

From: [Brad Lucas](#)
To: [Camille Leung](#)
Cc: [Melanie Lucas](#)
Subject: Lot Merge 160 + 140
Date: Friday, July 16, 2021 8:43:23 AM
Attachments: [Planning Application.pdf](#)
[BLucas-McIverCRPage1.pdf](#)
[BLucas-McIverCRPage2.pdf](#)
[Chain of Title Guarantee\(1\).pdf](#)
[Deeds for Chain of Title.pdf](#)
[Deeds for Chain of Title.pdf](#)
[OrderName-sm.PDF](#)
[BLucasFinalTopo.DXF](#)

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Hi Camille,

Attached are the following documents required to merge Parcel A "681 Hermosa Ave." (lands of Lucas D.N. 2018 - 04522) and Parcel B 0 Hermosa Ave. (Lands of Lucas D.D 2020-054201). It should also be noted that the original subdivision map includes a statement that "none of the streets designated are dedicated to public use." In addition there is a quit claim within the chain of title from the previous owner of the adjacent lot, Lyle Church, which extinguished rights to the old 1907 Hermosa Ave. road proving that it is not in fact in dispute.

Best Regards,
Brad Lucas

1. Chain of Title for 0 Hermosa with Quit Claim
2. Picture that shows 0 Hermosa and 681 Hermosa.
3. Title for 0 Hermosa showing that it is now owned by Lucas and not Steiner as not in the Chain of Title.
4. Map and pictures of the area
5. Application
6. Property Surveys & Upper Lot topography

