



EXHIBIT "B"  
TRACT N<sup>o</sup> 6935  
IN THE COUNTY OF ORANGE  
"EASEMENT PLAN"

SHEET 1 OF 2

BOOK 9153 PAGE 297

EASEMENTS SHOWN THUSLY 

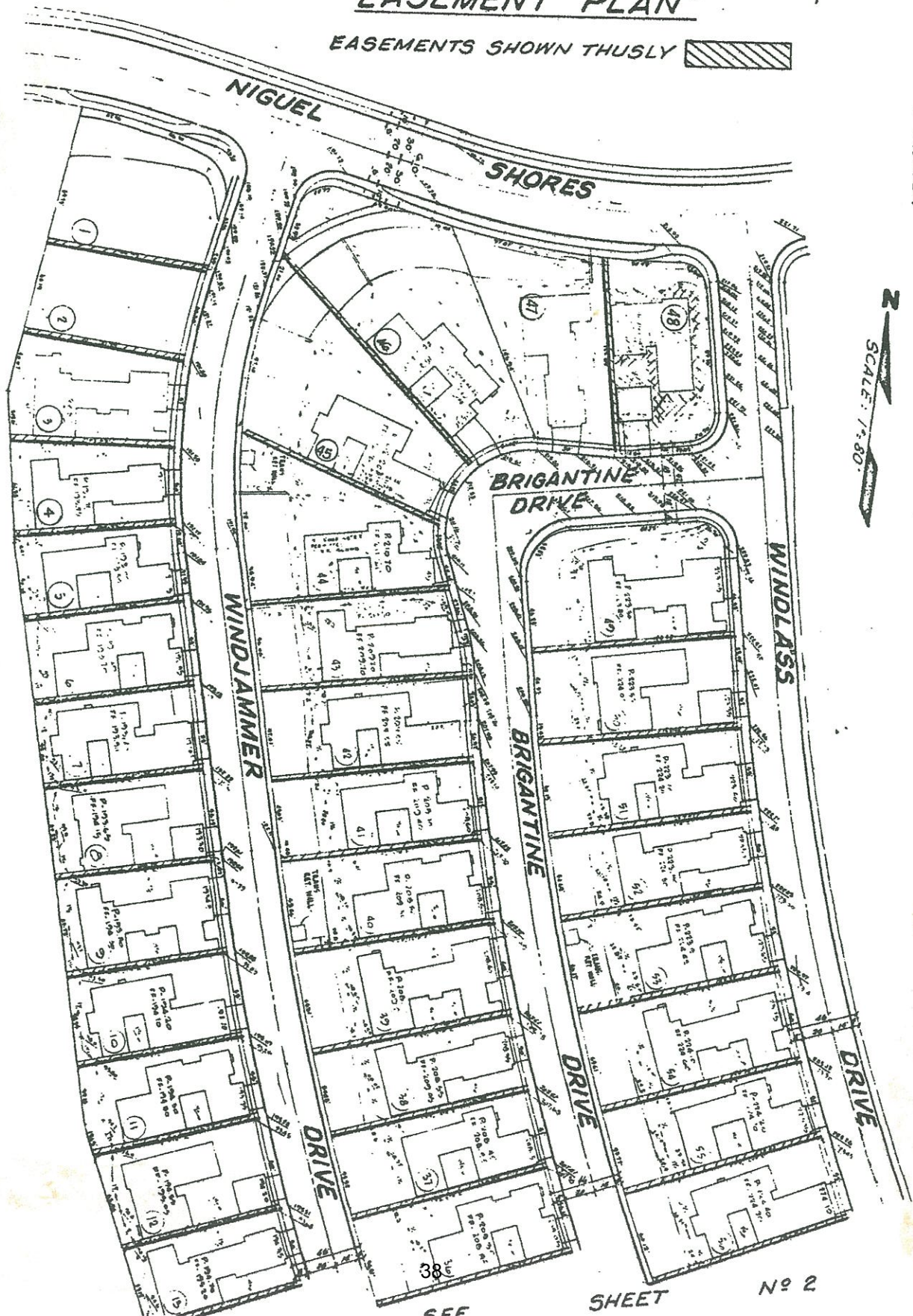


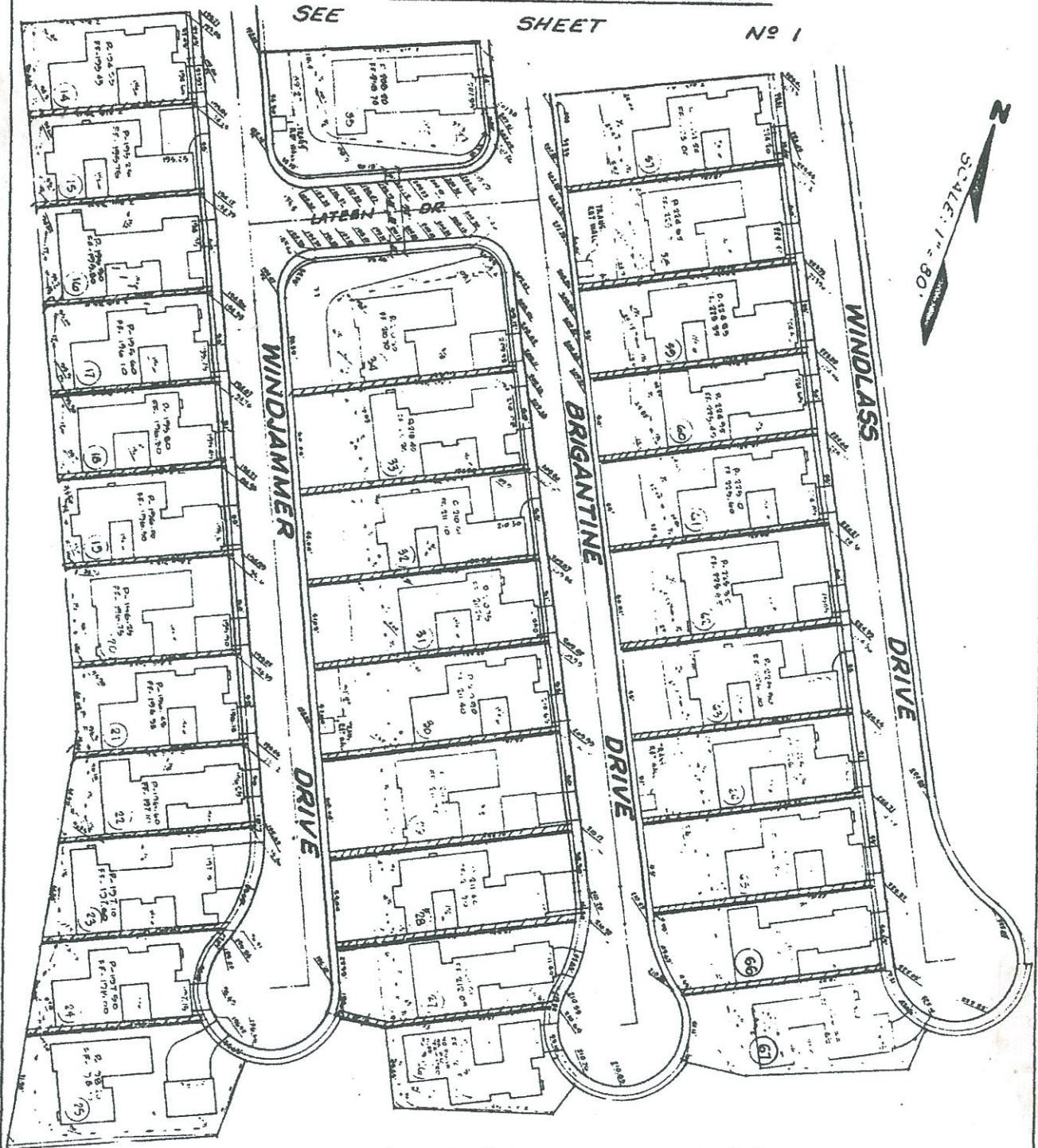


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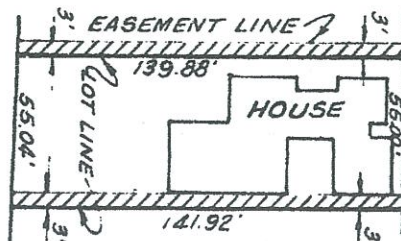
SHEET 2 OF 2

