

RECORDING REQUESTED BY  
CHICAGO TITLE COMPANY  
AND WHEN RECORDED MAIL TO

DOC # 2005-0166379



INTERGULF DEVELOPMENT  
(BROADWAY) LLC  
401 WEST A STREET, SUITE #120  
SAN DIEGO, CA 92101

19247

*Handwritten notes:*  
To  
of  
NP  
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1000

MAR 01, 2005 12:15 PM  
OFFICIAL RECORDS  
SAN DIEGO COUNTY RECORDER'S OFFICE  
GREGORY J. SMITH, COUNTY RECORDER  
FEES: 11.00  
OC: OC  
PAGES: 2 TAX: N.D.



Escrow No. 43031068 - U47  
Order No. 43031068 - U16

Assessor's Parcel No:  
534-224-05; 06

### GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)  
DOCUMENTARY TRANSFER TAX IS \$NON-DISCLOSURE  
 unincorporated area  City of SAN DIEGO  
 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,  
GERALD J. LAFRAMBOISE AND JOSEPHINE P. LAFRAMBOISE, TRUSTEES OF THE 1990 LAFRAMBOISE  
REVOCABLE FAMILY TRUST DATED APRIL 24, 1996

hereby GRANT(S) to  
INTERGULF DEVELOPMENT (BROADWAY) LLC, A DELAWARE LIMITED LIABILITY COMPANY

The County Tax Assessor confirmed the   
Transfer Tax as \$4,070, therefore the   
purchase price was \$3,700,000.

the following described real property in the City of SAN DIEGO  
County of SAN DIEGO, State of California:

LOTS 3, 4 AND 5 IN BLOCK 18 OF GARDENER'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY  
OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 68, FILED IN THE  
OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 2, 1870.

APN: 534-224-05 AND 06  
Dated February 23, 2005

STATE OF California  
COUNTY OF San Diego  
On February 26, 2005  
Mary C Hoffman  
a Notary Public in and for said County and State, personally appeared  
GERALD J. LAFRAMBOISE AND JOSEPHINE P.  
LAFRAMBOISE

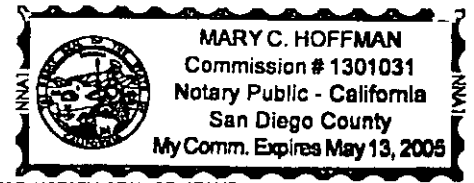
*Gerald J. Laframboise - Trustee*  
GERALD J. LAFRAMBOISE, CO-TRUSTEE  
OF THE THE 1990 LAFRAMBOISE  
REVOCABLE FAMILY TRUST DATED  
APRIL 24, 1996

*Josephine P. Laframboise Trustee*  
JOSEPHINE P. LAFRAMBOISE, CO-TRUSTEE  
OF THE THE 1990 LAFRAMBOISE  
REVOCABLE FAMILY TRUST DATED  
APRIL 24, 1996

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.  
*Mary C Hoffman*  
Signature of Notary

May 13, 2005  
Date My Commission Expires



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

Name Street Address City, State & Zip

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

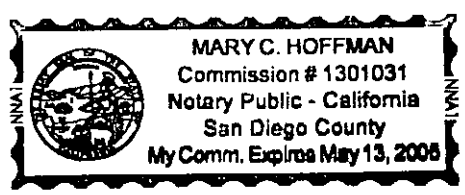
State of California

County of San Diego

On February 26, 2005, before me Mary C Hoffman, Notary Public

personally appeared Gerald J Laframboise and Josephine P Laframboise

personally know to me  
 provided to me on the basis of satisfactory evidence



to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledge 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.  
Mary C Hoffman  
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to person relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document  
Title or Type of Document: Grant Deed

Document Date: February 23, 2005 Number of Pages 1

Signer(s) Other Than Named Above: \_\_\_\_\_

Capacity(ies) Claimed by Signer

- Signer's Name: \_\_\_\_\_
- Individual
- Corporate Officer - Title(s): \_\_\_\_\_
- Partner -  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_