JU Fee: 21.00
Count of pages 5
Recorded in Official Records
County of San Mateo
Warren Slocum
Assessor-County Clerk-Recorder
200801015 38AR

JUDGMENT AFTER TRIAL

Superior Court of California
County of San Mateo

Case No. CIV464335

KEVIN E. RYAN and LISA S. RYAN,
Plaintiffs,

vs.

KYMCO, INC.; and DOES 1 through 100, inclusive,
Defendants.

Separate Page Pursuant to Government Code section 27361.6

Scott M. Toussaint, Esq.
Calif. State Bar No. 197996
707 Leahy Street, #326
Redwood City, CA 94061

Attorney for Plaintiffs

FILED
SAN MATEO COUNTY
AUG 4 2008
Clerk of the Superior Court
By _____ DEPUTY CLERK

Superior Court of California

County of San Mateo

KEVIN E. RYAN and LISA S. RYAN, *Plaintiffs,* vs. KYMCO, INC.; and DOES 1 through 100, inclusive, Defendants.	Case No. CIV464335 JUDGMENT AFTER TRIAL Complaint Filed: July 9, 2007 Trial Date: August 4, 2008

The above entitled cause came on regularly for trial on August 4, 2008 and was tried on that date.

Judgment is hereby entered that the Plaintiffs herein, Kevin E. Ryan and Lisa S. Ryan, are the owners of the title in fee simple to the real property that is the subject of this action. The legal description of said real property is attached hereto as Exhibit A and incorporated herein.

This Court also finds that the Defendant herein, Kymco, Inc., owns no right, title, estate, interest, or lien, whatever, in said real property.

Date: 8-4-08

Judge of the Superior Court

Exhibit A

LEGAL DESCRIPTION

Portion of HERMOSA AVENUE, as shown on that certain map entitled "MAP OF SUBDIVISION OF BLOCK 10 MIRAMAR TERRACE", filed in the office of the County Recorder of San Mateo County, State of California, on August 5, 1907 in Book 5 of Maps at page 19 being more particularly described as follows:

BEGINNING at the point of intersection of the Southerly line of Hermosa Avenue and the Easterly line of Miramar Drive as said lines are shown on the above mentioned Map;

THENCE North 24°30'00" West a distance of 21.29 feet to a point on a curve;

THENCE along a curve to the right having a radius of 37.50 feet, a delta of 21°06'51", an arc length of 13.82 feet, and a chord which bears North 57°34'57" East having a chord distance of 13.74 feet to a point on a line;

THENCE North 65°52'02" East a distance of 79.95 feet;

THENCE North 24°45'14" West a distance of 27.33 feet to the Northerly line of Hermosa Avenue;