BOOK 9153 PAGE 298

SEE SHEET N° 1



EASEMENTS SHOWN  
THUSLY 



39 TYPICAL  
DETAIL



**Original Prices of Broadmoor Homes  
as listed by the builder, Richard B. Smith,  
Inc. in February, 1971**

<u>Model</u>	<u>Fee Title</u>
301	\$44,400 - \$50,900
302	\$43,400 - \$48,700
303	\$48,100 - \$53,600
304	\$49,100 - \$54,600
305	\$51,100 - \$55,600
306	\$52,100 - \$57,600

These prices had been reduced 4%-11% from the original amounts in order to sell these hard-to-sell homes.

**Sample prices of Broadmoor Homes from a  
Real Estate Market Update of 1999:**

33551 Brigantine	\$659,000*
33571 Brigantine	\$620,000*
33581 Brigantine	\$429,000
33611 Brigantine	\$520,500
33711 Brigantine	\$570,000
33731 Brigantine	\$535,000
33581 Windjammer	\$448,000
33631 Windjammer	\$510,000

\* Asking price





# Niguel Shores ~ 2005 Year In Review

<u>Active</u>	<u>Bd/Bth</u>	<u>SqFt</u>	<u>Price</u>				
Faeroe Bay	3/2.5	1,800	\$1,075,000	33891 Manta Ct	3/2.5	1,594	\$900,000
Manta Ct	3/2.5	1,525	\$1,099,000	23781 Hobart Bay	3/2	1,671	\$930,000
Moonsail Dr	3/2.5	1,550	\$1,200,876	33555 Halyard Dr	2/1	905	\$945,000
Manta Ct	3/2.5	1,800	\$1,239,000	23872 Taranto Bay	3/2	2,000	\$975,000
Danzig Bay	2/2	1,350	\$1,295,000	33961 Manta Ct	3/2.5	1,733	\$975,000
Marmara Bay	3/2	1,761	\$1,350,000	24082 Gourami Bay	3/2.5	1,900	\$978,000
Salvador Bay	2/2	N/A	\$1,375,000	24241 Porto Cristo	3/2	1,794	\$980,000
Porto Verde	3/2.5	2,350	\$1,450,000	23721 Colima Bay	3/2	1,630	\$1,000,000
Verrazanno Bay	3/2	1,735	\$1,494,000	24192 Vista D Onde	3/2	1,774	\$1,000,000
Cockleshell Dr	3/3.5	N/A	\$1,495,000	33482 Periwinkle Dr	4/2	1,976	\$1,025,000
Periwinkle	4/2	1,976	\$1,495,000	24111 Windward Dr	3/2.5	1,600	\$1,080,000
Dosinia Dr	4/2	N/A	\$1,790,000	23852 Cassandra Bay	4/2	2,400	\$1,150,000
Via Capri	3/2	2,400	\$1,800,876	23916 Danzig Bay	3/2	1,630	\$1,170,000
<b>Windjammer Dr</b>	4/2.5	3,000	\$1,849,000	23841 Kara Bay	4/2	1,800	\$1,185,000
Cockleshell Dr	4/2	2,617	\$1,950,000	33661 Marlinspike Dr	3/2.5	1,600	\$1,199,000
Hobart Bay	3/1.75	2,488	\$1,950,000	33551 Binnacle Dr	3/2.5	2,000	\$1,200,000
Dosinia Dr	3/3	2,400	\$1,950,000	33561 Capstan Dr	3/2	1,500	\$1,200,000
Magellan Isle	4/4.5	N/A	\$3,795,000	23592 Verrazanno Bay	3/2	2,556	\$1,238,250
Magellan Isle	4/2.5	2,665	\$3,950,000	23941 Leeward Dr	4/2.5	2,249	\$1,299,900
Breakers Isle	4/4.5	5,529	\$7,900,000	23762 Perth Bay	4/2	2,213	\$1,350,000
				23561 Verrazanno Bay	3/2	1,628	\$1,500,000
<u>In Escrow</u>	<u>Bd/Bth</u>	<u>SqFt</u>	<u>Price</u>	33911 Via Del Cielo	3/3.5	3,000	\$1,550,000
Marlinspike Dr	2/1.5	1,350	\$1,200,000	<b>33731 Windjammer Dr</b>	4/2	2,280	\$1,665,000
Mercator Isle	3/2	2,000	\$2,700,000	<b>33671 Windlass Dr</b>	4/2.5	2,400	\$1,820,000
				33675 Magellan Isle	3/2.5	2,074	\$2,200,000
<u>Sold</u>	<u>Bd/Bth</u>	<u>SqFt</u>	<u>Price</u>	33751 Magellan Isle	4/2.5	N/A	\$2,725,000
33511 Spinnaker	2/1.5	1,130	\$819,000	33821 Shackleton Isle	4/3	2,422	\$3,750,000
33642 Halyard Dr	3/2.5	1,404	\$840,000	33841 Cabrillo Isle	4/3.5	3,400	\$4,525,000
23871 Bothnia Bay	3/2	1,596	\$875,000	11 Breakers Isle	4/3	N/A	\$5,500,000

is representation is based on sales & data reported by multiple brokers & agents to the Association of Realtors and its Multiple Listing Service. Some listings and sales may not be those of Prudential California Realty. Neither the Association of Realtors nor its MLS guarantees the accuracy of its data, which may not reflect all of the real estate activity in the area.

## Homes Currently Available ~ 2010

16 Homes For Sale

Price Range: \$795,000 to \$7,995,000

## Homes Currently In Escrow ~ 2010

2 Homes In Escrow

Price Range: \$680,000 to \$1,180,000

### \*HOMES SOLD AND CLOSED IN NIGUEL SHORES - 2009\*

#### ~Berkus Homes~

33405 Periwinkle	\$790,000
33381 Periwinkle	\$864,500
24038 Leeward	\$950,000
33421 Cockleshell	\$1,350,000
24022 Leeward	\$1,900,000

#### ~Broadmoor Homes~

33731 Windjammer	\$1,465,000
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#### ~Custom or Oceanfront~

6 Breakers Isle	\$6,500,000
11 Breakers Isle	\$8,000,000

#### ~Garden Home Inland/Oceanside~

23861 Taranto Bay	\$700,000
23591 Verrazanno Bay	\$745,000
23831 Cassandra Bay	\$800,000
23772 Hobart Bay	\$825,000
33516 Atlantic Avenue	\$835,000
23652 Tampico Bay	\$850,000
23601 Verrazanno Bay	\$870,000
23802 Hobart Bay	\$900,000
23821 Ionian Bay	\$907,000
23871 Coral Bay	\$925,000
33541 Atlantic Avenue	\$989,000
23852 Cassandra Bay	\$1,035,000
23781 Salvador Bay	\$1,300,000
23561 Verrazanno Bay	\$1,455,000
23791 Salvador Bay	\$1,540,000
23782 Salvador Bay	\$1,700,000
23611 Tampico Bay	\$2,000,000
33891 Nauticus Isle	\$2,400,000

#### ~Townhomes~

24122 Gourami Bay	\$592,000
33892 Manta Court	\$675,000
24096 Gourami Bay	\$715,000
33595 Binnacle	\$799,000
33615 Halyard	\$800,000
33601 Capstan	\$875,000
33875 Manta Court	\$950,000
33871 Binnacle	\$1,000,000
33605 Moonsail	\$1,000,000

#### ~Villas~

24182 Vista D' Onde	\$645,000
24192 Vista D' Onde	\$775,000
24181 Vista D' Onde	\$819,000
24192 Vista D' Onde	\$800,000

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Per MLS as of 1/04/10.



