

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Name: D. Augustine  
Address: 111 Elm St.  
City & State: San Diego 92101

FILE/PAGE NO. 78-353941  
BOOK 1978  
RECORDED REQUEST OF  
TITLE INSURANCE & TRUST CO.  
AUG 21 8:00 AM '78  
OFFICIAL RECORDS  
SAN DIEGO COUNTY, CALIF.  
HARLEY E. BLOOM, RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENT TO:

Name: Same as above  
Address: Same as above  
City & State: Same as above

DOCUMENT TRANSFER TAX \$ 159.50  
 COMPUTED ON FULL VALUE OF PROPERTY CONVEYED.  
 OR COMPUTED ON NET VALUE LESS LIENS AND ENCUMBRANCES  
REMAINING AT TIME OF SALE.  
TOWER ESCROW CO.  
Signature of Declarant or Agent administering Trust Firm Name

TRANSFER TAX PAID  
HARLEY F. BLOOM, RECORDER

1000925-1410

# Grant Deed AND POWER OF ATTORNEY

City of Coronado  
2000-537-690-04

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
CORONADO DEVELOPMENT CO., a California corporation,  
(hereinafter referred to as "Grantor"), hereby grants and assigns to:

FESTIVAL FINANCIAL N.V., a Netherlands Antilles Corporation

(hereinafter referred to as "Grantee") a CONDOMINIUM ESTATE, in and to that certain real property situated  
in the City of Coronado, County of San Diego, State of California, described as follows:

PARCEL I: A fee simple interest in that portion of Lot 4 of Coronado Shores Map No. 6641, in the City of Coronado, County  
of San Diego, State of California, as per Map recorded on May 1, 1970 as File/Page No. 75985 in the Office of the County Re-  
corder of said County, shown and defined as Unit 1410 on that certain Condominium Plan recorded on January 6,  
1978 as File/Page No. 78-007400 of Official Records of said county.

PARCEL II: An undivided 1.1/207.6 interest in Lot 4 of Map No. 6641 as per Map recorded on May 1, 1970 as File/Page No.  
75985 in the Office of the County Recorder of said County, excepting therefrom the 149 Units as shown on the Condominium Plan  
recorded on January 6, 1978 as File/Page No. 78-007400 of Official Records of said County.

PARCEL III: An exclusive appurtenant easement for residential use and purposes in and to the balcony directly adjacent to the  
above described unit which shall be deemed to be a part of the "Restricted Common Areas and Facilities," shown as B 1410  
on the Condominium Plan recorded on January 6, 1978 as File/Page No. 78-007400 of Official Records of said County.

PARCEL IV: The right to use and occupy, at all times, the automobile parking space located within the building in which the  
above described unit is located, described and designated on the Condominium Plan as parking space No. 107, which  
shall be deemed to be a part of the "Restricted Common Areas and Facilities."

EXCEPTING, RESERVING AND GRANTING TO CORONADO DEVELOPMENT CO., the right to locate the rights of way  
and easements as provided for in the Amended and Restated Declaration of Covenants, Conditions and Restrictions and Grant  
and Reservation of Easements dated June 10, 1971, recorded June 11, 1971 as File No. 123403, Official Records in the  
Office of the County Recorder of San Diego County, the right unto its self and the right to allow and grant to others, including the  
public, the right to locate, relocate, extend, add to, construct, improve, maintain, use and cross-over and upon said easements  
and rights of way; and further EXCEPTING, RESERVING AND GRANTING TO CORONADO DEVELOPMENT CO.  
the right to quitclaim, convey, or dedicate said easements and rights of way for public or private purposes. These easements, ease-  
ments of ingress and egress and rights of way are intended for and may be used in connection with any land now owned or which  
may be hereafter acquired by Grantor and which may, but need not, join and become a part of a common means of ingress and  
egress and rights of way serving a portion of all of such property so owned or acquired by Grantor and any successor or assignee  
of Grantor in such property; and shall include, but not be limited to, the right to construct pedestrian overpasses, tunnels and ways.

EXCEPTING AND RESERVING to the Grantor, their successors and assigns all gas, oil and other hydrocarbon substances and all  
other minerals in and from said property, provided however, no right is reserved to the Grantor, their successors and assigns to  
enter on or from the surface of said property; the right to enter the subsurface of said property, which is also reserved, shall be at  
any point below a depth of 500 feet from the surface thereof (measured vertically from the surface thereof) in order to take from  
said property and reduce to their possession any oil, gas and other hydrocarbon substances and all other minerals.

