

# LAW OFFICE OF GRANT HERMES

2211 MICHELSON DRIVE SUITE 900  
IRVINE, CA 92612

September 25, 2025

Ilene Lundfelt  
OC Public Works

VIA EMAIL  
Ilene.Lundfelt@ocpw.ocgov.com

Re: **Objection to Planning Application PA21-0164**  
31329 Halfway Road, Silverado, CA 92676 (APN: 105-192-10)

By way of reference and as a refresher, I am the son of Wayne Hermes (“Mr. Hermes”), property owner at [REDACTED], which is directly adjacent to the Krichbergs’ property. We had previously submitted an objection to the Kirchbergs’ application on March 5, 2024 for the hearing on March 7, 2024. While I will not be able to attend the hearing on October 2, 2025 due to a conflict with my calendar, we are sending this in as Mr. Hermes’ formal objection to the Kirchbergs’ application for a site development permit, use permit, and variance due to, among other things, encroachment issues, public health and safety issues, and the simple fact that any reasonable property owner purchasing a home in Silverado Canyon would, or should have known, through reasonable due diligence that the property located at 31329 Halfway Road was unpermitted and not built to code prior to purchasing it. As a result, it is patently unfair to provide any type of variance or relief to required zoning laws intended to protect the health and safety of the residents when the unpermitted and non-compliant nature of the Kirchbergs’ property was known prior to their purchase. By way of reference, this is what the Kirchbergs’ home looked like before they started making their unpermitted and non-code compliant alterations to the property





Now, their property looks like this:





As you know, typically in Silverado Canyon, this issue goes unnoticed and overlooked, however, rather than stay under the radar, the Kirchbergs began attempting to maximize their alleged property lines, installing a concrete curb along their alleged property line and Halfway Road, installing a 6 foot fence and substantial gate to access the two parcels of land they purchased adjacent to their property and directly in front of Mr. Hermes' home, and no longer using their unpermitted garage and its adjacent driveway for their intended purpose by cutting off access for vehicles to park in the property's garage and on the driveway and instead, parking their two vehicles in front of Mr. Hermes' home and living room.<sup>1</sup> This new construction<sup>2</sup> and increased usage by the Kirchbergs' of their property over and above what is permitted is an intentional violation of the zoning and code requirements and no variances should be permitted. They have turned an open and accessible property to a fortress with security cameras, 6 foot tall walls with plants growing even higher.<sup>3</sup> Photographs 1 through 29 are all photographs Mr. Hermes took at the end of February 2024. These photographs are still representative of what their property looks like today. As seen in nearly all of the pictures, but well depicted in bates stamp 17 and 20, the Kirchbergs' 6 foot fence is no longer 6 feet, they have grown and encourage their plants to grow as high as possible. This is in stark contrast to the photographs provided as Attachment 5 to the OC Development Services Report dated March 7, 2024 which shows simply a 6 foot fence.

It is my understand that this is a re-hearing of their prior hearing in 2024 and the Kirchbergs are still asking for 4 entitlements from the Zoning Administrator – (1) a site development permit for their unpermitted room that is built into the creek and in the floodplain; (2) a use permit for their 6 foot fence that is in violation of code (we also object to their construction of their concrete curb in front of their fence); (3) use permit to reduce the required parking from 2 covered parking spaces to 1 covered and 1 uncovered; and (4) a variances for the unpermitted garage and loft to reduce the setback to 1 foot between Annie and Andrews property and reduce the setback to 0 feet between their property and Halfway Road.

As mentioned above, and as incorporated into Mr. Hermes' objection to the entirety of this application, the Kirchbergs should not be provided any variances or permits as they knew or should have known exactly what the property was entitled to have prior to purchase. This includes the unpermitted structures build into or onto of the creek that are in the floodplain. Mr. Hermes request that any approval of a permit or variance for this unpermitted structure be conditioned upon an independent third party survey to confirm (1) the property's property lines and Mr. Hermes' belief the existing unpermitted structures and improvements are built over the Kirchbergs' property lines and constitute an encroachment into the creek, Halfway Road, and existing easements and (2) the unpermitted structures are not within the floodplain.

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<sup>1</sup> See enclosed photographs bates stamped 26-29 for the view from Mr. Hermes' kitchen, porch, and family room where the Kirchbergs now permanently park their two vehicles.

<sup>2</sup> As you can see from the enclosed photograph taken from the MLS listing on Zillow of the Kirchbergs' property prior to their purchase on June 29, 2016 (bates stamped 30), there was an existing rock wall that abutted the unpermitted garage, which was removed and the Kirchbergs poured a new concrete curb at some subsequent date. There was also no fence and a vehicle could access and park in the 1 covered garage and 1 uncovered driveway. As discussed below, the Kirchbergs have erected improvements that now prevent them and make it impossible for them to park their vehicles in the garage or on their driveway, even though this application seeks a variance for this exact purpose.

<sup>3</sup> It is Mr. Hermes' understanding that this 6 foot tall fence was initially constructed higher and code enforcement required the Kirchbergs to lower the height.



In reviewing the Kirchbergs' prior application documents, it appears a site plan was provided, but a survey of the Kirchbergs' property must be required from an independent third party as a condition of approval to confirm there are no encroachment issues, which Mr. Hermes believes exists.