## Custom Homes



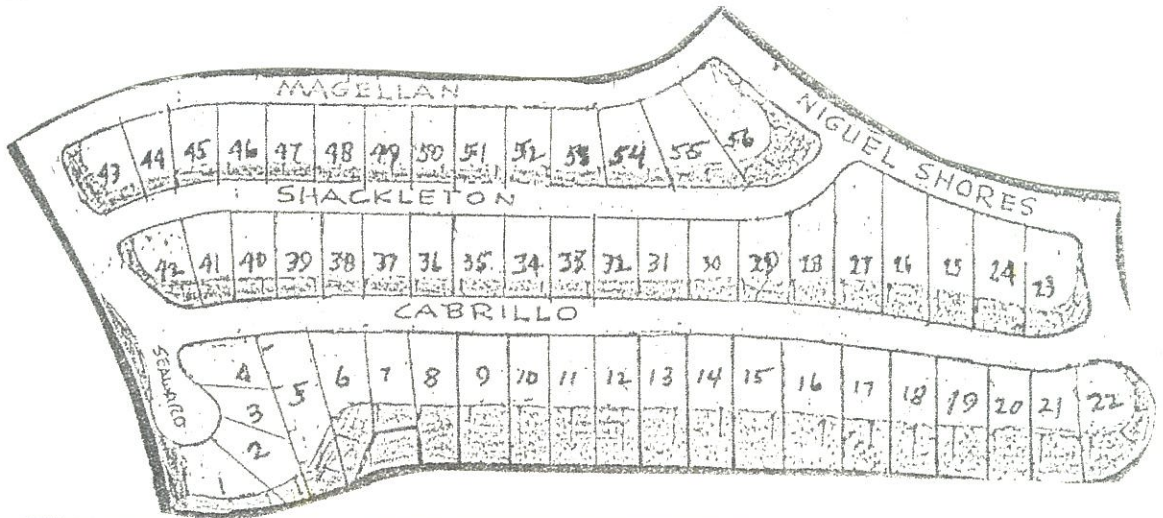
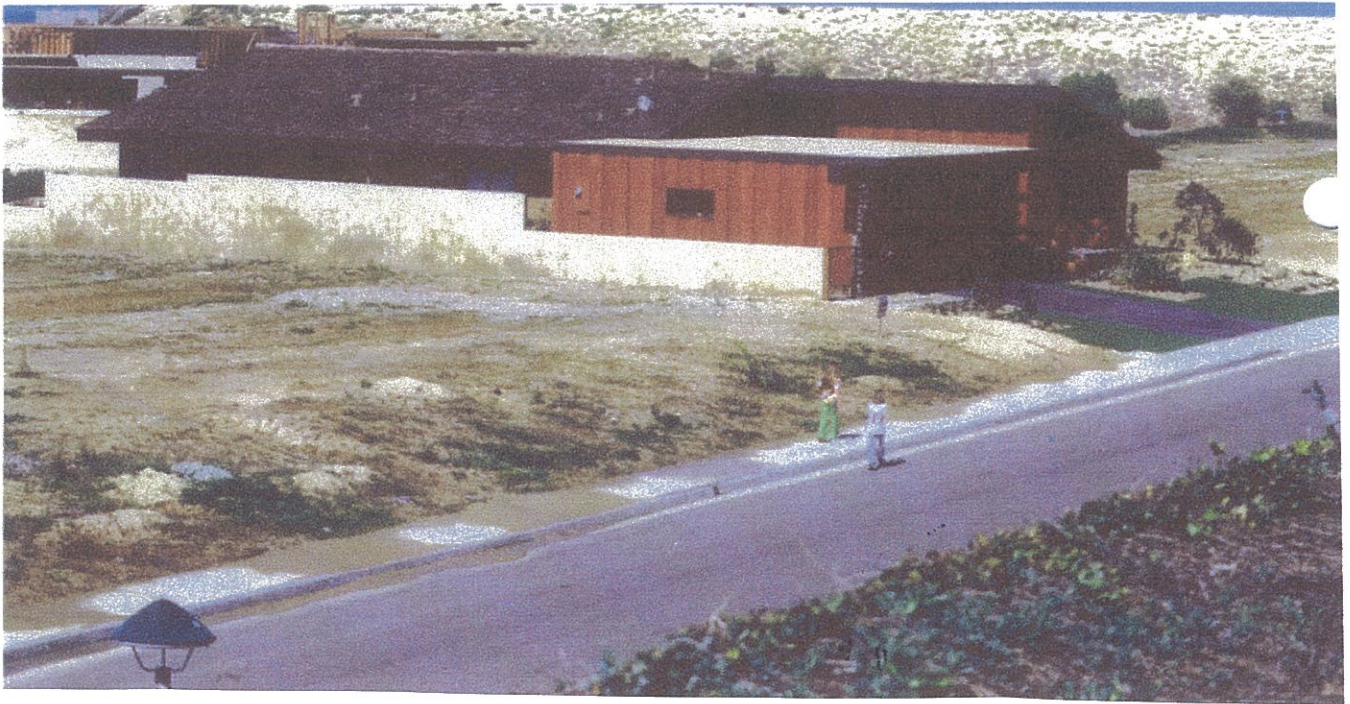




Niguel Shores under development in the early 1970s. The Broadmoor Homes and Shores Garden Homes except for Nauticus Isle have been built as well as a few custom homes. The graded pad for Breakers Isle is empty. A few townhomes on Capstan are visible at upper left.