Grantor further reserves to itself, its successors and assigns such slope rights, drainage rights and drainage rights of way as may be  
necessary or required in connection with the improvements of the subject property or any part thereof, or the improvement of  
adjoining or surrounding properties, together with the right of entry on any portion of the subject property for the installation  
and/or maintenance of such rights.

SUBJECT TO:

1. General and special county and city taxes for the fiscal year 19 78 to 19 79
2. Covenants, conditions, restrictions, easements, rights and rights of way of record.

(continued)

No 353941

2

GRANTEE, BY THE EXECUTION OF THIS GRANT DEED, EXPRESSLY

(1) Accepts, covenants and agrees to be bound by all of the provisions of and specifically agrees to assume performance of all obligations under the documents entitled:

(a) Amended and Restated Declaration of Covenants, Conditions and Restrictions and Grant and Reservation of Easements dated June 10, 1971, recorded June 11, 1971 as File No. 123403, Official Records, in the Office of the County Recorder of San Diego County.

(b) Amended and Restated Supplemental Declaration of Covenants, Conditions and Restrictions as to said Lot 4 Coronado Shores Map No. 6641 dated April 25, 1978, recorded April 26, 1978 as File/Page No. 78-167390 in the Office of the County Recorder of said County.

All of the provisions of each of said documents described in (a) and (b) above are hereby made a part of this Deed and are hereby incorporated herein and made a part hereof by reference with the same force and effect as though fully set forth herein.

Article 13, paragraph 13.1 of the Amended and Restated Supplemental Declaration of Covenants, Conditions and Restrictions as to Lot 4 Coronado Shores Map No. 6641 dated April 25, 1978, recorded April 26, 1978 as File No. 78-167390 in the Office of the County Recorder of San Diego County, is hereby made a part of this Deed and is hereby incorporated herein with the same force and effect as though fully set forth herein.

(2) Constitutes and irrevocably appoints the Grantor herein as Attorney-in-Fact and Agent of Grantee for the purposes described in Article 13, Paragraph 13.1 of the said Amended and Restated Supplemental Declaration, the provisions of which are hereby incorporated herein with the same force and effect as though fully set forth herein;

(3) Accepts, covenants and agrees to be bound by all matters set forth on the Tract Map and Condominium Plan herein above referred to:

The singular shall include the plural wherever the context of this document so requires.

IN WITNESS WHEREOF, Grantor, CORONADO DEVELOPMENT CO., a California corporation, has executed this instrument on the 14th day of August, 1978; and Grantee himself, his successors and/or assigns, hereby signifies his assumption and acceptance of the obligations of this instrument by execution hereof on the 9th day of August, 1978.

STATE OF CALIFORNIA } ss.  
COUNTY OF LOS ANGELES

On August 9, 1978 before me, the undersigned, a Notary Public in and for said State, personally appeared DON AUGUSTINE known to me to be the Vice President, and MANAGING DIRECTOR and SHARON ROSE known to me to be a MANAGING DIRECTOR Secretary of the corporation that executed the within Instrument, known to me to be the persons who executed the within Instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Signature Christa Brown  
CHRISTA BROWN  
Name (Typed or Printed)

GRANTOR:  
CORONADO DEVELOPMENT CO.  
By Russell Kubovec Vice President  
By Richard S. Samia Secretary  
GRANTEE: FESTIVAL FINANCIAL N.V.  
By DON AUGUSTINE MANAGING DIRECTOR  
By Sharon Rose MANAGING DIRECTOR



(THIS AREA FOR OFFICIAL NOTARIAL SEAL)

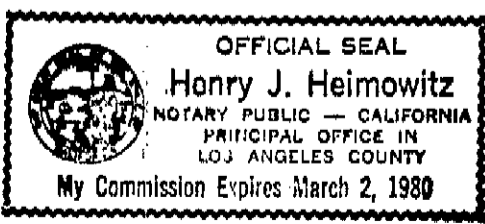
Title Order No. \_\_\_\_\_ Escrow or Loan No. \_\_\_\_\_

TO 448 C  
(Corporation)

STATE OF CALIFORNIA } ss.  
COUNTY OF Los Angeles

On August 14, 1978 before me, the undersigned, a Notary Public in and for said State, personally appeared Russell Kubovec known to me to be the Vice President, and Richard S. Samia known to me to be the Secretary of the corporation that executed the within Instrument, known to me to be the persons who executed the within Instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.  
Signature [Signature]  
Name (Typed or Printed)



(This area for official notarial seal)



GRANT DEED

No 353941

2