



DAVID J. CANEPA
SUPERVISOR, FIFTH DISTRICT
COUNTY OF SAN MATEO

February 12, 2026

Mark Church
Assessor-County Clerk-Recorder and Chief Elections Officer
555 County Center
Redwood City, CA 94063

Re: Grant Deed Recording Requested by Olympic Way, LLC dated 11/7/2025

Dear Mr. Church,

On behalf of property owners who own parts of four parcels in Daly City near Thornton State Beach, I am urging your office to investigate the legality of a Grant Deed Recording requested by Olympic Way, LLC that was recorded in official County of San Mateo records on Nov. 7, 2025 No. 2025-059917 stamped with your name on it.

Property owner Donna Pope, a resident of Santa Cruz County who owns parts of all four parcels, has informed my office the deed requested by Luke Brugnara and Olympic Way, LLC should be nullified based on misinformation on the Grant Deed request, the authenticity of the out-of-state notarization and legal precedent from a 2019 civil case that establishes additional conditions on the terms of any sale of the parcels including it must be approved by a majority of the owners.

The proper APN numbers, according to your office, are 002-011-060, 002-011-120, 002-011-130 and 002-011-110. Brugnara, a wanted and convicted felon who illegally erected a fence around all four parcels located adjacent to Thornton State Beach and was recently arrested by Daly City police for being a felon in possession of a firearm, used incorrect APN numbers on the request including 002-011-160 and 002-001-011-12A.

Brugnara flew to North Carolina to have one of seven individuals who own parts of the parcels in a Trust, Paul Nagy, to essentially gift a 1/24 portion of two of the parcels to Olympic Way, LLC. There are concerns that Brugnara, a convicted fraudster, used strongarm tactics to convince Nagy to gift him the land and that the Notary Public failed to vet, certify, check records and prevent fraud on the Grant Deed request dated Oct. 27, 2025 in Chatham County, North Carolina.

Also, in a Referee in Partition case filed in Superior Court in San Mateo County dated Feb. 26, 2019, Judge Barbara J. Mallach ordered that the terms of any sale of the parcels be approved by a majority of the owners; and approved specifically by owner Bruce Norton, who is a primary owner of three of the parcels.

Given these circumstances, I am requesting you as the County Clerk-Recorder, to investigate the legality of the Grant Deed Recording requested by Olympic Way, LLC and Luke Brugnara so that the threats, intimidation and illegal actions he has committed in the past month come to an end. I can be reached at (415) 513-9410 if you would like to discuss it further.

In friendship,

DAVID J. CANEPA
San Mateo County Board of Supervisors