

Data Provided By:

Customer Service

3131 Camino Del Rio North Suite 190
San Diego CA 92108



*First American
Title Company*

Real Estate Reports

Subject Property

8 The Pt
Coronado
CA 92118
APN: 615-081-79-00





*First American
Title Company*

Data Provided By:

Customer Service

3131 Camino Del Rio North Suite 190
San Diego CA 92108

Disclaimer

This REiSource report is provided "as is" without warranty of any kind, either express or implied, including without limitations any warranties of merchantability or fitness for a particular purpose. There is no representation of warranty that this information is complete or free from error, and the provider does not assume, and expressly disclaims, any liability to any person or entity for loss or damage caused by errors or omissions in this REiSource report without a title insurance policy.

The information contained in the REiSource report is delivered from your Title Company, who reminds you that you have the right as a consumer to compare fees and serviced levels for Title, Escrow, and all other services associated with property ownership, and to select providers accordingly. Your home is the largest investment you will make in your lifetime and you should demand the very best.

Subject Property : **8 The Pt Coronado CA 92118**

Owner Information

Owner Name : **Bruce Thomas B 1996 Trust / Bruce Evan 1996 Trust**

Mailing Address : **Po Box 1700, Dayton NV 89403-1700 B017**

Vesting Codes : **/ / Personal Trust**

Location Information

Legal Description : **(ex Wly 3.50 Ft)lot 156&all Of Lot 155**

County : **San Diego, Ca**

Subdivision : **Coronado Cays Unit 03**

Census Tract / Block : **106.01 / 1**

Tract : **6182**

Legal Lot : **157**

School District : **Coronado**

APN : **615-081-79-00**

Owner Transfer Information

Recording/Sale Date : **11/09/2010 / 10/12/2010**

Deed Type : **Quit Claim Deed**

Document # : **611764**

Last Market Sale Information

Recording/Sale Date : **09/17/1997**

Document # : **453830**

Sale Type : **Full**

Deed Type : **Quit Claim Deed**

Property Information

Zoning : **1**

Lot Acres : **0.19**

Res/Comm Units : **1**

Land Use : **Sfr**

Lot Size : **8,480**

County Use : **1 Family
Residence**

Tax Information

Total Value : **\$1,752,904**

Assessed Year : **2010**

Property Tax : **\$18,509**

Land Value : **\$1,752,904**

Tax Year : **2009**

Tax Rate Area : **02002**

Total Taxable
Value : **\$1,752,904**

Details of Comparables

Subject Property: 8 The Pt Coronado CA 92118

Owner Name: Bruce Thomas B 1996 Trust /Bruce Evan 1996 Trust
 APN / Alternate APN: 615-081-79-00 / Deed Type: Quit Claim Deed Land Use: Sfr
 Subdivision / Tract: Coronado Cays Unit Lot Size: 8,480 Year Built / Eff: /
 03 /6182
 Rec. Date / Price: 09/17/1997 / \$ Living Area: # of units: 1
 Document #: 453830 Bedrooms: Pool:
 Total Tax Value: \$1,752,904 Bath(F/H): /

#1 11 The Pt Coronado CA 92118

Owner Name: Point 11 /
 APN / Alternate APN: 615-081-38-00 / Deed Type: Grant Deed Land Use: Sfr
 Subdivision / Tract: Coronado Cays Unit Lot Size: 7,840 Year Built / Eff: 1979 /1990
 03 /6182
 Rec. Date / Price: 12/24/2009 / \$3,000,000 Living Area: 4,200 # of units: 1
 Document #: 712141 Bedrooms: 4 Pool:
 Total Tax Value: \$3,000,000 Bath(F/H): 4 /

#2 24 The Pt Coronado CA 92118

Owner Name: Serio Jose S N /
 APN / Alternate APN: 615-081-55-00 / Deed Type: Grant Deed Land Use: Sfr
 Subdivision / Tract: Coronado Cays Unit Lot Size: 5,662 Year Built / Eff: /1971
 03 /6182
 Rec. Date / Price: 12/08/2009 / \$1,400,000 Living Area: 2,636 # of units: 1
 Document #: 678063 Bedrooms: 3 Pool:
 Total Tax Value: \$1,400,000 Bath(F/H): 3 /

#3 41 The Pt Coronado CA 92118

Owner Name: Wilson Ira Iii /Wilson Christy C
 APN / Alternate APN: 615-081-23-00 / Deed Type: Grant Deed Land Use: Sfr
 Subdivision / Tract: Coronado Cays Unit Lot Size: 7,405 Year Built / Eff: 1978 /
 03 /6182
 Rec. Date / Price: 07/30/2010 / \$1,759,000 Living Area: 3,212 # of units: 1
 Document #: 386546 Bedrooms: 3 Pool:
 Total Tax Value: \$1,650,000 Bath(F/H): 3 /1

#4 1 Sandpiper Strand Coronado CA 92118

Owner Name: Andom Rose A /
 APN / Alternate APN: 615-072-04-00 / Deed Type: Grant Deed Land Use: Sfr
 Subdivision / Tract: Coronado Cays Unit Lot Size: 14,374 Year Built / Eff: 1980 /1999
 03 /6182
 Rec. Date / Price: 10/14/2010 / \$3,200,000 Living Area: 4,744 # of units: 1
 Document #: 551942 Bedrooms: 3 Pool: Pool
 Total Tax Value: \$3,000,000 Bath(F/H): 4 /

#5 50 The Pt Coronado CA 92118

Owner Name: Mckeehan Clara M Trust /

APN / Alternate APN: 615-081-68-00 / Deed Type: Grant Deed

Subdivision / Tract: Coronado Cays Unit Lot Size: 4,000

03 /6182

Rec. Date / Price: 05/07/2010 / \$1,625,000 Living Area: 2,714

Document #: 229751 Bedrooms: 4

Total Tax Value: \$1,625,000 Bath(F/H): 3 /

Land Use: Sfr

Year Built / Eff: 1976 /1977

of units: 1

Pool:

#6 60 Admiralty Cross Coronado CA 92118

Owner Name: Carrillo Rosa D /

APN / Alternate APN: 615-081-12-00 / Deed Type: Grant Deed

Subdivision / Tract: Coronado Cays Unit Lot Size: 13,068

03 /6182

Rec. Date / Price: 10/05/2010 / \$2,400,000 Living Area: 4,217

Document #: 531047 Bedrooms: 4

Total Tax Value: \$1,714,970 Bath(F/H): 4 /1

Land Use: Sfr

Year Built / Eff: 1975 /1995

of units: 1

Pool:

#7 1 Sixpence Way Coronado CA 92118

Owner Name: Castello John L & K C Trust /

APN / Alternate APN: 615-073-26-00 / Deed Type: Grant Deed

Subdivision / Tract: /4312 Lot Size: 11,761

Rec. Date / Price: 02/12/2010 / \$2,550,000 Living Area: 4,147

Document #: 72633 Bedrooms: 3

Total Tax Value: \$2,550,000 Bath(F/H): 4 /

Land Use: Sfr

Year Built / Eff: /1984

of units: 1

Pool: Pool

#8 9 Green Turtle Rd Coronado CA 92118

Owner Name: Carrillo Rafael O /Carrillo Christian

APN / Alternate APN: 615-074-23-00 / Deed Type: Quit Claim Deed

Subdivision / Tract: Coronado Cays Unit Lot Size: 7,840

03 /6182

Rec. Date / Price: 04/21/2010 / \$1,579,000 Living Area: 4,931

Document #: 198189 Bedrooms: 4

Total Tax Value: \$911,671 Bath(F/H): 4 /1

Land Use: Sfr

Year Built / Eff: /1990

of units: 1

Pool:

#9 16 Sixpence Way Coronado CA 92118

Owner Name: Pallares Frank /Pallares Therese

APN / Alternate APN: 615-073-20-00 / Deed Type: Grant Deed

Subdivision / Tract: Coronado Cays Unit Lot Size: 4,000

03 /6182

Rec. Date / Price: 07/13/2010 / \$1,350,000 Living Area: 2,505

Document #: 349150 Bedrooms: 4

Total Tax Value: \$935,000 Bath(F/H): 2 /1

Land Use: Sfr

Year Built / Eff: 1973 /1974

of units: 1

Pool:

#10 1 Green Turtle Rd Coronado CA 92118

Owner Name: Comercializadora Tts Mexico Sa /

APN / Alternate APN: 615-100-14-00 / Deed Type: Grant Deed

Subdivision / Tract: Coronado Cays Unit Lot Size: 20,473
04 / 6714

Rec. Date / Price: 08/03/2010 / \$4,000,000 Living Area: 4,404

Document #: 391702 Bedrooms: 5

Total Tax Value: \$846,609 Bath(F/H): 4 /

Land Use: Sfr

Year Built / Eff: /1980

of units: 1

Pool: Pool

#11 41 Green Turtle Rd Coronado CA 92118

Owner Name: Deaguirre Calita R B /

APN / Alternate APN: 615-074-07-00 / Deed Type: Grant Deed

Subdivision / Tract: Coronado Cays Unit Lot Size: 5,662
03 / 6182

Rec. Date / Price: 08/24/2010 / \$1,735,000 Living Area: 2,609

Document #: 438464 Bedrooms: 5

Total Tax Value: \$1,900,000 Bath(F/H): 3 / 1

Land Use: Sfr

Year Built / Eff: /1974

of units: 1

Pool:

#12 16 Green Turtle Rd Coronado CA 92118

Owner Name: Kivel Foster D & Carol A Trust /

APN / Alternate APN: 615-100-06-00 / Deed Type: Grant Deed

Subdivision / Tract: Coronado Cays Unit Lot Size: 4,000
04 / 6714

Rec. Date / Price: 05/04/2010 / \$1,735,000 Living Area: 3,205

Document #: 222553 Bedrooms: 5

Total Tax Value: \$1,430,581 Bath(F/H): 5 /

Land Use: Sfr

Year Built / Eff: 1975 / 1976

of units: 1

Pool:

#13 10 Admiralty Cross Coronado CA 92118

Owner Name: Socal Reo Acquisition Grp Llc /

APN / Alternate APN: 615-071-05-00 / Deed Type: Grant Deed

Subdivision / Tract: Coronado Cays Unit Lot Size: 6,098
03 / 6182

Rec. Date / Price: 01/08/2010 / \$1,350,000 Living Area: 2,287

Document #: 9864 Bedrooms: 4

Total Tax Value: \$1,350,000 Bath(F/H): 3 /

Land Use: Sfr

Year Built / Eff: /1974

of units: 1

Pool:

#14 38 Green Turtle Rd Coronado CA 92118

Owner Name: Worden Family Trust /

APN / Alternate APN: 615-091-05-00 / Deed Type: Grant Deed

Subdivision / Tract: Coronado Cays Unit Lot Size: 3,999
04 / 6714

Rec. Date / Price: 08/16/2010 / \$2,000,000 Living Area: 3,013

Document #: 421121 Bedrooms: 4

Total Tax Value: \$1,526,889 Bath(F/H): 3 /

Land Use: Sfr

Year Built / Eff: 1975 / 1990

of units: 1

Pool: Pool

#15 5 Half Moon Bnd Coronado CA 92118

Owner Name: Wichterman Eric J /Wichterman Corrine R

APN / Alternate APN: 615-062-04-00 /	Deed Type: Grant Deed	Land Use: Sfr
Subdivision / Tract: Coronado Cays Unit	Lot Size: 2,613	Year Built / Eff: 1970 /1971
02 /6181		
Rec. Date / Price: 12/24/2009 / \$775,000	Living Area: 1,816	# of units: 1
Document #: 710577	Bedrooms: 3	Pool:
Total Tax Value: \$775,000	Bath(F/H): 2 /1	

#16 6 Jamaica Village Rd Coronado CA 92118

Owner Name: Ruttert Doron /Ruttert Stephanie J

APN / Alternate APN: 615-062-34-00 /	Deed Type: Grant Deed	Land Use: Sfr
Subdivision / Tract: Coronado Cays Unit	Lot Size: 3,240	Year Built / Eff: /1971
02 /6181		
Rec. Date / Price: 09/15/2010 / \$771,000	Living Area: 1,748	# of units: 1
Document #: 487325	Bedrooms: 3	Pool:
Total Tax Value: \$374,197	Bath(F/H): 2 /	

#17 12 Gingertree Ln Coronado CA 92118

Owner Name: Harms Gerard /

APN / Alternate APN: 615-062-15-00 /	Deed Type: Grant Deed	Land Use: Sfr
Subdivision / Tract: Coronado Cays Unit	Lot Size: 3,049	Year Built / Eff: /1971
02 /6181		
Rec. Date / Price: 07/20/2010 / \$750,000	Living Area: 1,604	# of units: 1
Document #: 361999	Bedrooms: 3	Pool:
Total Tax Value: \$373,218	Bath(F/H): 2 /	

