

RECORDING REQUESTED BY

DOC # 2006-0356364



MAY 19, 2006 2:37 PM

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

FEES: 11.00

OC: OC

PAGES: 2

WHEN RECORDED RETURN TO

Bridge Service Corp. #101-3109
800-225-2736
277 Broadway, Ste. 1710
New York, NY 10007

*Rep
2P
1 Can*

13220



2006-0356364

APN 443-511-39-00

THE AREA ABOVE IS RESERVED FOR RECORDER'S USE

Quitclaim Deed

Todd Leonard Lesser and James Gottlieb

to

2405 Juan Street LLC
c/o Duban Accountancy
4250 Wilshire Blvd.
Los Angeles, CA 90010

San Diego County, CAL

13221

RECORDING REQUESTED BY:

Lisa Bolton

Meister, Seelig & Fein LLP

140 East 45th Street, 19th Floor, New York, NY 10017

MAIL TAX STATEMENTS TO:

c/o Duban Accountancy 4250 Wilshire Blvd, Los Angeles, CA 90010

WHEN RECORDED MAIL TO:

Lisa Bolton

140 East 45th Street, 19th Floor, New York, NY 10017

Order No.:

Escrow No.:

APN:

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEEDDOCUMENTARY TRANSFER TAX \$ 0

For valuable consideration, receipt of which is hereby acknowledged,

Todd Leonard Lesser, an unmarried man and James Gottlieb, an unmarried man

hereby REMISE(S), RELEASE(S) AND QUITCLAIM(S) to

2405 JUAN STREET LLC

the real property situated in the County of San Diego, State of California, more particularly described as follows:

The southeasterly 25 feet of the Northeasterly 100 feet of Lot 3 in Block 491 of Old San Diego, in the City of San Diego, County of San Diego, State of California, according to Map made by James Pascoe in 1870 and filed December 12, 1921, as Miscellaneous Map No. 40; and the Northeasterly 100 feet of the Northwest Half of Artista Street adjacent thereto closed to public use and together constituting a rectangular tract 50 by 100 feet in dimension.

Dated: 4/18/06Todd Lesser

Todd Leonard Lesser

James Gottlieb

James Gottlieb

STATE OF CALIFORNIA

COUNTY OF San Diego

) SS.

On 4/18/06 before me, Jo Ann Rivera, personallyappeared Todd Lesser & James Gottlieb

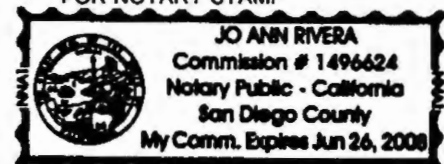
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the 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 [Signature]

"The Grantors and the Grantees in this conveyance are comprised of the same parties who continue to hold the same proportionate interests in the property, R&T 11923(d)."

FOR NOTARY STAMP



MAIL TAX STATEMENTS AS DIRECTED ABOVE