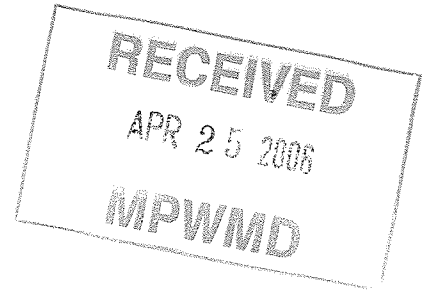




JEANNE C. BYRNE, FAIA
ARCHITECT

April 22, 2006

Gabriela Ayala
Monterey Peninsula
Water Management Dist.
5 Harris Ct., Bldg. G
Monterey, CA 93940



Re: 802 17 Mile Drive, Pacific Grove

Dear Gabby,

Thanks for meeting with me last week. Enclosed is the documentation for 802 17 Mile Dr., Parcels B and C. The AP#'s are 006-611-034 and 006-611-035, however they are listed under the single street address.

The residence for this address is located on Parcel B. The contiguous lot is Parcel C. The two parcels have always been under one ownership and treated as one lot. The perimeter fence encloses both parcels, there is no fence between the parcels and there are landscaping paths, birdbath and planting that extends from the house into Parcel C.

Copies of the information enclosed:

Photos of the site. – Note that the man in the picture is standing at the approximate line between the two parcels. The birdbath is beyond in Parcel C. The paths are difficult to see as the tenant has let the weeds grow up.

1982 Tentative Map and documentation

Assessors Parcel Map

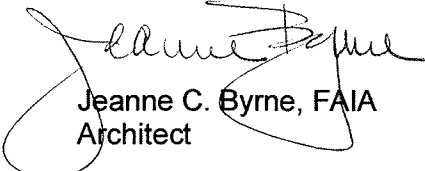
Most recent Grant Deed when property changed ownership in Oct. 2005

Both Parcels were purchased as one lot.

As we discussed, since the two parcels have always been used as one lot and have been under one ownership, it appears that the conditions for this property are similar to another property in Pacific Grove which was determined to have outside water credits available and was only required to provide water units for the proposed residence.

The existing residence has 18.9 water units. Please give us your written determination for the transfer of water units from the existing residence, to be used for a future residence on Parcel C, and the ability to utilizing the outside water that has historically been used for that site.