#18 33 Catpaw Cpe Coronado CA 92118

Owner Name: Magaraci Michael /Magaraci Eileen

APN / Alternate APN: 615-092-36-00 /	Deed Type: Grant Deed	Land Use: Sfr
Subdivision / Tract: Coronado Cays Unit	Lot Size: 3,016	Year Built / Eff: /1974
05 /6715		
Rec. Date / Price: 04/27/2010 / \$807,000	Living Area: 1,470	# of units: 1
Document #: 206765	Bedrooms: 2	Pool:
Total Tax Value: \$670,000	Bath(F/H): 2 /	

#19 11 Bahama Bnd Coronado CA 92118

Owner Name: Lynn Lawrence A /Lynn J Heidi

APN / Alternate APN: 615-095-23-00 /	Deed Type: Grant Deed	Land Use: Sfr
Subdivision / Tract: Coronado Cays Unit	Lot Size: 4,356	Year Built / Eff: /1974
05 /6715		
Rec. Date / Price: 08/19/2010 / \$760,000	Living Area: 2,645	# of units: 1
Document #: 429949	Bedrooms: 4	Pool:
Total Tax Value: \$351,915	Bath(F/H): 2 /1	



#20 17 Bahama Bnd Coronado CA 92118

Owner Name: Pham Son /Phan Duyen

APN / Alternate APN: 615-095-26-00 / Deed Type: Grant Deed

Subdivision / Tract: Coronado Cays Unit Lot Size: 4,931

05 /6715

Rec. Date / Price: 08/27/2010 / \$727,500 Living Area: 2,952

Document #: 447767 Bedrooms: 4

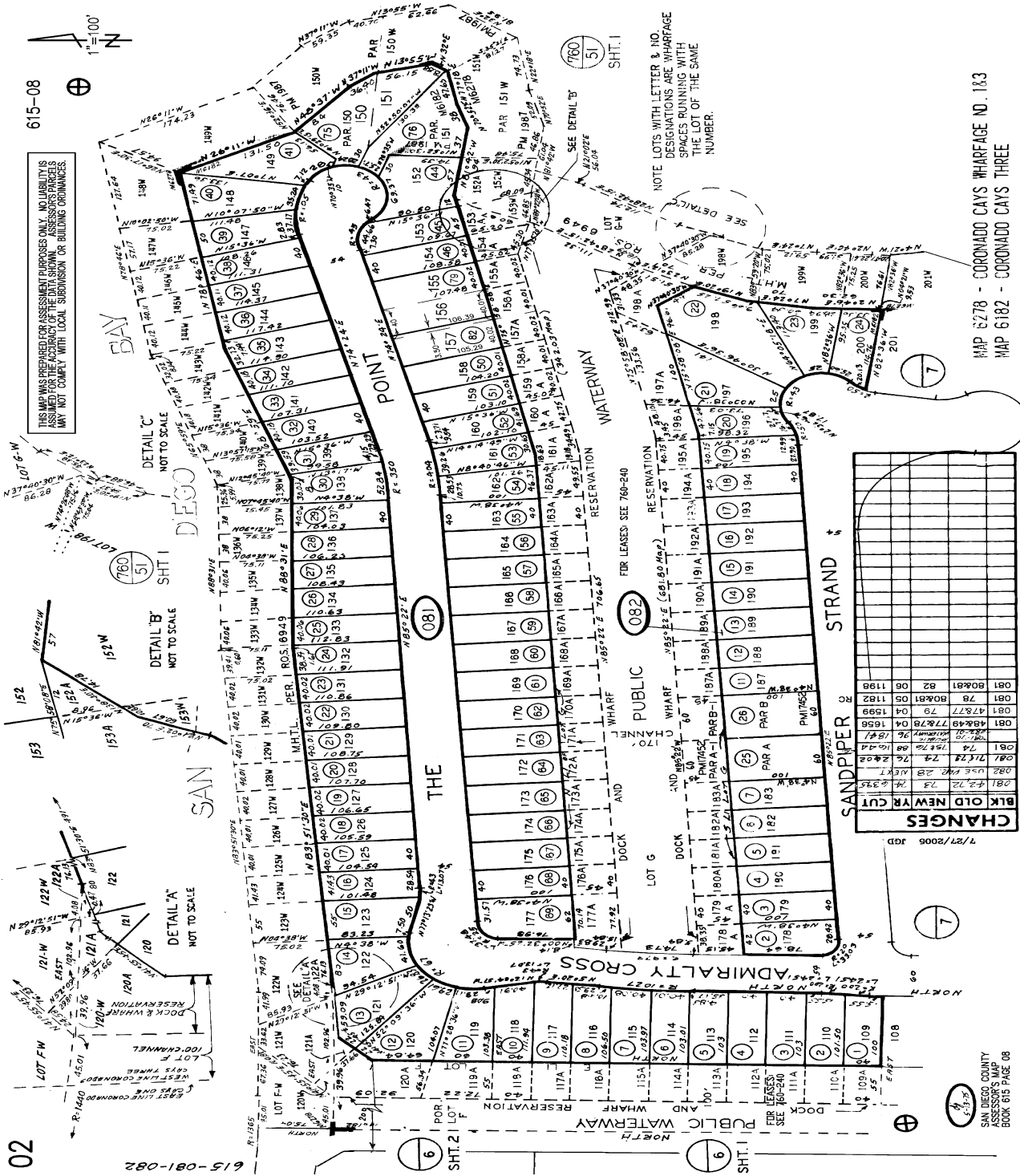
Total Tax Value: \$1,219,571 Bath(F/H): 3 /

Land Use: Sfr

Year Built / Eff: /1974

of units: 1

Pool:



CUSTOMER SERVICE REQUEST ONLY

PAYMENTS AS OF 11/12/2010

SEARCH PARAMETERS

ENTERED APN: 615-081-79-00

APN: 615-081-79-00

TRA: 02002 - CITY OF CORONADO

ACQ DATE: 08/12/2003

DOC#: 2003-0974371

LEGAL: 006182 (EX WLY 3.50 FT)LOT 156&ALL OF LOT 155

SITUS: 8 THE POINT

MAIL: P O BOX 20404 CARSON CITY NV 89721

ASSESSED OWNER(S)	2010-11 ASSESSED VALUES		
SEAVIEW HOLDINGS LLC	LAND		1,752,904
	IMPROVEMENTS		0
	TAXABLE		1,752,904

2010-11 TAXES	1ST INST	2ND INST	TOTAL TAX
STATUS	OPEN	OPEN	
INSTALLMENT	9,256.70	9,256.70	18,513.40
PENALTY	925.67	935.67	1,861.34
BALANCE DUE	9,256.70	9,256.70	18,513.40