The Kirchbergs' encroachment onto Halfway Road creates a substantial risk of danger to the health and safety of the nearby residents. The Kirchbergs' encroachment, both their garage, concrete curb that extends beyond their garage, and fence onto Halfway Road creates a safety and access issue. In addition to the encroachment, the application's request for a 0 foot setback and 6 foot fence also creates and worsens this safety and access issue. As seen in the attached photographs (bates stamped 3-16), the width of Halfway Road is approximately 8 feet (represented by the 8 foot 2x4 piece of lumber) between Mr. Hermes' property line and the Kirchbergs' concrete curb.<sup>4</sup>

As seen in the photographs, the large vehicle depicted is the garbage truck (bates stamped 1-2). This truck has effectively zero clearance and the Kirchbergs' encroachment onto the road, as well as their 6 foot fence restricts and impedes access to the rest of the residents on Halfway Road.<sup>5</sup> As seen in the photographs, (1) the concrete curb along the Kirchbergs' property restricts large vehicle's access, (2) the 6 foot fence impedes the mirrors of the garbage truck. In comparing photographs bates stamped 1-2 (which represent current photographs taken in the last 30 days) to bates stamp 30, by erecting their fortress, the Kirchbergs have made it practically impossible for (1) the trash truck to access the residents past their house, (2) large service vehicles from accessing these residents to deliver products such as propane for living needs (see the discussion in the next paragraph below), and (3) substantially interfered and increased the danger to the health and safety of the residents as emergency vehicles (fire trucks, ambulances, etc) access is limited or made impossible. At a minimum, some type of survey, traffic study, approval, or report from the emergency services must be required as a condition of approval of this application to ensure emergency services can be provided to the residents who live on or off of Halfway Road.

Enclosed also is a text message from Danny Brown, who operates Saddleback Mountain Propane and provides the residents propane on Halfway Road for their heating and cooking needs, to Mr. Hermes where Mr. Brown is requesting Mr. Hermes move his vehicle parked on his property so that his vehicle can get by to deliver propane.<sup>6</sup> (Bates stamp 31). While Mr. Hermes obviously will help out Mr. Brown and the other residents so they can get their propane, this is a substantial burden to Mr. Hermes and would not be necessary if the Kirchbergs' garage,

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<sup>4</sup> It should also be noted and is objected to that the application is requesting a 0 foot setback for the unpermitted garage. If the unpermitted garage is allegedly built on the property line, a disputed contention as Mr. Hermes contends it encroaches onto Halfway Road, then the concrete curb the Kirchbergs built is undisputedly built over their property line as it extends well past the unpermitted garage and encroaches the road and further worsens the health and safety issue and impact on the residences.

<sup>5</sup> The encroachment, the 0 foot setback, the concrete curb, and the 6 foot fence all force the trash truck (and other large vehicles) to drive onto Mr. Hermes' property, which also substantially increases the likelihood of property damage to Mr. Hermes' personal and real property.

<sup>6</sup> It is my understanding that previously, Danny's vehicle's tire ran up against the Kirchbergs' concrete curb, causing scuffs and other marks and the Kirchbergs demanded Danny compensate them for such damage. Ultimately, Danny paid the Kirchbergs \$250.00.



concrete, concrete curb, and 6 foot fence were not encroaching on Halfway Road, reducing the width of the road, and vehicles' access past the Kirchbergs' property. Dan continues to ask Mr. Hermes' weekly to move his vehicle so that he can get by without damaging the Kirchbergs' property.

Not only are service vehicles' access limited and restricted, fire and safety vehicle's access are limited by the Kirchbergs' encroachment, request for a 0 foot setback, concrete curb, and 6 foot fence. Fire trucks are approximately 8-13 feet in width. The Kirchbergs' unpermitted structures and improvements severely restrict and/or make it impossible for fire trucks to access the residents past the Kirchbergs' property and substantially increase the risk of serious life and safety issues for the residents, including Mr. Hermes.

Further, if Mr. Hermes decides to erect a fence on his property line, which he has every right to do, these large safety and service vehicles will have no ability to pass the Kirchbergs' property due to their encroachment and any request for a 0 foot setback. As you can see in the photographs, the rest of the residents in the neighborhood and nearby the Kirchbergs' property all have setbacks, which allow larger vehicles to pass by and provide access to the rest of the residents.

A further issue by the Kirchbergs' encroachment, concrete curb, and unpermitted garage is its impact on the integrity of Halfway Road and drainage issues to the downhill residents, including Mr. Hermes. Due to the unpermitted garage abutting Halfway Road and the concrete curb constructed, when it rains, rather than drain properly and into any setback on the Kirchbergs' property, there is a substantial likelihood these physical barriers (unpermitted garage with zero set back and the concrete curb) will manipulate the natural path of the water and it will act as a wall to channel and funneling the water down Halfway Road, creating a flooding hazard and increase the likelihood Halfway Road will be damaged. Which would also increase the risk of danger the health and safety of the residents and emergency vehicles ability to provide emergency services.

As you can see in the photographs, the section of road where the Kirchbergs' concrete curb starts next to their garage is a downhill slope. There are already potholes forming near their garage and the road is deteriorating.

Further, by having these physical barriers for water to drain (unpermitted garage with zero set back and the concrete curb), there is a substantial likelihood Mr. Hermes' house will suffer damage by increased water flowing down Halfway Road due to improper drainage.