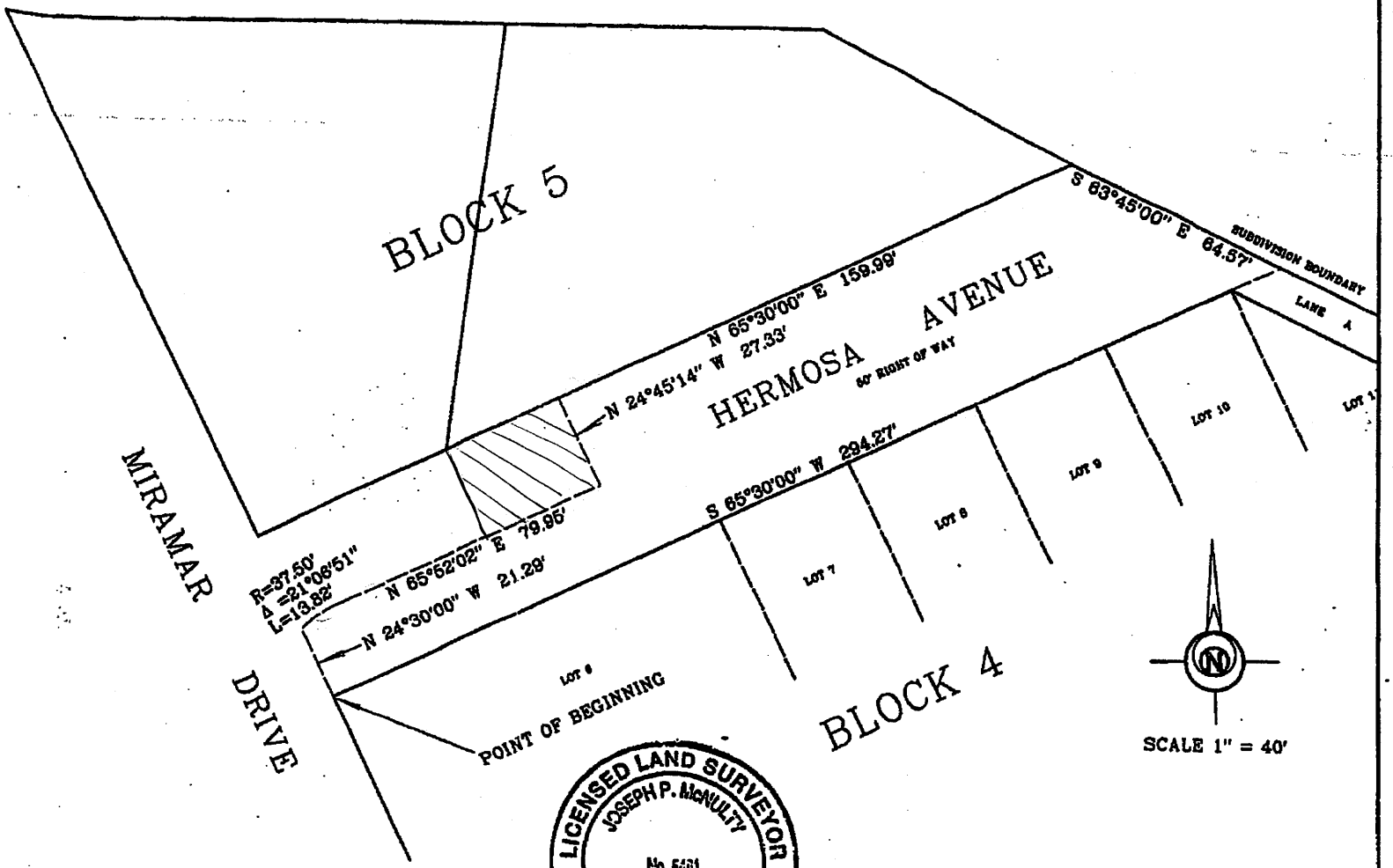
THENCE along said line North 65°30'00" East a distance of 159.99 feet to a point on the Subdivision Boundary;

THENCE along said Boundary Line South 63°45'00" East a distance of 64.57 feet to a point on the prolongation of the Southerly line of Hermosa Avenue;

THENCE along said line South 65°30'00" West a distance of 294.27 feet to the POINT OF BEGINNING, and containing 11,157.42 square feet or 0.2561 acre(s) of land, more or less.

LICENSED LAND SURVEYOR
JOSEPH P. McNULTY
No. 5401
Exp. 9/30/08
STATE OF CALIFORNIA

Joseph P. McNulty



LICENSED LAND SURVEYOR
JOSEPH P. McNULTY
No. 5481
Exp. 9/30/08
STATE OF CALIFORNIA

Joseph P. McNulty

PLAT TO ACCOMPANY LEGAL DESCRIPTION

Prepared by:
Pat McNulty
Professional Land Surveyor
1604 Francis Ave.
Belmont, CA. 94002
650-654-6460 fax: 650-654-7908
September 2006 Job No. 49-05

STATE OF CALIFORNIA
COUNTY OF SAN MATEO } SS.

I, John C. Fitton, the Clerk of the Superior Court of the above entitled County, do hereby certify that the foregoing is a full, true and correct copy of the original on file in my office, and that I have carefully compared same with the original.

Witness my hand and seal of said Superior Court

This 4th day of August 2008

Clerk of the Superior Court of California, County of San Mateo

By Koulatis

Deputy Clerk