

To the Board of Supervisors of Lake County:

District 1, Moke Simon

District 2, Bruno Sabatier

District 3, Eddie "EJ" Crandell

District 4, Tina Scott

District 5, Rob Brown

The following letter is my request for the naming of my road on the north side of my property as **Psi Keep Ranch Road**. I propose the name for the road since my ranch is named Psi Keep Ranch.

I am the owner of (parcels 1` (136-081) and **Parcel 2** (136-091). These parcels include the road described in the attached parcel map on Book 4 of Parcel Maps page 19, Lake County Records. (See document # 1)

In the 2011 **Superior Court case CV 407291**, the judgement of the court affirmed my ownership of the road.

The title to an easement over plaintiff's property (described as Lot 1 and Lot 2 in Book 4 of Parcel Maps, Page 19) is quieted in favor of Christine Loren Bernert, her successors and assigns, as to any claims by defendants of a deeded right to the 30 foot easement depicted in said parcel map. Defendants shall have no right, title or claim to any portion of said easement for those areas included in the description for prescriptive easement below. (See attached document # 2).

The road was created when Bill Simmons, had four parcels created in 1971 under the company of Leisure Time Enterprises. This was a separate development outside of the Oak Hill development project. According to the declaration of Chester M. Hinman there is no recorded easement existing between Oak Hill and Leisure Time projects. (See document 3.) I have chosen to include this in this letter since many of my neighbors keep insisting that my parcels are part of Oak Hill.

Today there are two parties who have acquired a limited prescriptive access to portions of the road. These two parties **do** have their own road accesses to their properties, but have chosen to use my road for their own convenience. Outside of a personal opinion, the naming of the road will not require much adjustment for these two parties since USPS does not deliver in this area and we all receive our mail at post office boxes.

I hope that you will affirm my request to name my road **Psi Keep Ranch Road**.

Best regards,



Christine Loren

2
RECORDING REQUESTED BY
CHICAGO TITLE COMPANY
AND WHEN RECORDED MAIL TO

CHRISTINE LOREN BERNERT
21078 JERUSALEM GRADE ROAD
MIDDLETOWN, CALIFORNIA 95461

P.O. Box 115
Middletown CA 95461



Document #1
Doc # 2006011609
Page 1 of 2
Date: 05/05/2006 01:30P
Filed by: SPL EXPRESS
Filed & Recorded in Official Records
of COUNTY OF LAKE
DOUGLAS W. WACKER
COUNTY RECORDER
Fee: \$10.00

Escrow No. -
Order No. 30600176 -

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

Assessor's Parcel No:
136-081-02

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX IS \$0

☐ unincorporated area ☐ City of

☐ computed on the full value of the interest or property conveyed, or is

☒ computed on the full value less the value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
CHRISTINE LOREN BERNERT, A SINGLE WOMAN, WHO ACQUIRED TITLE AS CHRISTILENE LOREN, A
SINGLE WOMAN

hereby GRANT(S) to
CHRISTINE LOREN BERNERT, A SINGLE WOMAN

the following described real property in the
County of LAKE, State of California:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE

Dated 5-2-06

STATE OF CALIFORNIA
COUNTY OF LAKE

On May 2, 2006
Denise Eckhardt

before me,

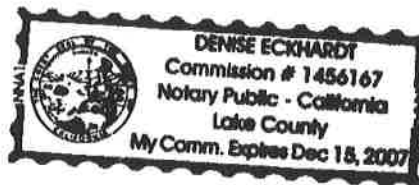
CHRISTINE LOREN BERNERT

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

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 of Notary



(707) 994-6483

FOR NOTARY SEAL OR STAMP

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE: IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Name

Street Address

City, State & Zip

Page 1

Order No: 30600176 -

EXHIBIT A

*Document
1 page 2*

LEGAL DESCRIPTION EXHIBIT

UNINCORPORATED AREA

PARCEL 1 AS SHOWN ON A MAP FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID LAKE COUNTY ON OCTOBER 26, 1971, IN BOOK 4 OF PARCEL MAPS AT PAGE 19.

PARCEL 2 OF THAT CERTAIN PARCEL MAP FILED OCTOBER 26, 1971 IN BOOK 4 OF PARCEL MAPS AT PAGE 19, LAKE COUNTY RECORDS.

BEING A PORTION OF SECTION 9, TOWNSHIP 11 NORTH, RANGE 6 WEST, M.D.B.&M.

ASSESSORS PARCEL NUMBER: 136-081-02

1 JEFFREY S. LYONS State Bar No. 227277
2 CLEMENT, FITZPATRICK & KENWORTHY PC
3 3333 Mendocino Avenue, Suite 200
4 Santa Rosa, California 95403
5 Telephone: (707) 523-1181 FAX: (707) 546-1360
6 Email: jlyons@cfk.com

Document
2

7 Attorneys for Defendants Eve Meland and Harlan Meland

8 SUPERIOR COURT OF CALIFORNIA

9 COUNTY OF LAKE

10 CHRISTINE LOREN BERNERT,) CASE NO. CV 407291

11 Plaintiff,)

12 vs.)