Further, with large vehicles already causing damage to Halfway Road and potholes, the structural integrity of Halfway Road must be examined and the impact the Kirchbergs' encroachment onto Halfway Road, their unpermitted garage and any request for a 0 foot setback, and their concrete curb has to Halfway Road. As a result, in addition to the survey to determine the property lines of the Kirchbergs' property and the encroachments that likely exist, a soils survey or geotechnical survey must be required as a condition of approval of their application.



The Kirchbergs' also claim they now own Halfway Road (bates stamp 32-45).<sup>7</sup> Mr. Hermes disputes this contention the Kirchbergs own Halfway Road. If the Krichbergs do own Halfway Road, they should be required as a condition of approval to do a survey to establish the property lines for not only their property, but also Halfway Road so it can be established that the unpermitted structures and improvements are not encroaching onto Halfway Road.

As an additional note to the 6 foot fence, what is the hardship to the Kirchbergs with requiring them to have a permitted fence at 42". They purchased the home without any fence and the rest of the recent fence they erected is 42 inches and not 6 feet, so there is already a disparity in appearance and alleged use on their property. It would be more consistent with the character and aesthetic quality of their property to have a uniform 42" fence, especially considering they have no setback.

As to the Kirchbergs' request to not be required to have 2 covered parking spaces, this is objected to as with the rest of the application. The unpermitted garage is the uncovered parking space the Kirchbergs' intend to use are inaccessible by vehicles. As seen in the photographs, the Kirchbergs' erected improvements on the property that make it impossible for a vehicle to access the garage or the uncovered "driveway". (Bates stamp 1, 13, 14, 16-21, 24, 25, 30). Prior to the Kirchbergs purchasing the property, Mr. Hermes can attest to the fact that the garage and driveway was accessible because there was no fence. (Bates stamp 30). Now with those items erected as well as to other improvements on their property, it is impossible to park a car on their driveway. Instead, the Kirchbergs park their two vehicles, everyday, on the adjacent property which is directly in front of and below Mr. Hermes' porch and family room. (Bates stamp 24, 26-29). The Kirchbergs have no intent, nor access, to utilize and park their two vehicles in their garage and on their driveway. Instead, they park their vehicles in the same spot in front of Mr. Hermes' home everyday. There is no legitimate purposes to grant the Kirchbergs any entitlements or use permit as they have made it impossible to access their driveway and unpermitted garage with their vehicles.

Additionally, it is my understanding that despite numerous neighbors' opposition and objection to the Kirchbergs' application, these neighbors are reluctant to, and in fact are simply not, appearing at or commenting on the Kirchbergs' application and its negative impact on them and the neighborhood due to actual or perceived threats and fears of turning into the target of the Kirchbergs and then alleged code violations for their respective properties being reported and/or threats of criminal or civil prosecution.<sup>8</sup>

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<sup>7</sup> "Further, you are already aware that Block G Tract 691, the private road, is private property that is owned by the Krichbergs." (bates stamp 33).

"Please be advised that Mr. and Mrs. Kirchberg have acquired ownership of Block G Tract 691, which is the private road that abuts both your property and theirs." (bates stamp 34).

<sup>8</sup> See for example, bates 34-35 letter from one of the Kirchbergs' attorneys stating "the Kirchberg's security cameras are filing their property 24 hours a day. You may want to familiarize yourself with the risks that you are taking by committing trespass...The entry and occupation onto real estate without the owner's consent is a misdemeanor. *Penal Code* § 602(m)."

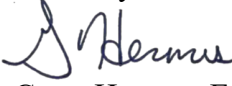
It is my understanding this letter was sent due to the Kirchbergs threatening to and subsequently taking away a community garden from the Halfway Road residents, which they alleged was on their property and as a result, the residents and their garden crops constituted a trespass.



The Kirchbergs' actions are not innocent and done intentionally. They knew or should have known prior to their purchase that the property was unpermitted and not code compliant. They assumed the risk of any adverse consequences of having no setbacks and unpermitted structures. Further, Mr. Hermes is informed and believes the prior owner of the two parcels of land, which the Kirchbergs now own and which they use to park their two vehicles at in front of Mr. Hermes' home, had a survey performed to determine the property lines and that surveyor placed survey points on those lots to identify the boundaries. Mr. Hermes is informed and believes that despite these well marked and visible survey points, the Kirchbergs ignored these property lines and poured concrete and made other improvements on top of these survey points and encroached past their property lines to cover up and obscure any markers and expand their property.

Lastly, there is also issues with an easement granted to the residents on halfway road that the Kirchbergs have blocked off access to. The area where the Kirchbergs store their trash cans on the street, which was fenced off and a concrete curb poured, is part of an easement for a road, which there was an existing bridge that crossed the creek previously. This area, prior to it being blocked off by the Kirchbergs was used by the entire neighborhood and deliver vans, etc as a turn around spot on the street. Now, due to the the Kirchbergs' blocking off access to this easement, vehicles have to travel further down halfway road and turn around on a wooden bridge as Halfway road is a dead end and there is no outlet.