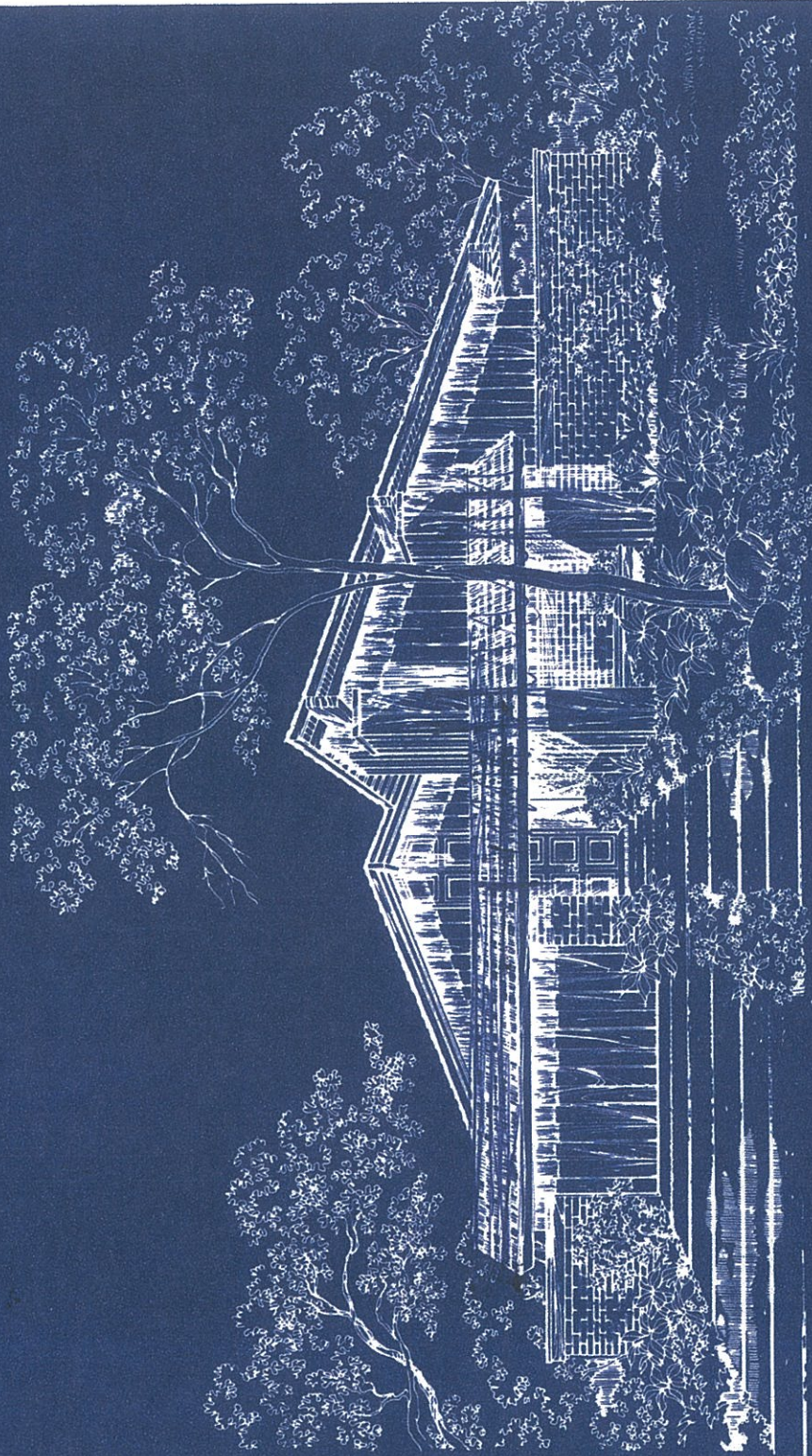
**CUSTOM HOMES**—lots for custom homes were available early in the development of Niguel Shores. The views above show the graded levels for custom homes and several that had been built. Models were available that could be modified for individual needs. At left is a floor plan of one of the homes presented by the builder.