Sincerely,


Jeanne C. Byrne, FAIA
Architect

Parcel C |

Edge of (E) House |

Approx. Property line |

Parcel B |

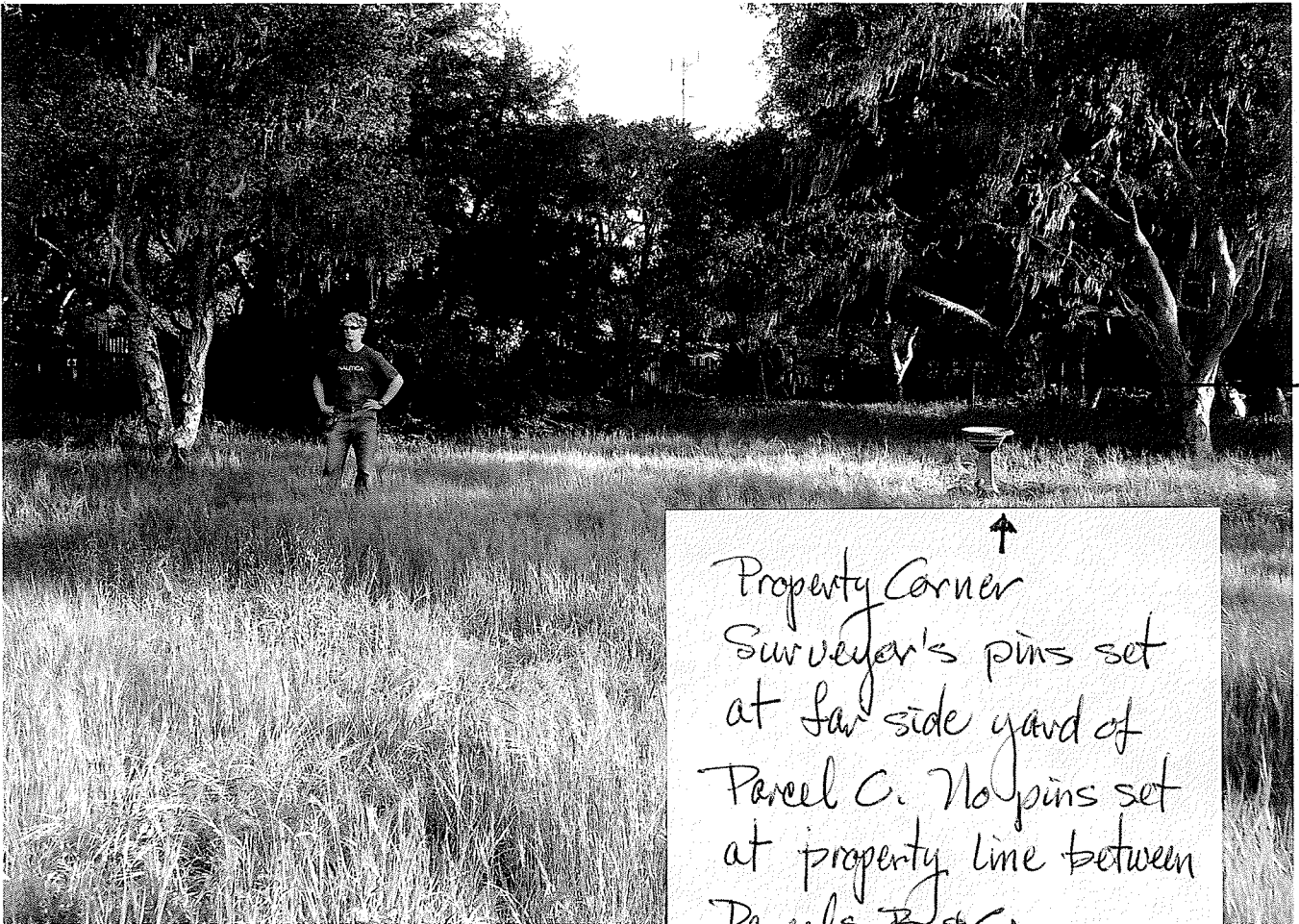


Side Yard Fence Parcel C

Bin bath Parcel C



Cont. Fence Parcels B & C Front yard



Far Side
Yard
Fence
& Parcel
C