In sum, Mr. Hermes opposes and objects to the entirety of the Kirchbergs' application and if any entitlements, permits, use permits, or variances are approved, then those approvals must be explicitly conditioned upon a survey to determine the Kirchbergs' respective property lines, a survey to determine Halfway Road which the Kirchbergs' allege they own, a survey to determine any floodplain requirements, a soils and/or geotechnical survey, a survey to determine the impact of the Kirchbergs' unpermitted garage, the concrete curb, and any required setback on the drainage of Halfway Road and damage already being caused to the road and likelihood for damage to Mr. Hermes real property and other downhill neighbors, and a survey, traffic study, approval, or report from the emergency services to ensure emergency services can be provided to the residents who live on or off of Halfway Road and that their health and safety will not be impacted by the Kirchbergs' requests to modify their unpermitted and non-conforming property.

Sincerely,  
  
Grant Hermes, Esq.

Enclosures: as stated



























































































































iMessage  
Sun, Feb 11 at 11:09 AM

Good morning Wayne, this is Danny Saddleback mountain propane. I have two of your neighbors at end of street that are out of propane. I'm gonna be up there in next hour and wanted to make sure I could get by

Van and me are in Newport Beach. So the coast is clear!

Delivered

Excellent, thank you

Enjoy the day at the beach



iMessage





Wayne Hermes:

Please be aware that Block G Track 691, the private road, has been accessed in its current location for many years. We dispute your belief that your property boundary extends past the edge of Kevin's garage nor past the front of your house. If you think your property boundaries extend into the private road, then your property was long ago 'donated' as part of the private road easement. You do not have any right to place anything onto the private road.

Please keep your trash cans, plants, and everything else behind the edge of Kevin's garage, which defines the width of the road in that area. Further, please stop spraying paint on the private road.

Also, the front of your house defines the width of the road as well. Please keep your trash cans, plants and everything else behind the front of your house.

The edge of Kevin's garage and the front of your house are two markers you can use to help you keep your property out of the private road.



Further, the placement of your trash cans on the private road is impeding traffic. Immediately move your trash cans off of the private road, and keep them off the private road or you will be subject to violation of Penal Code (PC) 647c Obstruct Movement on Street.

Further, you are already aware that Block G Tract 691, the private road, is private property that is owned by the Kirchbergs.

Please have respect for the good of our community.

The Kirchbergs



**LAW OFFICE OF PETER C. HOLZER**

*Your Business and Real Estate Lawyer*

250 North Golden Circle, Suite 142  
Santa Ana, California 92780

Telephone: (714) 731-0900

Facsimile: (714) 731-7867

May 8, 2019

Mr. Wayne Hermes  
[REDACTED]

Physical Address:  
[REDACTED]

Re: John and Marie Kirchberg  
Property Located at: [REDACTED]

Property: Block G Tract 691

Dear Mr. Hermes:

As you know, this office has been retained by John and Marie Kirchberg. Please direct all of your future communications about this matter to this office. We have already sent correspondence to you about your traversing the Kirchberg's property without their consent. That letter also addressed you having behaved in an aggressive manner toward the Kirchbergs as well as allowing your dogs to run loose on their property.

Please be advised that Mr. and Mrs. Kirchberg have acquired ownership of Block G Tract 691, which is the private road that abuts both your property and theirs. They obtained this interest in the enclosed deeds. The Kirchberg's property now extends from their house up to the land where the chicken coop is located (which we are also aware is not owned by you) as illustrated in the enclosed map and photographs.

You are not authorized to keep any items of your personal property on the Kirchberg's real estate. If any items of your property are situated on the Kirchberg's real estate, please deem this letter to be their demand that you remove those items from their property immediately. They intend this letter to be a Notice of Belief of Abandonment. If any item of your personal property still remains on the Kirchberg's real estate after June 24, 2019, Mr. and Mrs. Kirchberg will deem those items to have been abandoned, and they will act accordingly. *Commercial Code* section 7209.

Also, if you continue to traverse this area, Mr. and Mrs. Kirchberg will consider that to be a trespass, and they will act accordingly. By traversing the Kirchberg's property without their permission, you are committing trespass. Trespass is an unlawful interference with possession of



Mr. Wayne Hermes  
Page 2  
May 8, 2019

property. *Girard v. Ball* (1981) 125 Cal. App. 3d 772, 178 Cal. Rptr. 406. The essence of trespass is an unauthorized entry onto the land of another. See *Civic W. Corp. v. Zila Industries, Inc.* (1977) 66 Cal. App. 3d 1 at 16, 135 Cal. Rptr. 915.

Entering the premises without the owners' permission will expose you to liability for any damages that may occur to their property. Furthermore, please be advised that the Kirchberg's security cameras are filming their property 24 hours a day. You may want to familiarize yourself with the risks that you are taking by committing trespass. In that regard, you should review *Civil Code* sections 3334, subsections (a) and (b), and the case law that interprets those sections.

You may also be aware that trespass is a crime. The entry and occupation onto real estate without the owner's consent is a misdemeanor. *Penal Code* section 602 (m).

Please deem this letter to be the Kirchberg's demand that you immediately cease trespassing on their property. If you continue to traverse their property without their consent, they will utilize all of their legal, procedural, and substantive rights against you. That includes recovering their lawyer's fees from you.

Once again, we have been retained by the Kirchbergs so please direct all of your future communications about this matter to this office.

Please feel free to contact me if you have any questions or comments about this letter.

Very truly yours,

LAW OFFICE OF PETER C. HOLZER

  
Peter Holzer, Esq.