# Custom Series The Shores



Plan 105



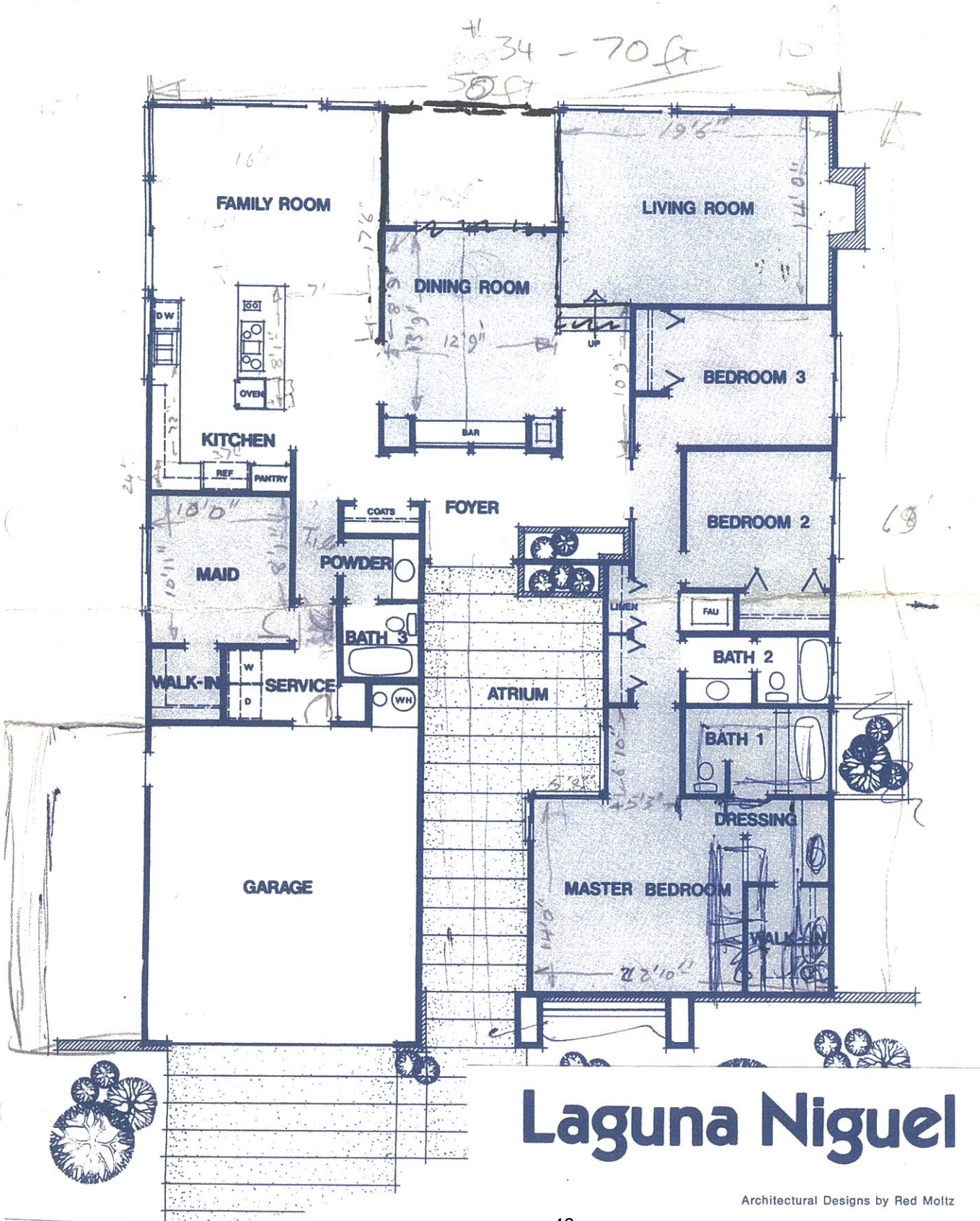
# Custom Series The Shores

Courtney Platt  
San Clemente  
714/7454-9948

— 6 months incl. carpeting, etc.  
2877 sq ft

## Plan 105

other elevations available



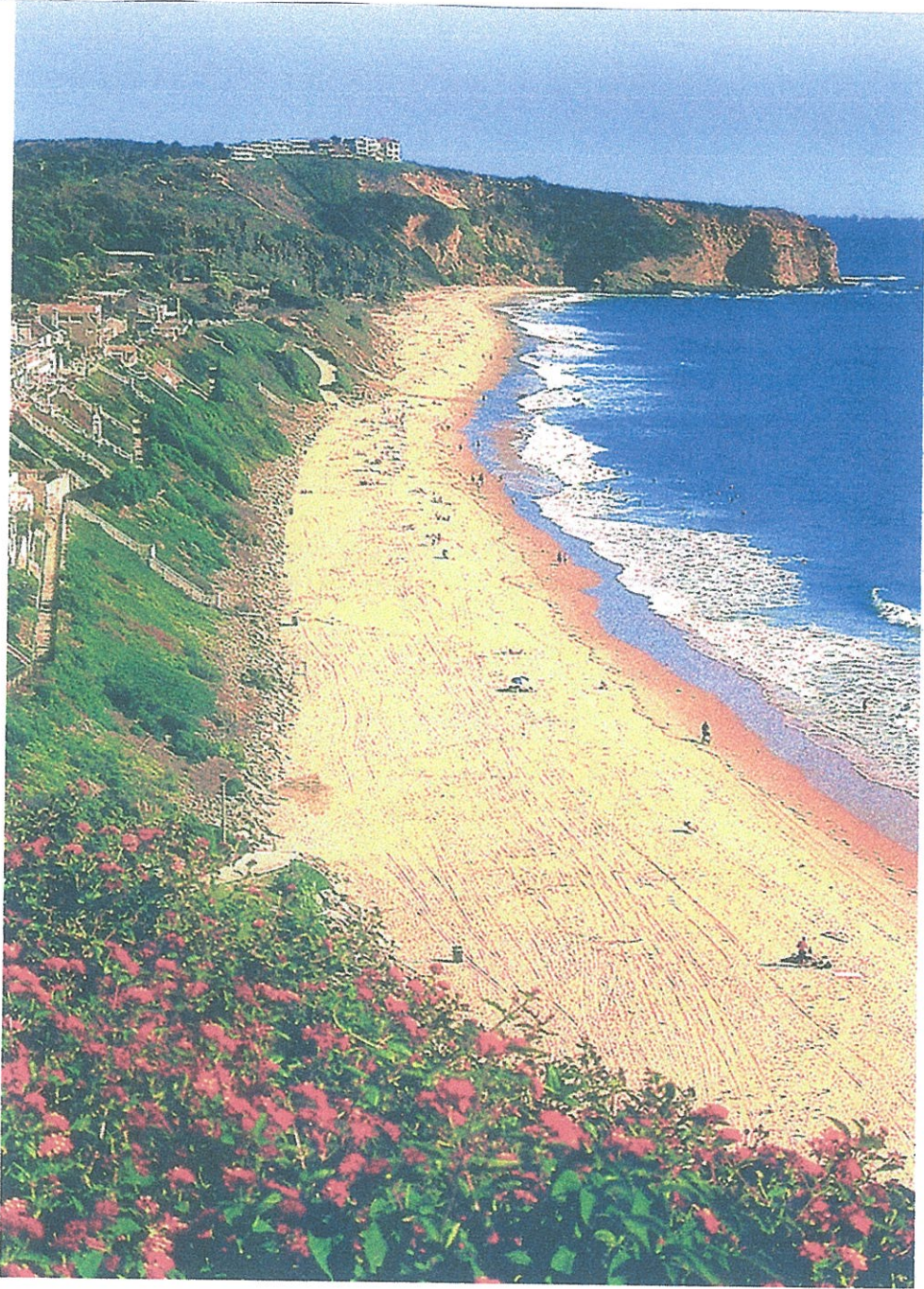
## Laguna Niguel

Architectural Designs by Red Moltz

 designates carpeted area



## Breakers Isle



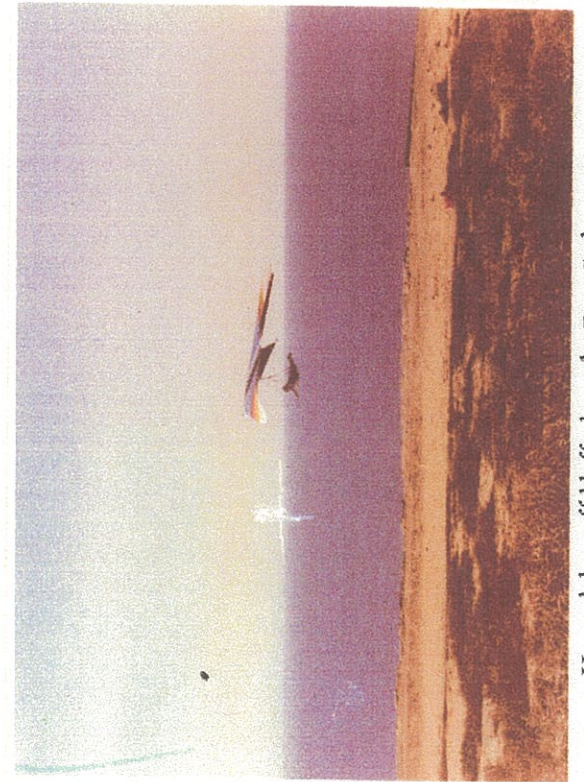
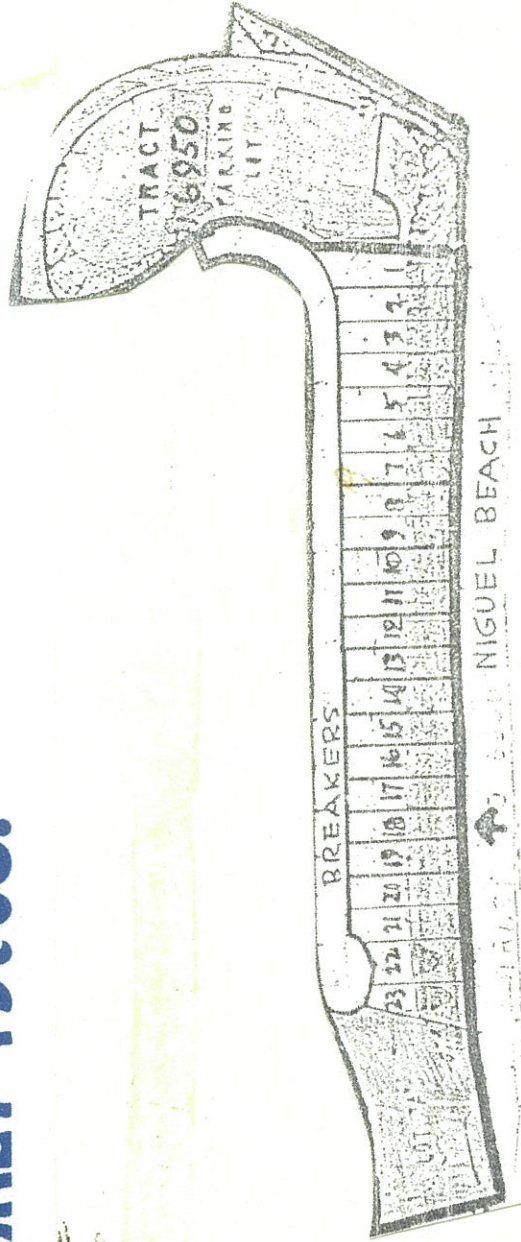


The  
Seagate  
at  
Laguna  
Niguel

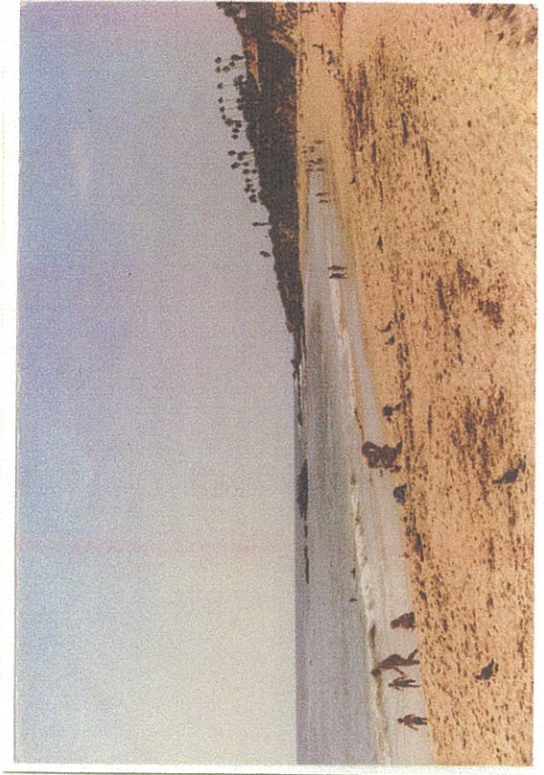




**THE SEAGATE—THE HOME SITES ON THE OCEAN FRONT OF NIGUEL SHORES WERE CALLED SEAGATE. THEY WERE AVAILABLE IN THE \$130,000 RANGE IN THE EARLY 1970S.**



Hang gliding off bluff where the Ritz Carlton is now.