ASSESSMENT DETAIL			
FUND	TYPE	AMOUNT	DESCRIPTION OF ASSESSMENT(S)
6017-03	MISC ASSMT	45.60	STORM DRAIN IMPROVEMENT
5119-14	VECTOR	6.20	MOSQUITO/DISEASE CTR
5119-11	VECTOR	3.00	CO MOSQUITO/RAT CONTROL
		54.80	TOTAL OF SPECIAL ASSESSMENTS

END OF SEARCH

DOC # 1997-0453830
SEP 17, 1997 8:33 AM

WHEN RECORDED MAIL TO:

BRUCE INDUSTRIES, INC.
Post Office Box 1700
Dayton, NV 89403
Attn: Jim Bradshaw

1675

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY J. SMITH, COUNTY RECORDER
FEES: 13.00
DC: 00

QUIT CLAIM DEED 615-081-47

FOR \$10.00 and other valuable consideration, receipt of which is hereby acknowledged, THOMAS B. BRUCE and VIRGINIA A. BRUCE, husband and wife, as community property (Grantors), do hereby quit claim to TEB COMPANY, LTD., a Nevada limited liability company (Grantee), the real property situated in the COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, described as follows:

Lot 55 and 155-A of CORONADO CAYS THREE, all of which is more completely described in the Exhibit "A" attached hereto and made a part hereof.

together with all tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversion, remainders, rents, issues or profits thereof.

DATED: May 27, 1997

By Thomas B. Bruce
THOMAS B. BRUCE

By Virginia A. Bruce
VIRGINIA A. BRUCE

STATE OF Nevada)
) : ss.
COUNTY OF Lyon)

On this 27th day of May, 1997, before me, the undersigned, a Notary Public in and for said State, personally appeared THOMAS B. BRUCE, personally known to me (or proved to me

1676

on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



Mary Eggenburg
NOTARY PUBLIC

STATE OF Nevada)
COUNTY OF Lyon) ss.

On this 27th day of May, 1997, before me, the undersigned, a Notary Public in and for said State, personally appeared VIRGINIA A. BRUCE, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



Mary Eggenburg
NOTARY PUBLIC

1o\agmts\brucetv.teb

DOCUMENTARY TRANSFER TAX \$ 0
☐ COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR
☐ COMPUTED ON FULL VALUE LESS LIENS & ENCUMBRANCES REMAINING THEREON AT TIME OF SALE.
[Signature]
 Signature of declarant or agent determining tax - Firm Name
☐ Unincorporated Area ☐ City of _____

1677

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA,
COUNTY OF SAN DIEGO, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT 155 OF CORONADO CAYS FOUR, IN THE CITY OF CORONADO, COUNTY OF SAN
DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 6714, FILED
IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 21,
1970.

EXCEPT THEREFROM ALL OF THE MINERALS AND MINERAL RIGHTS IN SAID LAND,
INCLUDING, WITHOUT LIMITATION, OIL, GAS AND OTHER HYDROCARBON
SUBSTANCES THEREIN LYING AND BELOW A DEPTH OF 500 FEET, MEASURED
VERTICALLY FROM THE SURFACE AS THE SURFACE EXISTS AT THE DATE WITHOUT
RIGHT OF SURFACE ENTRY, AS RESERVED BY THE CITY OF CORONADO, IN DEED
RECORDED MAY 24, 1968 AS FILE NO. 87450 OF OFFICIAL RECORDS.

PARCEL 2:

EASEMENTS AND RIGHTS OF WAY FOR THE PURPOSES OF LOCATING, CONSTRUCTING
AND MAINTAINING, USING AND OPERATING THEREON, DOCKS, WHARFS, SLIPS,
RAMPS, RAFTS, BEACHES, NAVIGATION AIDS, PIERS, FLOATS, LANDINGS, DECKS
(INCLUDING BUT NOT LIMITED TO PLATFORM EXTENDING FROM ADJACENT LANDS),
FOOTINGS, PILINGS AND ANCILLARY STRUCTURES FOR BULKHEADS ON ADJACENT
PROPERTIES AND SIMILAR OR RELATED WHARFAGE FACILITIES, IN, OVER,
ACROSS, UPON AND THROUGH THAT PORTION OF LOT J, DESIGNATED AS LOT 155-
A, IN THE CITY OF CORONADO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA,
ACCORDING TO MAP THEREOF NO. 6714, FILED IN THE OFFICE OF THE COUNTY
RECORDER OF SAN DIEGO COUNTY, AUGUST 21, 1970.

PARCEL 3:

AN EASEMENT AND RIGHT OF WAY FOR THE PURPOSE OF MOORING WATERCRAFT IN,
OVER, ACROSS, UPON AND THROUGH THAT PORTION OF LOT G LYING ADJACENT TO
AND WITHIN 5 FEET OF LOT NO. 155 A OF CORONADO CAYS THREE, IN THE CITY
OF CORONADO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO
MAP THEREOF NO. 6182, FILED IN THE OFFICE OF THE COUNTY RECORDER OF
SAN DIEGO COUNTY ON AUGUST 30, 1968.

EXCEPTING THEREFROM ALL OF THE MINERALS AND MINERAL RIGHTS IN SAID
LAND, INCLUDING, WITHOUT LIMITATION, OIL, GAS AND OTHER HYDROCARBON
SUBSTANCES THEREIN LYING AND BEING BELOW A DEPTH OF 500 FEET, MEASURED
VERTICALLY FROM THE SURFACE AS THE SURFACE EXISTED AT THE DATE OF THE
HEREINAFTER MENTIONED DEED, WITHOUT THE RIGHT OF SURFACE ENTRY, AS
RESERVED BY THE CITY OF CORONADO, IN DEED RECORDED MAY 24, 1968 AS
FILE NO. 87450 OF OFFICIAL RECORDS.

RECORDING REQUESTED BY:-
First American Title Insurance Company
AND WHEN RECORDED MAIL TO:

DOC # 1998-0283600

May 14, 1998 10:59 AM

1121

Bruce Industries
101 Evans Avenue
Dayton, NV 89403

OFFICIAL RECORD
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY J. SMITH, COUNTY RECORDER
FEES: 1050.50
DC: 90

RECORDING REQUESTED BY
First American Title



DER'S USE ONLY.

ESCROW NO. 04047-S

TITLE ORDER NO. 1162503-4

INDIVIDUAL GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$1,017.50

[X] computed on full value of property conveyed, or

[] computed on full value less value of liens or encumbrances remaining at time of sale.