Notice of Belief of

Abandonment

Commercial Code section 7209

To:

Nikki Yorba

Name

Individual(s) storing property on the premises at

Street Address

Block G Tract 691,

Legal description

City of Silverado

County of Orange

California

This notice is given pursuant to Commercial Code section 7209 concerning your personal property located on premise address. The owners of the above-described property believe that you have abandoned the property.

Your personal property will be deemed abandoned within the meaning of Section 7209 of the Commercial Code as of June 24, 2019, and the premise property owners will disburse of your property pursuant to the legal code. You may be liable for costs that the property owners incur in the process.

May 15, 2019

Date

Signature of Premises Property Owner

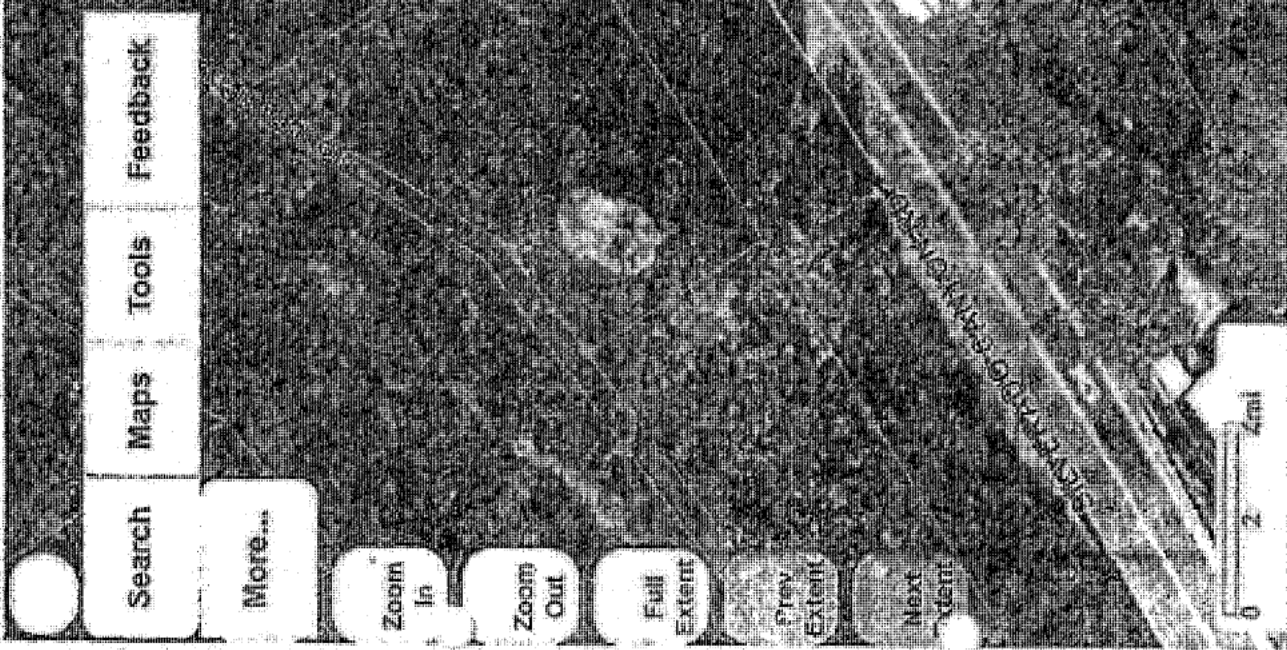
John Kirchberg

Name of Property Owner

P.O. Box 513, Silverado CA 92676

Address to which notice was sent to





OCPW  
Maps

Map Layers  
Quick Search  
Identify  
Street View  
Measure  
Map Themes  
Print





WHEN RECORDED MAIL TO  
Mr. John Kirchberg  
[REDACTED]

DOCUMENTARY TRANSFER TAX \$0.00

X Computed on the consideration or value of property conveyed; OR  
--- Computed on the consideration or value less liens or  
Encumbrance remaining at time of sale.

Signature of Declarant or Agent determining tax - Firm name

**QUITCLAIM DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Kathleen Frances Stone, as an individual, Stephen Michael Maks, as an individual, and Suzanne Elizabeth Maks as an individual as tenants in common, each as to a one third interest hereby REMISES, RELEASES, AND FOREVER QUITCLAIMS to John Kirchberg and Marie Kirchberg, Husband and Wife, as community property, the real property in the city of Orange, County of Orange, State of California, and described as

Block G of Tract 691 as recorded in Book C at pages 37, 38, and 39 of Miscellaneous Maps and Records in the official records of the office of the County Recorder of the County of Orange.

*Suzanne Elizabeth Maks*  
Suzanne Elizabeth Maks

SWORN TO AND SUBSCRIBED this 22<sup>nd</sup> day of February 2019

*Linda Tupper*

Linda Tupper ID 57226  
Notary Public, Vernon Parish  
My commission expires upon my death.



WHEN RECORDED MAIL TO  
Mr. John Kirchberg

DOCUMENTARY TRANSFER TAX \$0.00  
X Computed on the consideration or value of property conveyed, OR  
Computed on the consideration or value less liens or  
Encumbrance remaining at time of sale.