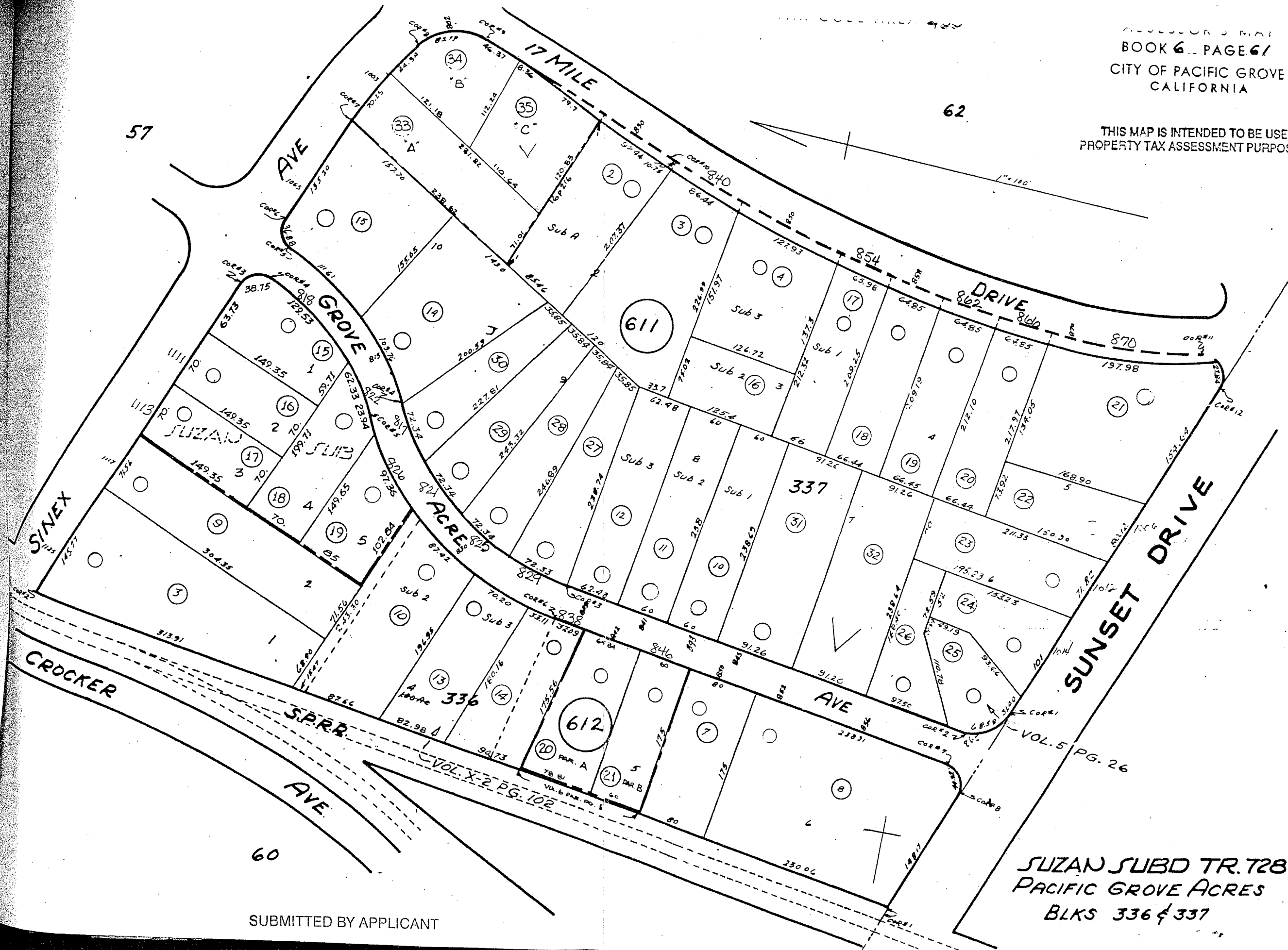
↑
Property Corner
Surveyor's pins set
at far side yard of
Parcel C. No pins set
at property line between
Parcels B & C.



Cont.
Rear
Yard
Fence

←
Edge
of Front
wall of
house

THIS MAP IS INTENDED TO BE USED FOR
PROPERTY TAX ASSESSMENT PURPOSES ONLY.