# Spectacular ocean-view sites are within walking distance of the water's edge.

Situated on a natural promontory, 75 feet above the beach sand, The Seagate at Laguna Niguel represents, undoubtedly, one of the West's finest examples of a vanishing commodity: treasured ocean-view property.

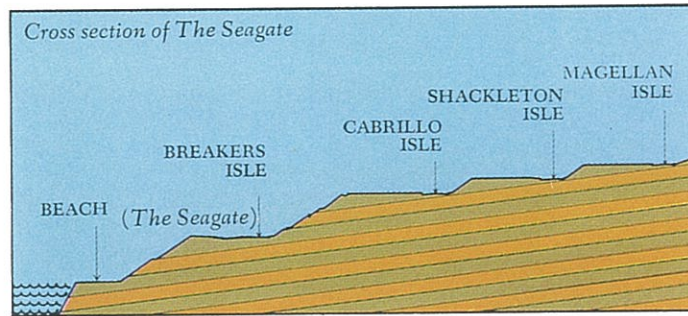
Property carefully chosen to be secluded and easily accessible to the water. Property upon which the dream homes and priceless heritage of generations are built to stand for all time.

Selectively placed at strategic points of The Seagate, in order to take maximum advantage of its setting, are home sites of remarkable calibre. Each site enjoys a breathtaking view of the Pacific. Rolling breakers crest and flow below. In the distance, Catalina Island juts its massive form skyward. Sailboats cruise about casually in your "front yard." Clear ocean air is everywhere.

Home sites are available at The Seagate in the \$130,000 range, fully prepared for building. Streets, community landscaping, underground electricity and water are completed. Private monitor TV security systems are available to identify guests before admittance. Certainly for those who desire seclusion and the privacy provided by guarded gates, nearness to the water (you can actually hear the surf), accessibility to the beach, and an unparalleled view, The Seagate is indeed the ultimate choice.

Understandably, an offering of this distinctive nature and importance must be seen firsthand to be fully appreciated. No words or illustrations, however expressive, can adequately portray a true picture of all that The Seagate embodies. We shall therefore be pleased to arrange a personal visit for you at any convenient time. For information, please call (714) 496-8251, and complete arrangements for your visit will be made.

Laguna Niguel—the 8,000 acre planned com-



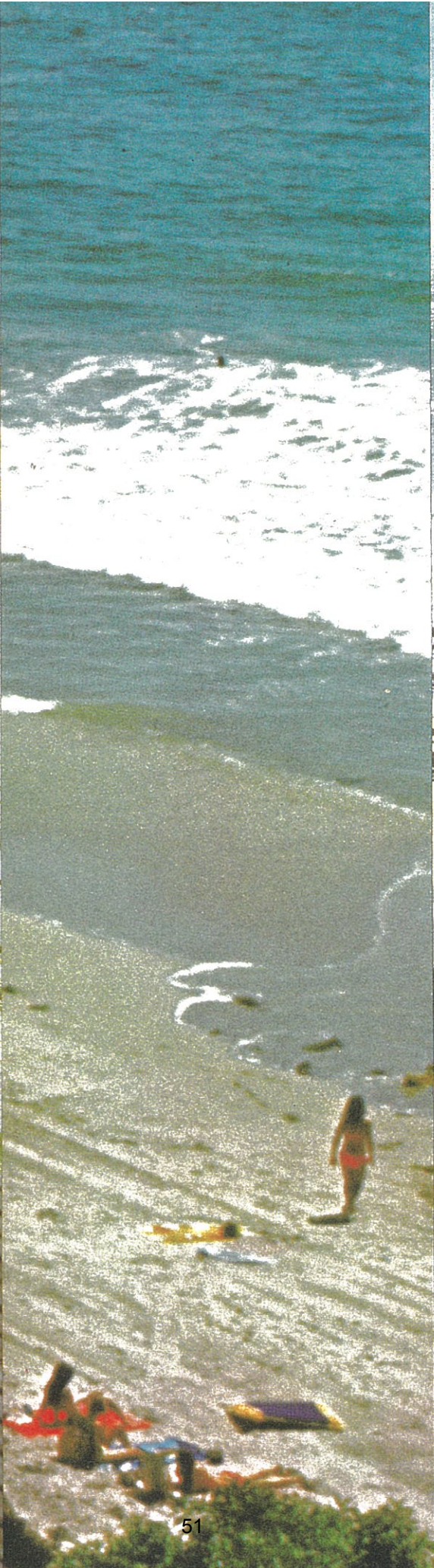
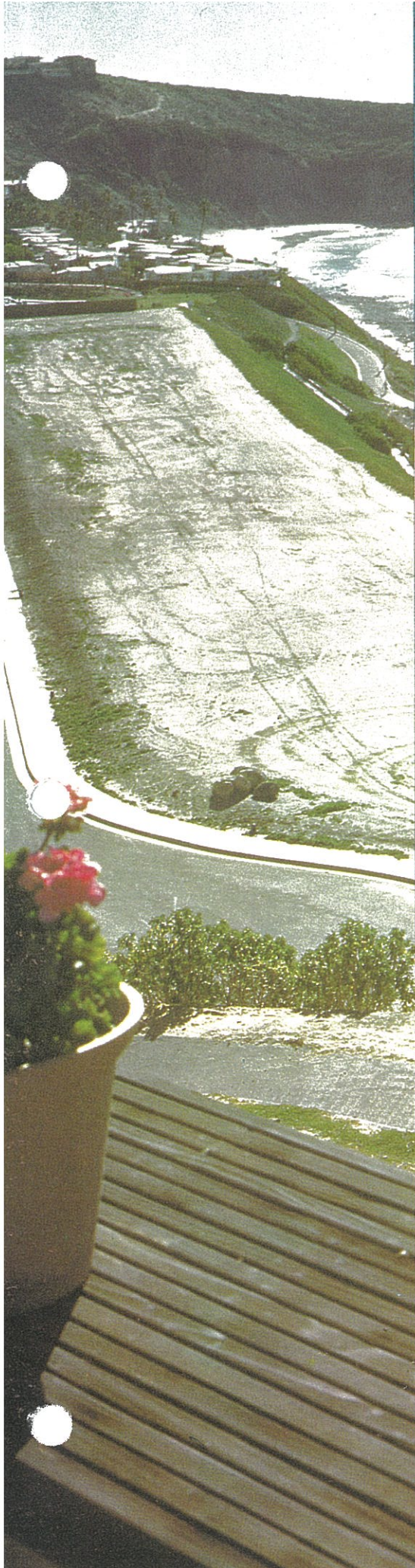
munity which embraces The Seagate is the home of many discerning individuals and families who seek a unique and private lifestyle. Originating at the shores of the Pacific, Laguna Niguel stretches inland over miles of

rolling hills and valleys. Within its broad confines are schools, shops, restaurants, plazas, greenbelts, parks, and all of the necessities of the good life. The private El Niguel Country Club, with its great 18 hole course and magnificent new Clubhouse, is the scene of national and PGA sanctioned tournament play. The Laguna Niguel Tennis Club with its night lighted championship courts is one of the most modern private tennis complexes in the Southland. The Monarch Bay Club is also outstanding for its grand beach, cabana and social facilities. Memberships in the Country Club and Tennis Club are voluntary and are controlled by Avco Community Developers, Inc., which is the management and operations agent for the club facilities.