Signature of Declarant or Agent determining tax - Firm name

### QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Kathleen Frances Stone, as an individual, Stephen Michael Maks, as an individual, and Suzanne Elizabeth Maks as an individual as tenants in common, each as to a one third interest hereby REMISES, RELEASES, AND FOREVER QUITCLAIMS to John Kirchberg and Marie Kirchberg, Husband and Wife, as community property, the real property in the city of Orange, County of Orange, State of California, and described as

Block G of Tract 691 as recorded in Book C at pages 37, 38, and 39 of Miscellaneous Maps and Records in the official records of the office of the County Recorder of the County of Orange

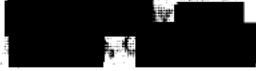
*Stephen Michael Maks*  
Stephen Michael Maks

*I sworn to before me this 11th day of December, 2018.*

*Wanda R. Goldberg*  
ID#18093



WHEN RECORDED MAIL TO  
Mr. John Kirchberg



SPACE ABOVE THIS LINE FOR RECORDED USE

DOCUMENTARY TRANSFER TAX \$0.00

X Computed on the consideration or value of property conveyed; OR  
Computed on the consideration or value less liens or  
Encumbrances remaining at time of sale.

Signature of Declarant or Agent determining tax - Firm name

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FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Kathleen Frances Stone, as an individual, Stephen Michael Maks, as an individual, and Suzanne Elizabeth Maks as an individual as tenants in common, each as to a one third interest hereby REMISES, RELEASES, AND FOREVER QUITCLAIMS to John Kirchberg and Marie Kirchberg, Husband and Wife, as community property, the real property in the city of Orange, County of Orange, State of California, and described as

Block G of Tract 691 as recorded in Book C at pages 37, 38, and 39 of Miscellaneous Maps and Records in the official records of the office of the County Recorder of the County of Orange.

Kathleen Frances Stone

Kathleen Frances Stone



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )

County of Humboldt )

On Nov 5 2018 before me, James Arnot, Notary Public

Date Here Insert Name and Title of the Officer

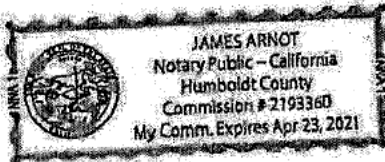
personally appeared Kathleen Frances Stone

Name(s) of Signer(s)

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

Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Quitclaim Deed

Document Date: \_\_\_\_\_ Number of Pages: 1

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney In Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Partner — ☐ Limited ☐ General

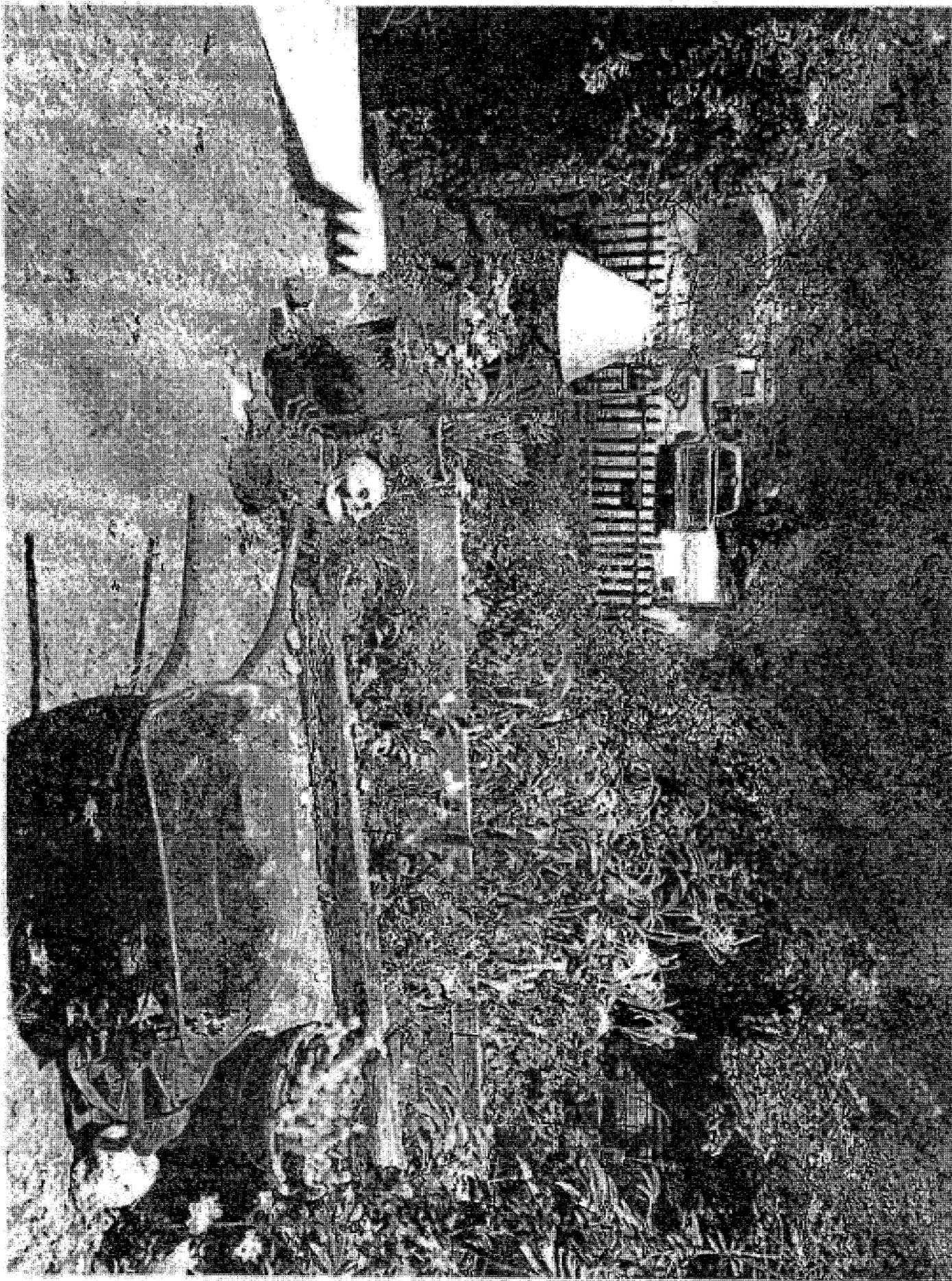
☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