SUBMITTED BY APPLICANT

SUNAN SUBD TR. 728
PACIFIC GROVE ACRES
BLKS 336 & 337

Sewer Main in both streets

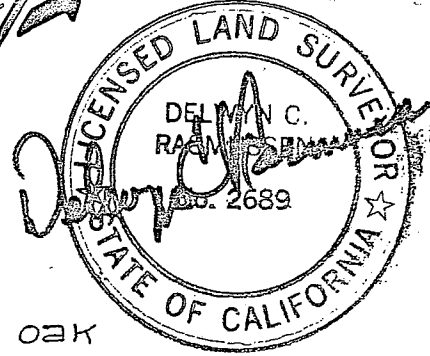
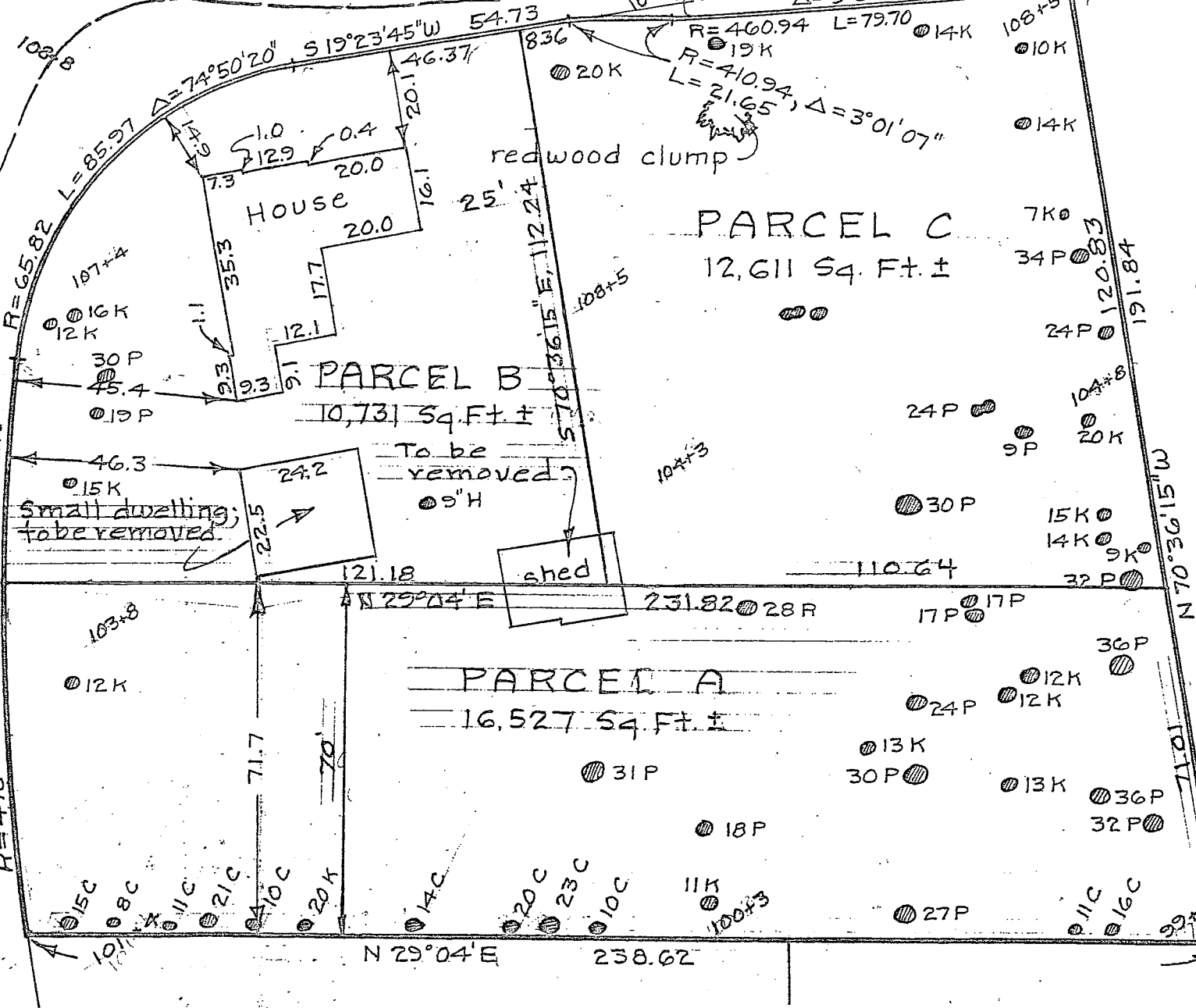
17 MILE DRIVE

Spencer to the City of Pacific Grove, Vol. 1607-OR-P.186

SUBMITTED BY APPLICANT

SINEX AVE.

concrete curb



NOTES:

- 20 K = 20" oak
- 18 P = 18" Pine
- 15 C = 15" cypress

TENTATIVE PARCEL MAP

D. C. RASMUSSEN
 Licensed Land Surveyor
 704 Forest Avenue
 PACIFIC GROVE, CALIFORNIA 93950

PROPOSED DIVISION OF PARCEL IN BLOCK 337, "PACIFIC GROVE ACRES", A.P. # 6-611-1, PACIFIC GROVE, CA

FOR: MR. JOHN HANSEN

SCALE: 1" = 30' JOB #81-124
 1-5-82 Rev. 1/13/82

Sewer Main in both streets

17 MILE DRIVE

concrete curb

Spencer to the City of Pacific Grove, Vol. 1607-OR-P.186

SUBDIVISION APP # 82-112

APPROVED

BY PLANNING COMMISSION

DATE 25 FEB 82

On a motion by Schmidt, seconded by Cotham, the Commission voted 4-0 to grant the subdivision subject to:

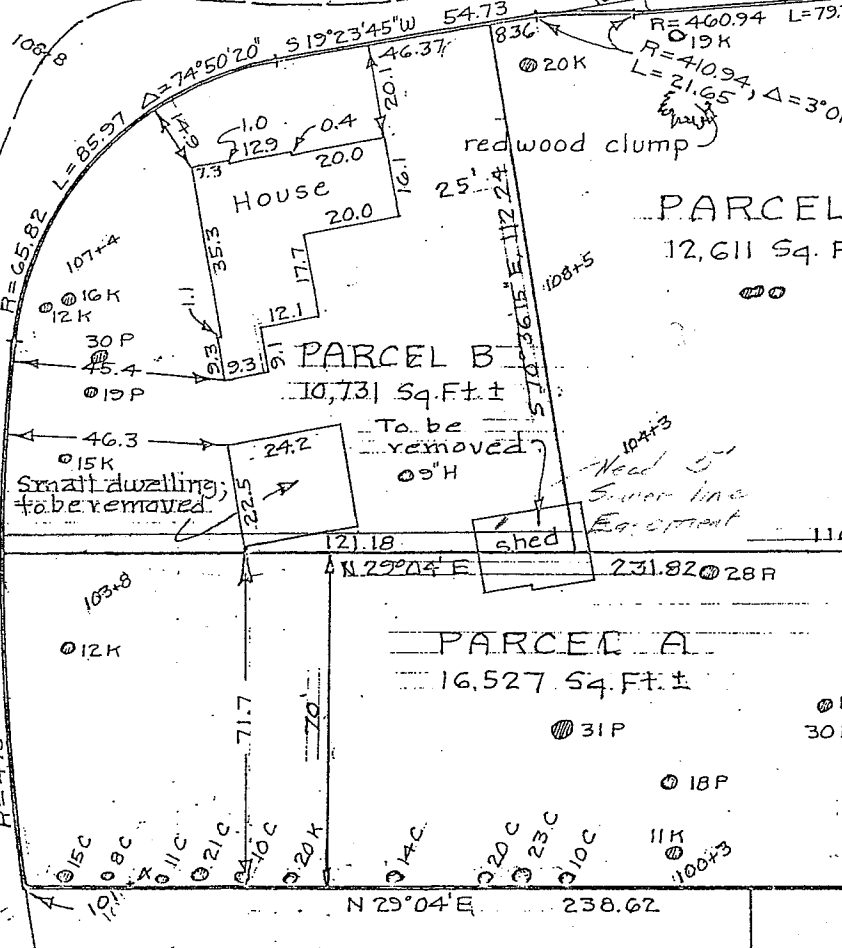
PARCEL C
12,611 Sq. Ft. ±

7K0
34P
20.83
11.84

DELMON C. RAIN
No. 2689

SINEX AVE.

edge of pavement



1. A five foot sewer line easement shall be provided over the westerly line of Parcel B in favor of Parcel C. To assure the non-merger of such easement, at the time of presenting the final parcel map to the City for approval, the recorded owners shall execute a deed conveying Parcel C and said sewer line easement to a local title company, in trust, to be held for the benefit of the future owner of Parcel C.
2. The conditions set forth in the City Engineer's memo of February 25, 1982, requiring new curb and gutter on Sinex Avenue at the time of any future construction on any of the new parcels, however the Planning Commission made a finding pursuant to section 24.02.070(a) of the Subdivision Ordinance that the requirement of sidewalks would unfairly discriminate against the applicants and waived this requirement.
3. The two accessory buildings on the westerly side of Parcel B shall be removed prior to recordation of the Parcel Map.
4. Two covered parking spaces to be provided on Parcel B prior to a building permit being issued for any construction on Parcels, A, B, and C, said covered spaces to be approved by the Architectural Review Board with respect to siting and design.