13 EVE MELAND, and HARLAN MELAND,)
14 and DOES 1 to 10, inclusive,)

15 Defendants.)

JUDGMENT

16

EVE MELAND,)

17 Cross-Complainant,)

18 vs.)

19 CHRISTINE LOREN BERNERT, and)
20 ROES 1 through 20, inclusive,)

21 Cross-Defendants.)
22

23
24 This matter came on for trial on January 4 and January 5, 2011 before the Honorable Robert
25 L. Crone, judge presiding. Plaintiff and cross-defendant Christine Loren Bernert represented
26 herself. Defendant and cross-complainant Eve Meland, and defendant Harlan Meland were
27 represented by Clement, Fitzpatrick & Kenworthy by Jeffrey S. Lyons.

28 /////

1 The Court having considered the testimony of witnesses and the documentary evidence
2 submitted by the parties and good cause appearing:

3 IT IS HEREBY ORDERED, ADJUDGED AND DECREED AS FOLLOWS:

4 (1) FIRST AMENDED COMPLAINT - FIRST CAUSE OF ACTION (QUIET TITLE):

5 Title to an easement over plaintiff's property (described as Lot 1 and Lot 2, in Book 4 of
6 Parcel Maps, Page 19) is quieted in favor of Christine Loren Bernert, her successors and assigns, as
7 to any claims by defendants of a deeded right to the 30 foot easement depicted in said parcel map.
8 Defendants shall have no right, title, or claim to any portion of said easement except for those areas
9 included in the description for prescriptive easement below.

10 (2) FIRST AMENDED CROSS-COMPLAINANT - FIRST CAUSE OF ACTION
11 (PRESCRIPTIVE EASEMENT):

12 Title by prescription to a road easement in favor of cross-complainant's property (Lot D in
13 Book 2 of Parcel Maps, Page 24) is quieted in favor of Eve Meland, her successor and assigns,
14 described as follows:

15 a. EAST ACCESS EASEMENT: An easement over the existing road for ingress and
16 egress only, approximately 12 feet in width, starting at the approximate northeast corner of Lot 2, in
17 Book 4 of Parcel Maps, Page 19, and proceeding due west, approximately 260 feet, so that it
18 provides reasonable access to the southeast corner of the Meland parcel (Lot "D" in Book 2 of
19 Parcel Maps, Page 24).

20 b. WEST ACCESS EASEMENT: An easement over the existing road for ingress and
21 egress only, approximately 12 feet in width, starting at the approximate northwest corner of Lot 1,
22 in Book 4 of Parcel Maps, Page 19, and proceeding due east, approximately 1000 feet, so that it
23 provides reasonable access to the southwest corner of the Meland Parcel. This easement only
24 affects those portions of the Bernert parcel where the existing road is at the time of this judgment.
25 The easement shall not provide Meland with any future right to access over the Bernert property
26 where the existing road may be on the lands of others, or should Bernert decide to widen the
27 existing road.


28 /////

1 (3) ALL REMAINING CAUSES OF ACTION:

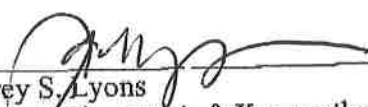
- 2 a. All remaining causes of action contained in the First Amended Complaint, and First
3 Amended Cross-Complaint, were settled and dismissed with prejudice on the record at trial.
4 b. Defendants to pay plaintiff \$2000 within 10 days.
5 c. Each side to bear their own costs.

6
7 APPROVED AS TO FORM AND CONTENT:

8
9 Dated: 01/12/2011


Christine Loren Bernert
Plaintiff and Cross-Defendant
In Pro Per

10
11
12 Dated: 1/21/11


Jeffrey S. Lyons
Clement, Fitzpatrick & Kenworthy
Attorneys for Defendants and Cross-Complainants

13
14
15
16
17 Dated: _____

JUDGE OF THE SUPERIOR COURT

18
19
20
21
22 Document 2
23 page 3
24
25
26
27
28



Q: 3 - - - - - No! to seals

55

or page 31 Lake County Records

by this survey

ordinance has been complied with.

-125-

~~George A. Smith~~
Lansing, Michigan

BASE & MERIDIAN

MAY 1971

SURVEYED AT T

ROBERT A. MCARLSON

R, C E. 14017

SANTA ROSA, CALIFORNIA

Document
#3

MAY 10 2010

Daniel B. Beck (SBN 63865)
Sterling E. Tipton (SBN 259982)
BECK LAW, P.C.
2681 Cleveland Avenue
Santa Rosa, CA 95403
Telephone: (707) 576-7175
Facsimile: (707) 576-1878

FILED

MAY 10 2010

Mary F. Smith Clerk

By

(Signature)

Attorneys for Plaintiff

SUPERIOR COURT OF THE STATE OF CALIFORNIA
FOR THE COUNTY OF LAKE

CHRISTINE LOREN BERNERT,

Plaintiff,

vs.

EVE MELAND, and HARLAN MELAND,
DOES 1-10, Inclusive,

Defendants.