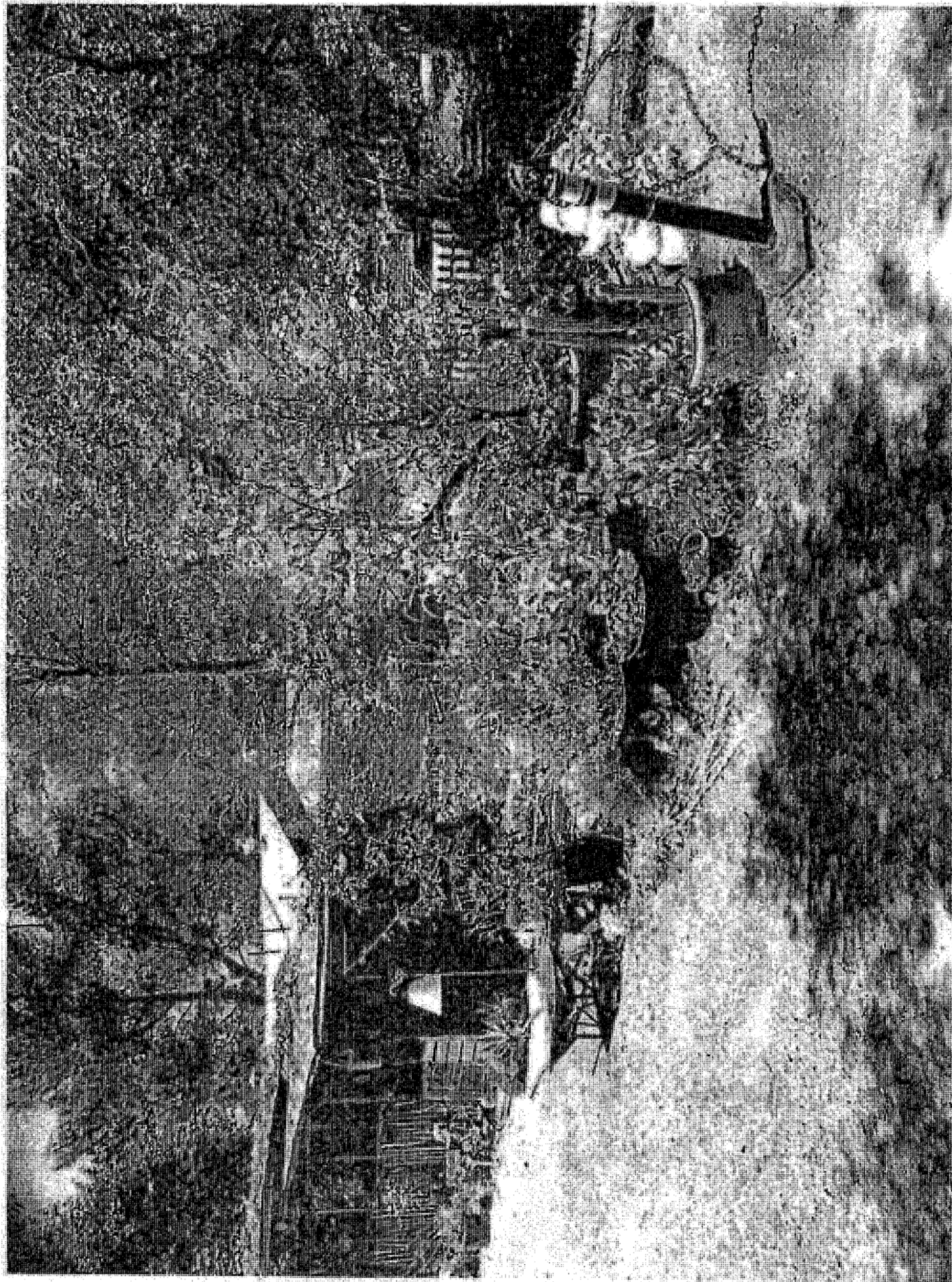
☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