CITY OF PACIFIC GROVE
 APPLICATION FOR SUBDIVISION

477 0709 H000/5. 1

(Map requirements are found in Chapter 24.02, 24.03, and 24.04 of the Subdivision Ordinance; (Community Housing Projects must comply with Chapter 24.18 of the Subdivision Ordinance)

1. Name of Owner(s): Janet Spencer & Margaret Hansen File No. 82-112
 2. Mailing Address: 5522 E. Dallas, Mesa, Ariz. 85205
 Phone: _____
 3. Property Address: 802-17 Mile Drive, Pacific Grove
 4. Assessor's Parcel Number(s): G-611-01 Zoning: R1-B3
 5. General Plan Designation: _____

SUBDIVISION
 APPLICATION
 82-112

Minutes:
 Planning
 Commission
 Feb. 25, 1982

GRANTED

7. The Chairman opened the public hearing to consider Subdivision Application No. 82-112, a request to subdivide a 39,869 square foot parcel located in an R-1-B-3 zone district into three lots consisting of Parcel A at 16,527 square feet; Parcel B at 10,731 square feet (improved with an existing single-family dwelling); and Parcel C at 12,611 square feet for property located Lot 1, Block 337, Pacific Grove Acres Tract (802 17 Mile Drive).

The staff report included recommendations by the City Engineer to install new curb and gutter and sidewalk.

The City Attorney expressed concerns about the recommended easement and suggested substitute language.

Following the staff report the Chairman invited speakers from the audience.

Del Rasmussen, surveyor, spoke on behalf of the applicants, Janet Spencer and Margaret Hansen.

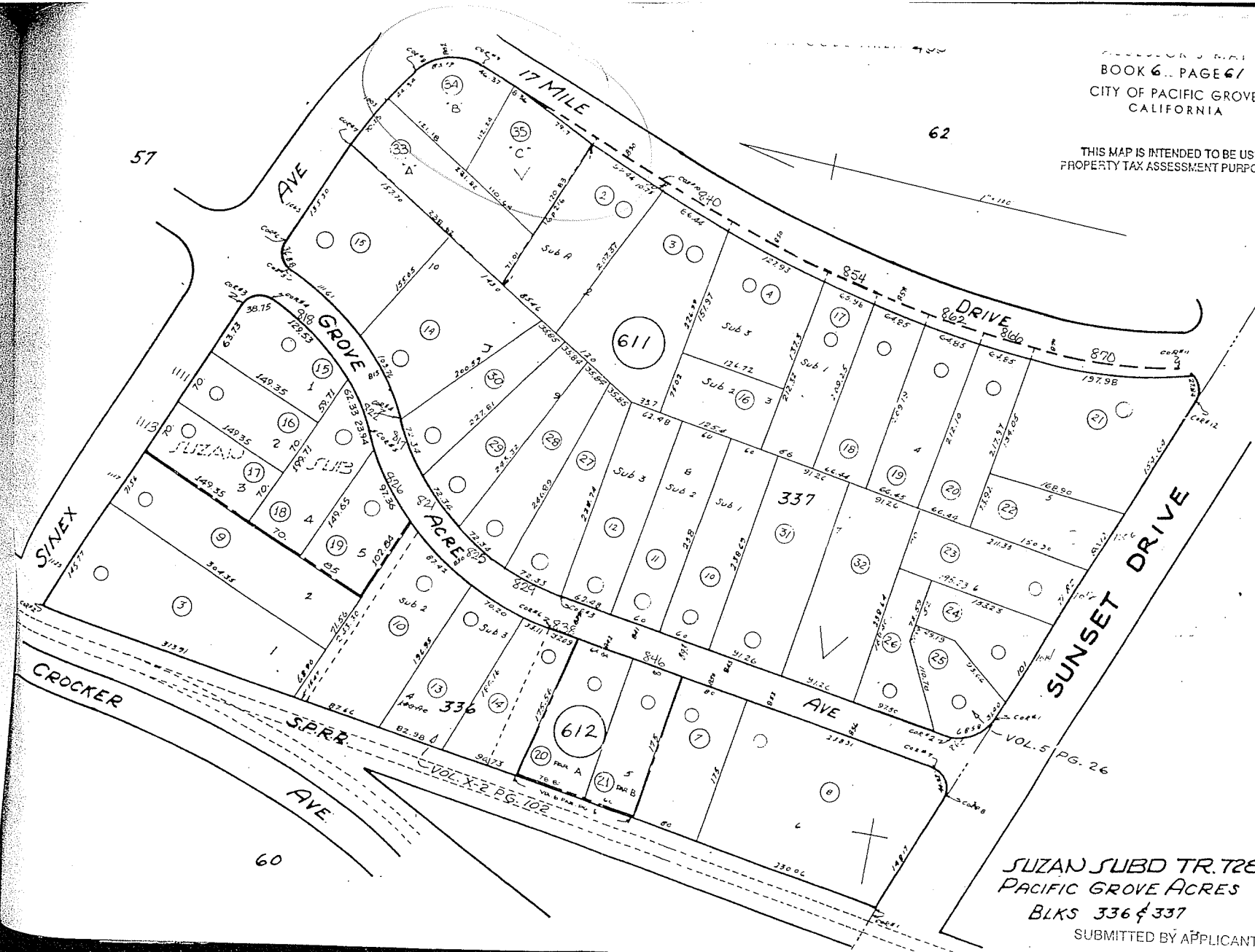
There being no further speakers the Chairman closed the public hearing.