[] Unincorporated area [X] City of Coronado, AND

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

Don Nott, Jr., Trustee of the Nott Trust Agreement dated September 10, 1990

hereby GRANT(s) to: THOMAS BEDFORD BRUCE, AS TRUSTEE OF THOMAS BEDFORD BRUCE 1996 TRUST
UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED APRIL 5, 1996

the real property in the city of Coronado, County of San Diego, State of California, described as:
Lot 157 of Coronado Cays Three, all of which is more particularly described in legal description from
title company to be attached hereto and
made a part hereof.

ALSO KNOWN AS: 12 The Point, Coronado, CA 92118

A.P. # 615-031-49

DATED May 8, 1998

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

On May 8, 1998

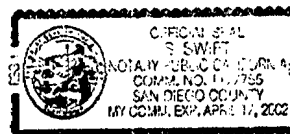
before me, J. Smith

a Notary Public in and for said State, personally appeared

Don Nott, Jr.

Don Nott, Jr., Trustee

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

J. Smith

(This area for official notarial seal)

Maid tax statements to: Bruce Industries, 101 Evans Avenue, Dayton, NV 89403

May-14-98 10:17A First American Titleunit4 619 231 4003

P.06



1122

ORDER NO. 1182503-4

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SAN DIEGO, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT 157 OF CORONADO CAYS THREE, IN THE CITY OF CORONADO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 6182 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON AUGUST 30, 1968.

EXCEPTING THEREFROM ALL OF THE MINERALS AND MINERAL RIGHTS IN SAID LAND, INCLUDING, WITHOUT LIMITATION, OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES THEREIN LYING AND BEING BELOW A DEPTH OF 500 FEET, MEASURED VERTICALLY FROM THE SURFACE AS THE SURFACE EXISTED AT THE DATE OF THE HEREINAFTER MENTIONED DEED, WITHOUT RIGHT OF SURFACE ENTRY, AS RESERVED BY THE CITY OF CORONADO, IN DEED RECORDED MAY 24, 1968, AS RECORDER'S FILE NO. 87450.

PARCEL 2:

EASEMENTS AND RIGHTS OF WAY FOR THE PURPOSES OF LOCATING, CONSTRUCTING AND MAINTAINING, USING AND OPERATING THEREON, DOCKS, WHARFS, SLIPS, RAMPS, RAFTS, BEACHES, NAVIGATIONAL AIDS, PIERS, FLOATS, LANDINGS, DECKS (INCLUDING BUT NOT LIMITED TO PLATFORMS EXTENDING FROM ADJACENT LANDS), FOOTINGS, PILINGS AND ANCILLARY STRUCTURES FOR BULKHEADS ON ADJACENT PROPERTIES AND SIMILAR OR RELATED WHARFAGE FACILITIES IN, OVER, ACROSS, UPON AND THROUGH LOT 157A OF CORONADO CAYS THREE, IN THE CITY OF CORONADO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 6182, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 30, 1968.

EXCEPTING THEREFROM ALL OF THE MINERALS AND MINERAL RIGHTS IN SAID LAND, INCLUDING, WITHOUT LIMITATION, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES THEREIN LYING AND BEING BELOW A DEPTH OF 500 FEET, MEASURED VERTICALLY FROM THE SURFACE AS THE SURFACE EXISTED AT THE DATE OF THE HEREINAFTER MENTIONED DEED, WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED BY THE CITY OF CORONADO, IN DEED RECORDED MAY 24, 1968, AS RECORDER'S FILE NO. 87450.

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May-14-98 10:18A First American Title UNIT# 019 431 4003

P.03



1123

ORDER NO. 1182593-4

PARCEL 3:

EASEMENTS AND RIGHTS OF WAY FOR THE PURPOSE OF MOORING WATERCRAFT IN, OVER, ACROSS, UPON AND THROUGH THOSE PORTIONS OF LOT G ADJACENT TO AND WITHIN SEVEN FEET OF LOT 157A OF CORONADO CAYS THREE, IN THE CITY OF CORONADO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 6182, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 30, 1968.

EXCEPTING THEREFROM ALL OF THE MINERALS AND MINERAL RIGHTS IN SAID LAND, INCLUDING, WITHOUT LIMITATION, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES THEREIN LYING AND BEING BELOW A DEPTH OF 500 FEET, MEASURED VERTICALLY FROM THE SURFACE AS THE SURFACE EXISTED AT THE DATE OF THE HEREINAFTER MENTIONED DEED, WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED BY THE CITY OF CORONADO, IN DEED RECORDED MAY 24, 1968 AS FILE NO. 87450 OF OFFICIAL RECORDS.

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DOC # 1999-0345038

RECORDING REQUESTED BY

When Recorded, Mail To: 7338
 Scarpello & Alling, Ltd.
 600 East William, Ste. 300
 Carson City, NV 89701

May 20, 1999 3:14 PM

Mail Tax Statement To:
 Seaview Holdings, LLC
 Post Office Box 1700
 Dayton, NV 89403

615-081-49

OFFICIAL RECORDS
 SAN DIEGO COUNTY RECORDER'S OFFICE
 GREGORY J. SMITH, COUNTY RECORDER

FEES: 16.00
 OC: 00



1999-0345038

DOCUMENTARY TRANSFER TAX \$ 0.00 QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, THOMAS BEDFORD BRUCE, as Trustee of THOMAS BEDFORD BRUCE 1996 TRUST UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED APRIL 5, 1996, grantor, does hereby QUITCLAIM to SEAVIEW HOLDINGS, LLC, a Nevada limited liability company, Post Office Box 1700, Dayton, Lyon County, Nevada, grantee, the real property situate in San Diego County, State of California, more particularly described as follows, to-wit:

See Exhibit "1" attached hereto and hereby incorporated herein by reference.

TOGETHER WITH all tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversion, remainders, rents, issues and profits thereof.

The grantor and the grantee in this conveyance are comprised of the same parties who continue to hold the same proportionate interests in the property. Revenue and Taxation Code § 11923(d).

DATED this 15 day of MAY, 1999.

THOMAS BEDFORD BRUCE, as Trustee of
 THOMAS BEDFORD BRUCE 1996 TRUST

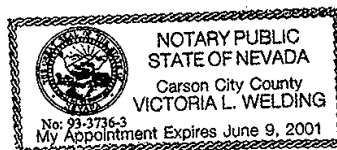
By 
 THOMAS BEDFORD BRUCE, Trustee

7339

STATE OF Nevada)
Carson City) : ss.

The attached instrument was acknowledged before me on
MARCH 1, 1999, by THOMAS BEDFORD BRUCE.

Victoria L. Welding
NOTARY PUBLIC





FORM NO. 1341.87

(6-87)

7340

ORDER NO. 1182503-4

ALTA PLAIN LANGUAGE POLICY

EXHIBIT "1"

PARCEL 1:

LOT 157 OF CORONADO CAYS THREE, IN THE CITY OF CORONADO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 6182 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON AUGUST 30, 1968.