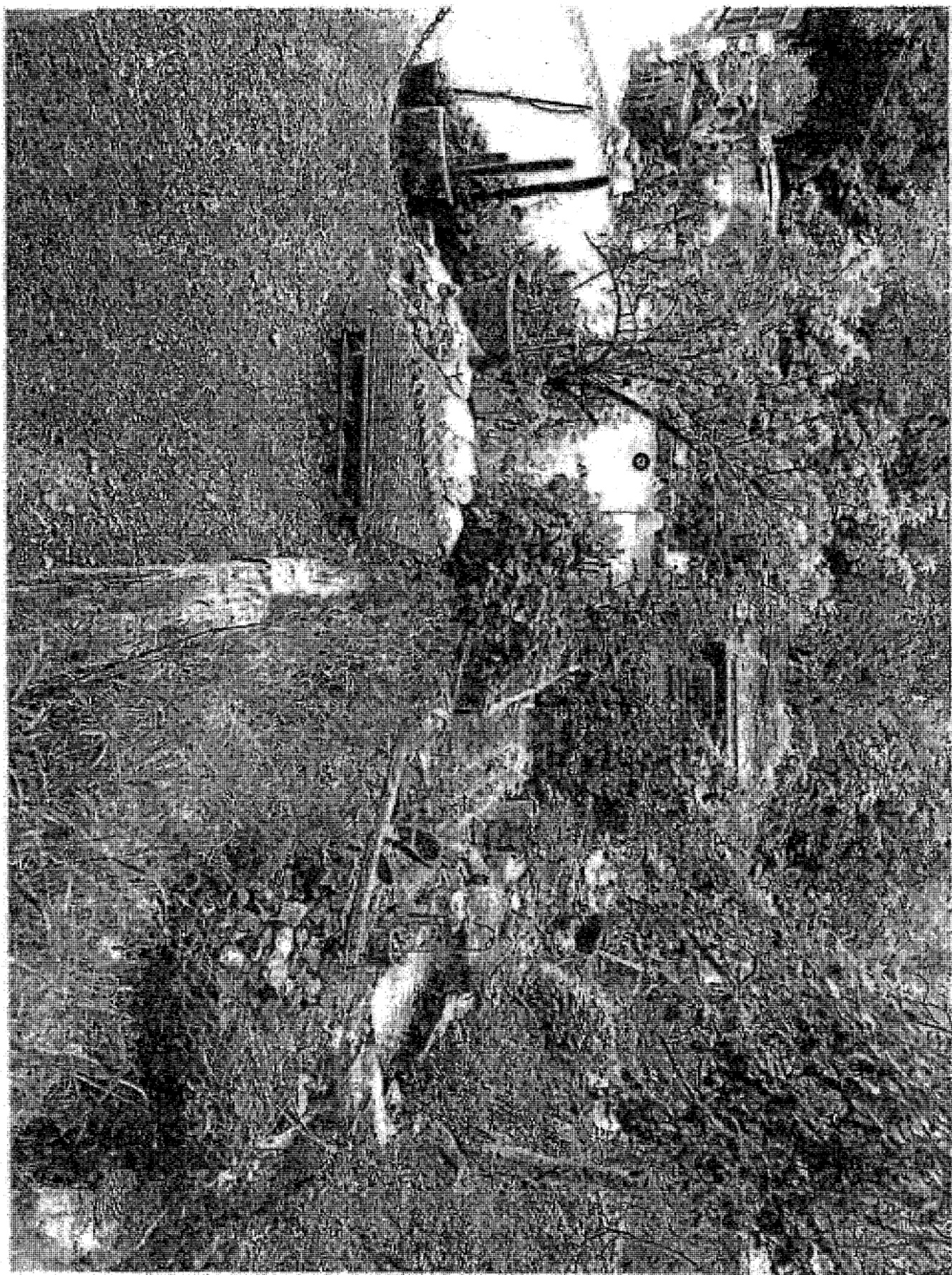














**PROOF OF SERVICE**

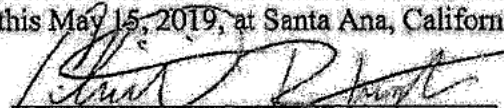
I, the undersigned, declare that I am over the age of 18 and am not a party to this action. I am employed in the City of Santa Ana, County of Orange. My business address is Law Office of Peter C. Holzer, 250 North Golden Circle Suite 104, Santa Ana, CA 92705.

On May 15, 2019, I served the within document(s) described as **LETTER TO MR. WAYNE HERMES; NOTICE OF BELIEF OF ABANDONMENT; ATTACHEMENTS**, on the interested parties in this action by placing true and correct copy(ies) thereof in a sealed envelope(s) addressed as follows:

Mr. Wayne Hermes  
[REDACTED]  
[REDACTED]

Physical Address:  
[REDACTED]

- ☒ (BY MAIL) by placing the envelope for collection and mailing following ordinary business practices. I am readily familiar with the firm's practice of collecting and processing correspondence for mailing. On the same day that correspondence is placed for collection and mailing, it is deposited in the ordinary course of business with the United States Postal Services in Santa Ana, California in sealed envelopes with postage fully prepaid.
- ☐ (BY HAND) By placing the documents in an envelope or package addressed to the person(s) listed above and providing them to a professional messenger service for delivery.
- ☐ (BY FAX) By use of facsimile machine telephone number: (310)833-4631, I faxed a true copy to the addressee(s) listed above at the facsimile number(s) noted after the party's address. The transmission was reported to be complete and without error.
- ☐ (BY ELECTRONIC TRANSMISSION) By sending a file of the above document(s) via electronic transmission (e-mail) at 4:59:00 p.m. using e-mail address Christina@attorneyholzer.com to the email address designated for each party identified above. I did not receive, within reasonable time after the transmission, any electronic message or other indication that the transmission was unsuccessful.
- ☒ (STATE) I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed this May 15, 2019, at Santa Ana, California.

  
(Christina Boltinghouse) Declarant