It is a peaceful and fulfilling life people enjoy here. And it's made even more enjoyable by the proximity of Dana Point harbor and the city of Laguna Beach. The Dana Point Marina, "home port" for Laguna Niguel, is just 3½ miles down the coast, and has moorings for 2,200 pleasure craft. Laguna Beach, with its colorful art festivals, shopping centers, fine restaurants and cosmopolitan social life, is your neighbor 6 miles to the north.

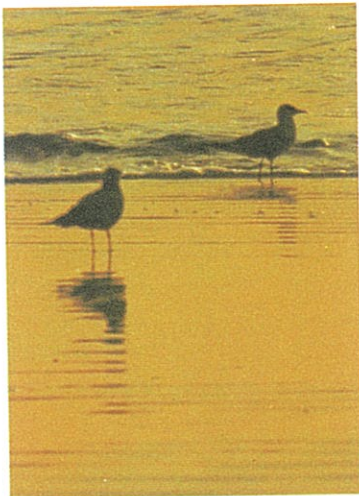
For you who have been searching for the property upon which to build a home for all seasons and all the years to come, it will be well worth your while to see and experience the overwhelming views of The Seagate at Laguna Niguel. A word of caution to prepare you, however: once you do, no other land will ever quite satisfy you. Anywhere.







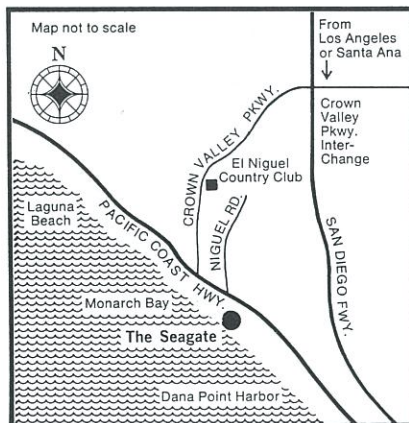
Where  
the  
waves  
of  
the  
Pacific  
come  
to  
rest  
at  
your  
feet





# The Seagate

# at Laguna Niguel



## the choice community

Three Monarch Bay Plaza, Laguna Niguel, California 92677 (714) 496-8251

Rancho Bernardo and Village Park, other fine New Towns by Avco Community Developers, Inc.

This paragraph is required pursuant to new HUD regulations on all material pertaining to any loan or land sale offered by a developer.

Obtain HUD property report from developer and read it before signing anything. HUD neither approves the merits of the offering nor the value of the property as an investment.

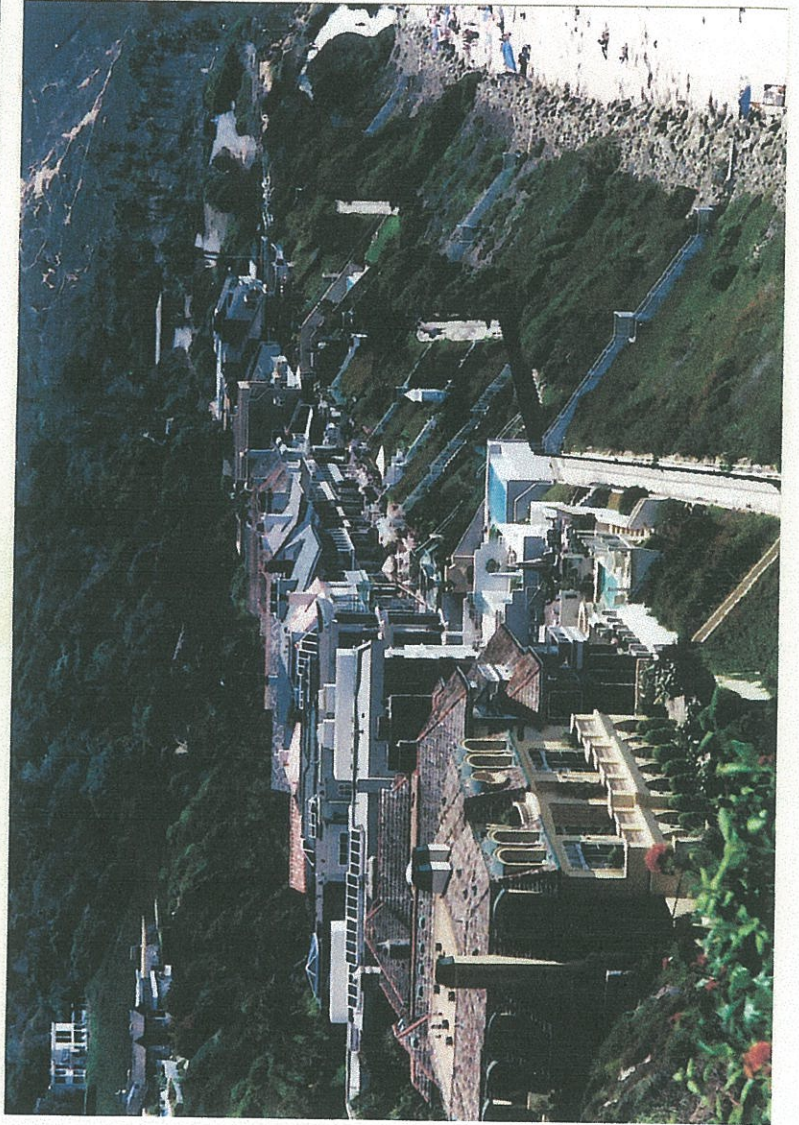
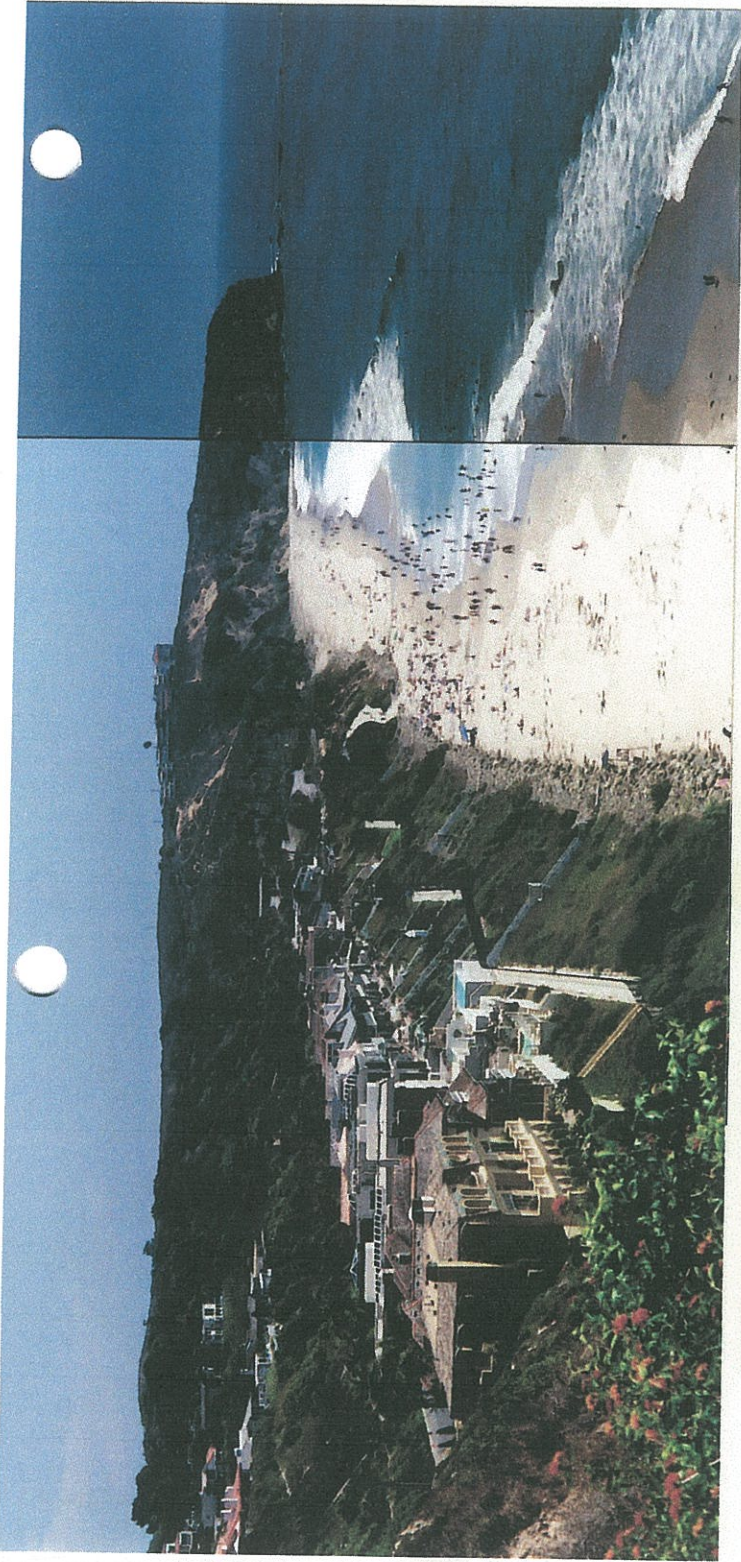
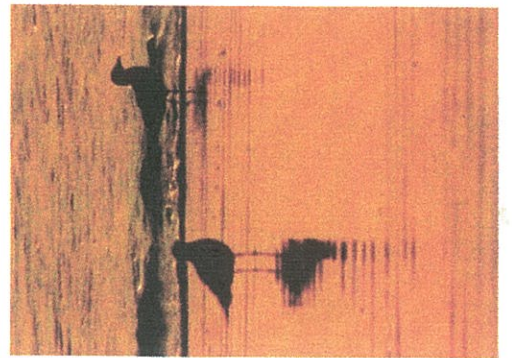