EXCEPTING THEREFROM ALL OF THE MINERALS AND MINERAL RIGHTS IN SAID LAND, INCLUDING, WITHOUT LIMITATION, OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES THEREIN LYING AND BEING BELOW A DEPTH OF 500 FEET, MEASURED VERTICALLY FROM THE SURFACE AS THE SURFACE EXISTED AT THE DATE OF THE HEREINAFTER MENTIONED DEED, WITHOUT RIGHT OF SURFACE ENTRY, AS RESERVED BY THE CITY OF CORONADO, IN DEED RECORDED MAY 24, 1968, RECORDER'S FILE NO. 87450.

PARCEL 2:

EASEMENTS AND RIGHTS OF WAY FOR THE PURPOSES OF LOCATING, CONSTRUCTING AND MAINTAINING, USING AND OPERATING THEREON, DOCKS, WHARFS, SLIPS, RAMPS, RAFTS, BEACHES, NAVIGATIONAL AIDS, PIERS, FLOATS, LANDINGS, DECKS (INCLUDING BUT NOT LIMITED TO PLATFORMS EXTENDING FROM ADJACENT LANDS), FOOTINGS, PILINGS AND ANCILLARY STRUCTURES FOR BULKHEADS ON ADJACENT PROPERTIES AND SIMILAR OR RELATED WHARFAGE FACILITIES IN, OVER, ACROSS, UPON AND THROUGH LOT 157A OF CORONADO CAYS THREE, IN THE CITY OF CORONADO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 6182, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 30, 1968.

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PAGE 5

FORM NO. 1341.87
(6-87)

7341

ORDER NO. 1182503-4

ALTA PLAIN LANGUAGE POLICY

PARCEL 3:

EASEMENTS AND RIGHTS OF WAY FOR THE PURPOSE OF MOORING WATERCRAFT IN, OVER, ACROSS, UPON AND THROUGH THOSE PORTIONS OF LOT G ADJACENT TO AND WITHIN SEVEN FEET OF LOT 157A OF CORONADO CAYS THREE, IN THE CITY OF CORONADO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 6182, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 30, 1968.

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PAGE 6

DOC # 2003-0974368

AUG 12, 2003 4:59 PM

Recording requested by
RECORDIN *First American Title*
AND WHEN RECORDED MAIL TO:
AND MAIL TAX STATEMENT TO:

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY J. SMITH, COUNTY RECORDER
FEES: 39.00
DC: AFNF

49802

Seaview Holdings, LLC
c/o Scarpello, Huss & Oshinski
600 East William St. #300
Carson City, NV 89701



2003-0974368

TITLE ORDER NO. 1069260.8 ESCROW NO. _____
APN NO. 615-081-49

615-081-48 (portion)

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX is \$0.00 Lot Line Adj. & Consolidation 3-03
CITY TAX \$ _____ computed on full value of property conveyed, or computed on full
value less value of liens or encumbrances remaining at time of sale,
Unincorporated area: City of Coronado, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
SEAVIEW HOLDINGS, LLC, a Nevada limited liability company.

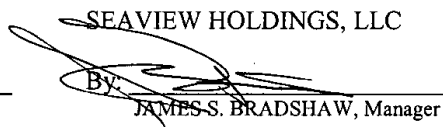
hereby GRANT(S) to
SEAVIEW HOLDINGS, LLC, a Nevada limited liability company.

the following described real property in the County of San Diego State of California:

See Exhibits "A" and "B" attached hereto and made a part hereof.

SEAVIEW HOLDINGS, LLC

Dated 18 July 2003

By: 
JAMES S. BRADSHAW, Manager

49803

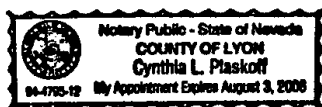
STATE OF NEVADA

COUNTY OF Carson City } SS.

On July 22, 2003 before me, Cynthia Plaskoff personally
appeared James Bradshaw 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



49804

EXHIBIT "A"

PARCEL A:

LOT 157 AND THE WESTERLY 3.50 FEET OF LOT 156 OF CORONADO CAYS THREE, IN THE CITY OF CORONADO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 6182 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON AUGUST 30, 1968.

EXCEPTING THEREFROM ALL OF THE MINERALS AND MINERAL RIGHTS IN SAID LAND, INCLUDING WITHOUT LIMITATION, OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES THEREIN LYING AND BEING BELOW A DEPTH OF 500 FEET, MEASURED VERTICALLY FROM THE SURFACE AS THE SURFACE EXISTED AT THE DATE OF THE HEREINAFTER MENTIONED DEED, WITHOUT RIGHT OF SURFACE ENTRY, AS RESERVED BY THE CITY OF CORONADO, IN DEED RECORDED MAY 24, 1968, AS FILE/PAGE NO. 87450 OF OFFICIAL RECORDS.

PARCEL A-1:

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EXCEPTING THEREFROM ALL OF THE MINERALS AND MINERAL RIGHTS IN SAID LAND, INCLUDING WITHOUT LIMITATION, OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES THEREIN LYING AND BEING BELOW A DEPTH OF 500 FEET, MEASURED VERTICALLY FROM THE SURFACE AS THE SURFACE EXISTED AT THE DATE OF THE HEREINAFTER MENTIONED DEED, WITHOUT RIGHT OF SURFACE ENTRY, AS RESERVED BY THE CITY OF CORONADO, IN DEED RECORDED MAY 24, 1968, AS FILE/PAGE NO. 87450 OF OFFICIAL RECORDS.

PARCEL A-2:

EASEMENTS AND RIGHTS OF WAY FOR THE PURPOSE OF MOORING WATERCRAFT IN, OVER, ACROSS, UPON AND THROUGH THOSE PORTIONS OF LOT G ADJACENT TO AND WITHIN SEVEN FEET OF LOT 157-A AND THE WESTERLY 3.50 FEET OF LOT 156-A OF CORONADO CAYS THREE, IN THE CITY OF CORONADO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 6182, FILED IN

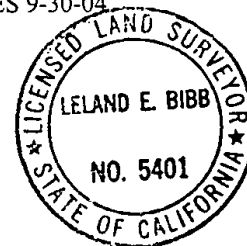
49805

THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 30,
1968.