On a motion by Schmidt, seconded by Cotham, the Commission voted 4-0 to grant the subdivision subject to:

1. A five foot sewer line easement shall be provided over the westerly line of Parcel B in favor of Parcel C. To assure the non-merger of such easement, at the time of presenting the final parcel map to the City for approval, the recorded owners shall execute a deed conveying Parcel C and said sewer line easement to a local title company, in trust, to be held for the benefit of the future owner of Parcel C.
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SUBMITTED BY APPLICANT

THIS MAP IS INTENDED TO BE USED FOR
PROPERTY TAX ASSESSMENT PURPOSES ONLY.



SUZAN SUBD TR. 728
PACIFIC GROVE ACRES
BLKS 336 & 337
SUBMITTED BY APPLICANT

**RECORDING REQUESTED BY
Alliance Title Company
AND WHEN RECORDED MAIL TO**

Name **Patrick D. Craig**
Street Address **Box 4437**
Stockton, Ca. 95204
City, State
Zip

Order No. **12371728-703-DN**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
City of **Pacific Grove**
Conveyance Tax is **\$0.00**
Parcel No. 006-611-0347-000 & 006-611-035-000

Documentary Transfer Tax is **\$808.50**

- computed on full value of interest or property conveyed, or
- full value less value of liens or encumbrances remaining at the time of sale

Declarant or Agent Determining Tax

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

John W. Hansen, Trustee of the John W. Hansen & Mary Helen Hansen Family Trust dated 9/19/89 as to an undivided 1/2 interest and Stanley V. Whitehead and Mary Jane Whitehead, Trustees of the Whitehead Family Trust Agreement dated 4/24/2000

hereby GRANT(s) to

Patrick D. Craig and Kathryn A. Craig, Trustees of the Patrick D. Craig and Kathryn A. Craig Family Trust dated 10/31/2002

the following real property in the city of **Pacific Grove**
county of **Monterey**, state of **California**:

Parcel B and Parcel C in the City of Pacific Grove, County of Monterey, State of California, as shown on Map filed June 4, 1954, in Book 15, page 216 of Parcel Maps, in the office of the County Recorder of said County.

Dated: **September 29, 2005**

STATE OF CALIFORNIA
COUNTY OF Monterey

} S.S. **John W. Hansen**

On _____ before me,

Stanley V. Whitehead

a Notary Public in and for said County and State, personally appeared

Mary Jane Whitehead

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 _____

(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON THE FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

Name

Street Address

City & State

SUBMITTED BY APPLICANT