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## Shores Garden Homes





### Shores Garden Homes

The garden homes on Verrazanno, Tampico and Sidney Bays off of Ports o' Call were the earliest homes built after Broadmoor was finished. The earliest residents moved in the summer of 1971.

The additional homes in the bays on the other side of Niguel Shores Drive: Montego, Brisbane, Perth, Hobart and Salvador followed with Mercator and Nauticus last.

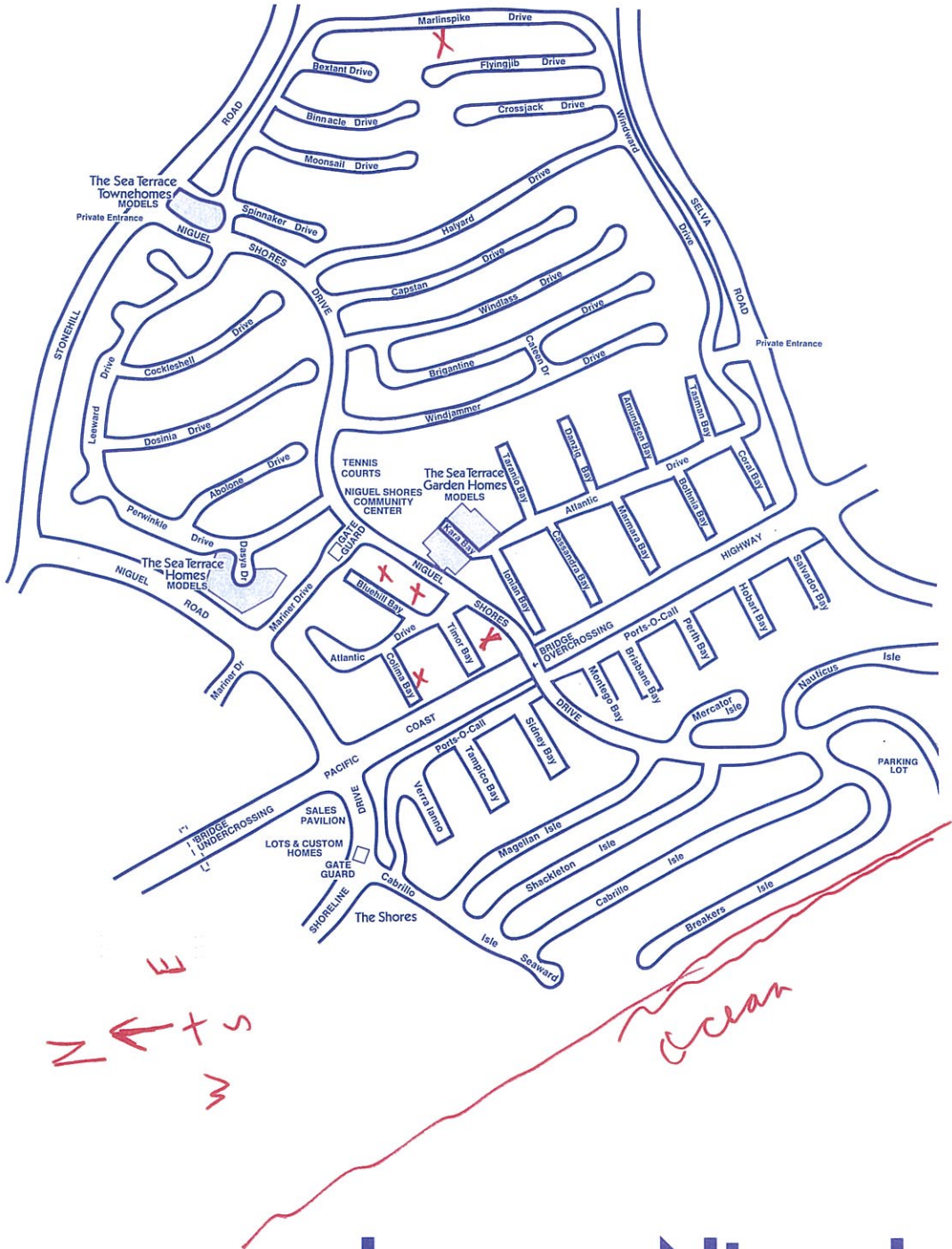
### Shores Garden Homes

"The garden homes are a dramatic combination of slumpstone, rough sawn wood and shingle. Designed by Jones & Hom, A.I.A. of La Jolla, they are built around beautifully landscaped median islands and tiny parks, the work of landscape architect Cardoza, Di Lallo & Associates, Costa Mesa.

The "zero lot line" concept is used in the design of the garden homes. That approach—positioning the house against an edge of the property line—offers a number of practical advantages when engineered for privacy. Zero lot line placement can provide ample useable side yards, instead of two lateral spaces that are too large to ignore, but too small for most uses. Some plans afford a private court yard and a large gated atrium area, adjacent to the living area and master bedroom suite." (Quoted from a 1972-3 Avco brochure.)



# The Sea Terrace The Shores



# Laguna Niguel