EXCEPTING THEREFROM ALL OF THE MINERALS AND MINERAL RIGHTS IN SAID
LAND, INCLUDING WITHOUT LIMITATION, OIL, GAS, AND OTHER HYDROCARBON
SUBSTANCES THEREIN LYING AND BEING BELOW A DEPTH OF 500 FEET,
MEASURED VERTICALLY FROM THE SURFACE AS THE SURFACE EXISTED AT THE
DATE OF THE HEREINAFTER MENTIONED DEED, WITHOUT RIGHT OF SURFACE
ENTRY, AS RESERVED BY THE CITY OF CORONADO, IN DEED RECORDED MAY 24,
1968, AS FILE/PAGE NO. 87450 OF OFFICIAL RECORDS.

Leland E. Bibb 6-06-03

LELAND E. BIBB L.S. 5401
MY LICENSE EXPIRES 9-30-04



"THIS DEED BEING PART OF AND FILED PURSUANT TO CITY OF CORONADO LOT LINE
ADJUSTMENT AND CONSOLIDATION PLAT NO. 3-03 WHICH IS ATTACHED HERETO AS
EXHIBIT "B" AND MADE A PART HEREOF".

EXHIBIT 'B'
CITY OF CORONADO **49806**
LOT LINE ADJUSTMENT AND CONSOLIDATION PLAT NO. 3-03

- 1 OLD PROPERTY LINE
TO BE REMOVED
- 2 NEW PROPERTY LINE
- ALL BUILDINGS
TO REMAIN

SITE ADDRESS:
 PAR. A
 # 12 THE POINT
 PAR. B
 # 8 THE POINT



SCALE: 1"=40'

APN: 615-081-47
 615-081-48
 615-081-49

LEGAL DESCRIPTION:
 LOTS 155, 155-A, 156, 156-A, 157, & 157-A
 OF CORONADO CAYS THREE, MAP 6182

ZONE: CORONADO CAYS SPECIFIC PLAN,
 CUSTOM HOMES

AREAS:

PAR. A = 4606 SF, PAR. A-1 = 1959 SF
 PAR. B = 8226 SF PAR B-1 = 3445 SF

OWNER(PAR.A & B) SEAVIEW HOLDINGS, LLC
 PHONE NO. (775) 882-0810

ADDRESS C/O SCARPELLO, HUSS & OSHINSKI, LTD.
600 E. WILLIAM ST., #300
 CITY CARSON CITY, NV 89701

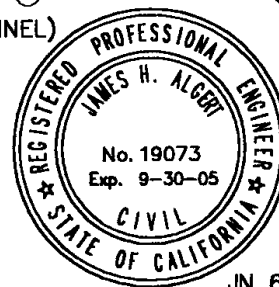
THIS PLAT WAS PREPARED WITH MY KNOWLEDGE AND CONSENT

CITY OF CORONADO
 THE PARCELS RESULTING FROM THE LOT LINE ADJUSTMENT
 CONFORM TO LOCAL ZONING AND BUILDING ORDINANCES.

Tony A. Pena
 TONY A. PENA, DIRECTOR OF
 COMMUNITY DEVELOPMENT

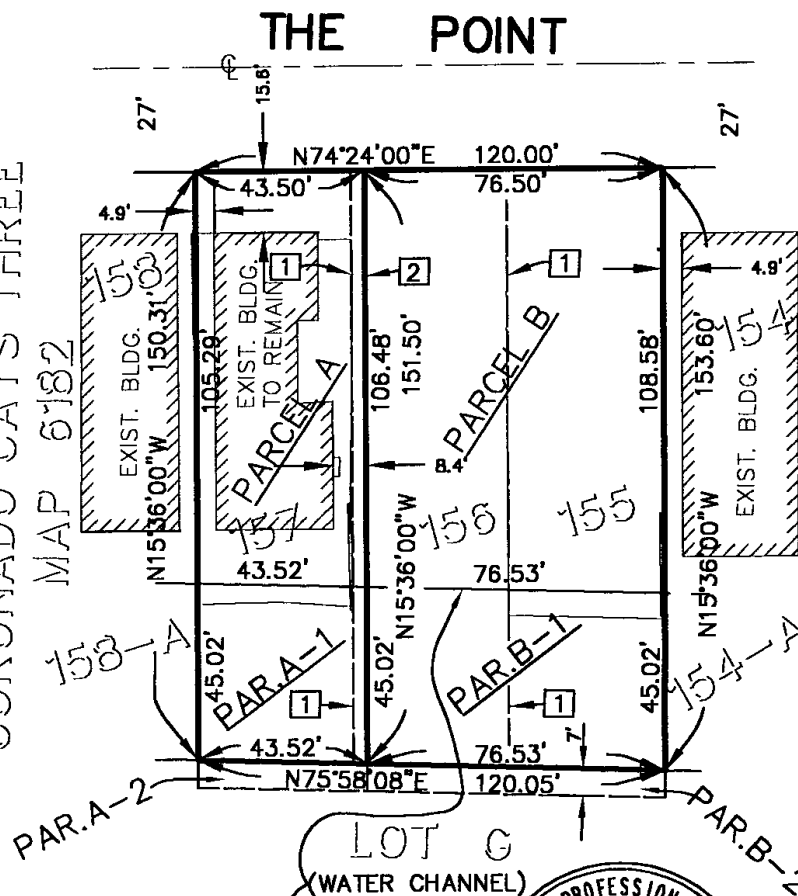
8/4/03
 DATE

JAMES H. ALBERT SIGNATURE
 MAP PREPARED BY ALBERT ENGINEERING, INC.
 ADDRESS 428 BROADWAY, CHULA VISTA, CA 91910
 PHONE NO. (619) 420-7090
James H. Albert 7-18-2003
 JAMES H. ALBERT RCE 19073



JN 6300

CORONADO CAYS THREE
 MAP 6182



RECORDING REQUESTED BY
FIRST AMERICAN TITLE CO.
AND WHEN RECORDED MAIL TO

DOC # 2003-0974369

AUG 12, 2003 4:59 PM

ROSS FAMILY ENTERPRISES

49807

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY J. SMITH, COUNTY RECORDER

FEES: 1113.00

DC: 00

Escrow No. 25348-KTH
Order No. DIV1069260



2003-0974369

SPACE ABOVE THIS LINE FOR RECORDER'S USE

1069260-8

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS

☐ 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,

SEAVIEW HOLDINGS, LLC, A NEVADA LIMITED LIABILITY COMPANY

hereby GRANT(S) to

ROSS FAMILY ENTERPRISES, A CALIFORNIA CORPORATION

the following described real property in the City of Coronado
County of San Diego, State of California:

SEE ATTACHED LEGAL DESCRIPTION AND BY THIS REFERENCE
IS MADE A PART HEREOF

Dated JULY 28, 2003

STATE OF NEVADA
COUNTY OF CARSON CITY) SS.