Case No.: CV-407291

**DECLARATION OF CHESTER M.
HINMAN IN SUPPORT OF MOTION TO
EXPUNGE NOTICE OF PENDENCY OF
ACTION UNDER CCP §405.32 AND
REQUEST FOR ATTORNEY'S FEES
UNDER CCP §405.38**

Date:

Time:

Dept:

Judge:

AND RELATED CROSS ACTIONS

I, Chester M. Hinman, declare:

- 1) My name is Chester M. Hinman. From 1964 to 1994, I worked for Lake County Title Company. I held the positions of Vice President, Assistant County Manager and Chief Title Officer for the last 20 years of employment. I have qualified as an expert witness, testifying in the Superior Court of Lake County with regard to title searches, examination, and recorded property interests. My Curriculum Vitae is attached as Exhibit A.
- 2) I have been retained by Ms. Bernert in this litigation to give an opinion as to the existence of the record easement claimed by Eve Meland over Ms. Bernert's property located at 21081 Jerusalem Grade Road, Lakeport, California. In my opinion, **no such recorded easement exists** in the favor of Eve Meland over Ms. Bernert's property in Lakeport.

1 3) On November 20, 2008, I issued a report after performing a careful examination of the
2 public records of Lake County with respect to Ms. Bernert's parcels (attached here as
3 Exhibit B). I also performed research and examination of the records regarding the parcels
4 owned by Eve Meland. I further examined the Cross-Complaint for Quiet Title, Declaratory
5 Relief, Injunctive Relief and Damages filed by Eve Meland in the Lake County Superior
6 Court case number CV-407291, which identifies the easement claimed by Eve Meland as
7 "The roadway is as described in that Parcel Map recorded October 26, 1971, in Book 4,
8 Page 19, and the Parcel Map recorded May 13, 1970, in Book 2 at page 24 of Parcel Maps in
9 the Official Records of the County of Lake".

10 4) In that report issued on November 20, 2008, I traced the chain of title from 1967 until the
11 date of the report on Ms. Bernert's property, and **found no recorded easement** in favor of
12 any owner of the parcels owned by Eve Meland. Further, I traced the chain of title from
13 1981, the first date in which Eve Meland acquired title to any of her parcels, and similarly
14 **found no recorded easement** in favor the parcels owned by Eve Meland. The easement
15 cited by Eve Meland does not appear in Ms. Bernert's chain of title. It was recorded in an
16 entirely different parcel map from any of the parcels owned by Ms. Bernert.

17 5) On January 20, 2010, I issued another report regarding the same claim of Eve Meland for a
18 recorded easement over Ms. Bernert's property (attached here as Exhibit C). I again
19 researched the chain of title of both Ms. Bernert and Eve Meland through the official records
20 of Lake County, and I again re-examined the recorded easement claimed to exist by Eve
21 Meland in this litigation. I confirmed the findings of my earlier report issued on November
22 20, 2008, in that I **found no recorded easement** existing in the favor of Eve Meland over
23 Ms. Bernert's property.

24 I declare under the penalty of perjury under the laws of the State of California that the foregoing
25 is true and correct. Executed on _____, in _____, California.

26
27 Signature by facsimile on attached page
28 Chester M. Hinman

3) On November 20, 2008, I issued a report after performing a careful examination of the public records of Lake County with respect to Ms. Bernert's parcels (attached here as Exhibit B). I also performed research and examination of the records regarding the parcels owned by Eve Meland. I further examined the Cross-Complaint for Quiet Title, Declaratory Relief, Injunctive Relief and Damages filed by Eve Meland in the Lake County Superior Court case number CV-407291, which identifies the easement claimed by Eve Meland as "The roadway is as described in that Parcel Map recorded October 26, 1971, in Book 4, Page 19, and the Parcel Map recorded May 13, 1970, in Book 2 at page 24 of Parcel Maps in the Official Records of the County of Lake".

4) In that report issued on November 20, 2008, I traced the chain of title from 1967 until the date of the report on Ms. Bernert's property, and **found no recorded easement** in favor of any owner of the parcels owned by Eve Meland. Further, I traced the chain of title from 1981, the first date in which Eve Meland acquired title to any of her parcels, and similarly **found no recorded easement** in favor the parcels owned by Eve Meland. The easement cited by Eve Meland does not appear in Ms. Bernert's chain of title. It was recorded in an entirely different parcel map from any of the parcels owned by Ms. Bernert.

5) On January 20, 2010, I issued another report regarding the same claim of Eve Meland for a recorded easement over Ms. Bernert's property (attached here as Exhibit C). I again researched the chain of title of both Ms. Bernert and Eve Meland through the official records of Lake County, and I again re-examined the recorded easement claimed to exist by Eve Meland in this litigation. I confirmed the findings of my earlier report issued on November 20, 2008, in that **I found no recorded easement** existing in the favor of Eve Meland over Ms. Bernert's property.

I declare under the penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed on May 4, 2010, in Lakeport, California.

*Document
#3
page 3*

Chester M. Hinman
Chester M. Hinman