On JULY 28, 2003 before me,

K. HOWELL

a Notary Public in and for said County and State, personally appeared
JAMES S. BRADSHAW

SEAVIEW HOLDINGS, LLC, A
NEVADA LIMITED LIABILITY
COMPANY

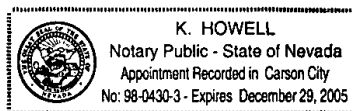
By:
James S. Bradshaw,
Authorized Signature

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

Date My Commission Expires 12-29-05



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

GD2 -05/30/97bk

PARCEL A:**49808**

LOT 157 AND THE WESTERLY 3.50 FEET OF LOT 156 OF CORONADO CAYS THREE, IN THE CITY OF CORONADO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 6182 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON AUGUST 30, 1968.

EXCEPTING THEREFROM ALL OF THE MINERALS AND MINERAL RIGHTS IN SAID LAND, INCLUDING WITHOUT LIMITATION, OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES THEREIN LYING AND BEING BELOW A DEPTH OF 500 FEET, MEASURED VERTICALLY FROM THE SURFACE AS THE SURFACE EXISTED AT THE DATE OF THE HEREINAFTER MENTIONED DEED, WITHOUT RIGHT OF SURFACE ENTRY, AS RESERVED BY THE CITY OF CORONADO, IN DEED RECORDED MAY 24, 1968, AS FILE/PAGE NO. 87450 OF OFFICIAL RECORDS.

PARCEL A-1:

EASEMENTS AND RIGHTS OF WAY FOR THE PURPOSES OF LOCATING, CONSTRUCTING AND MAINTAINING, USING AND OPERATING THEREON, DOCKS, WHARFS, SLIPS, RAMPS, RAFTS, BEACHES, NAVIGATIONAL AIDS, PIERS, FLOATS, LANDINGS, DECKS (INCLUDING BUT NOT LIMITED TO PLATFORMS EXTENDING FROM ADJACENT LANDS), FOOTINGS, PILINGS AND ANCILLARY STRUCTURES FOR BULKHEADS ON ADJACENT PROPERTIES AND SIMILAR OR RELATED WHARFAGE FACILITIES IN, OVER, ACROSS, UPON AND THROUGH LOT 157-A AND THE WESTERLY 3.50 FEET OF LOT 156-A OF CORONADO CAYS THREE, IN THE CITY OF CORONADO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 6182, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 30, 1968.

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PARCEL A-2:

EASEMENTS AND RIGHTS OF WAY FOR THE PURPOSE OF MOORING WATERCRAFT IN, OVER, ACROSS, UPON AND THROUGH THOSE PORTIONS OF LOT G ADJACENT TO AND WITHIN SEVEN FEET OF LOT 157-A AND THE WESTERLY 3.50 FEET OF LOT 156-A OF CORONADO CAYS THREE, IN THE CITY OF CORONADO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 6182, FILED IN

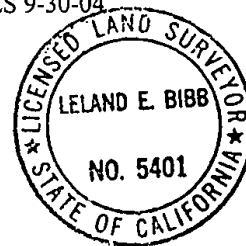
49809

THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 30, 1968.

EXCEPTING THEREFROM ALL OF THE MINERALS AND MINERAL RIGHTS IN SAID LAND, INCLUDING WITHOUT LIMITATION, OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES THEREIN LYING AND BEING BELOW A DEPTH OF 500 FEET, MEASURED VERTICALLY FROM THE SURFACE AS THE SURFACE EXISTED AT THE DATE OF THE HEREINAFTER MENTIONED DEED, WITHOUT RIGHT OF SURFACE ENTRY, AS RESERVED BY THE CITY OF CORONADO, IN DEED RECORDED MAY 24, 1968, AS FILE/PAGE NO. 87450 OF OFFICIAL RECORDS.

Leland E. Bibb 6-06-03

LELAND E. BIBB L.S. 5401
MY LICENSE EXPIRES 9-30-04



DOC # 2010-0611764

APN 615-081-79-00

✓ AFTER RECORDING RETURN TO:

DAVID J. MORANDI, ESQ.
SCARPELLO & HUSS, LTD
600 E WILLIAM ST STE 300
CARSON CITY NV 89701

✓ MAIL TAX STATEMENTS TO:

Jim Bradshaw
P. O. BOX 1700
Dayton NV 89403

16
3P

NOV 09, 2010 3:59 PM

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
DAVID L. BUTLER, COUNTY RECORDER

FEES: 21.00
OC: OC

15421

PAGES: 3



SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, SEAVIEW HOLDINGS, LLC, a Nevada limited liability company, does hereby QUITCLAIM to the THOMAS BEDFORD BRUCE - 1996 TRUST, Thomas Bedford Bruce, Trustee, as to an 85% interest and the EVAN BRUCE - 1996 TRUST, Evan Bruce, Trustee, as to a 15% interest, the real property situate in the City of Coronado, County of San Diego, State of California, Nevada, more particularly described as:

See Exhibit "A" attached hereto and made part hereof.

Commonly known as No. 12 The Point, City of
Coronado, County of San Diego, State of
California

APN: 615-081-79-00

TOGETHER WITH all tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversion,

///

Documentary Transfer Tax \$ 0.00
Liquidation of LLC to members (owners)
No consideration

1

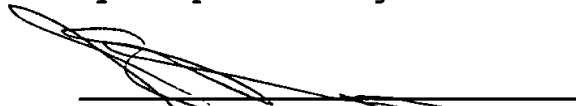
15422

remainders, rents, issues and profits thereof.

DATED this 12 day of October, 2010.

SEAVIEW HOLDINGS, LLC
a Nevada limited liability company

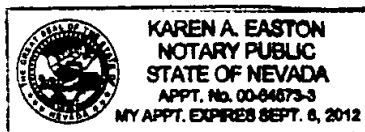
By: Corporate Management Services


James S. Bradshaw, Manager

STATE OF NEVADA)
 :
CARSON CITY)

ON THIS 12th day of October, 2010, before me, a Notary Public in and for said County and State, personally appeared **JAMES S. BRADSHAW**, personally known to me (or proved on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person, or the entity upon behalf of which the person) acted, executed the instrument.

WITNESS my hand and official seal.




NOTARY PUBLIC

15423

Exhibit "A"

LEGAL DESCRIPTION

APN: 615-081-79-00

Real property in the City of Coronado, County of San Diego, State of California, described as follows:

PARCEL 1:

LOT 157 OF CORONADO CAYS THREE, IN THE CITY OF CORONADO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 6182 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON AUGUST 30, 1968.

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PARCEL 2:

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PARCEL 3:

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