

Title documents

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20250433769



Pages:
0015

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

06/27/25 AT 08:00AM

FEES:	134.00
TAXES:	0.00
OTHER:	0.00
SB2:	225.00
PAID:	359.00



LEADSHEET



202506270180036

00025605343



015384339

SEQ:
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

122560573

**Recording requested by, and
when recorded mail to:**

Forbix Capital Corp.
24151 Ventura Boulevard, Suite 350
Calabasas, California 91302

Title Order No. 122560573-CO
Escrow No. 122560573-VG
APN: 2543-021-015

**DEED OF TRUST, SECURITY AGREEMENT, FIXTURE FILING,
AND ASSIGNMENT OF LEASES AND RENTS**

This DEED OF TRUST, SECURITY AGREEMENT, FIXTURE FILING, AND ASSIGNMENT OF LEASES AND RENTS (the "Deed of Trust"), made as of the 9th day of June, 2025 between:

Andrew Nowaczek and Audrey Nowaczek, husband and wife, as joint tenants, herein called TRUSTOR

whose address is 10050 Wornom Avenue, Sunland, CA 91040

Chicago Title Insurance Company, a Florida corporation, herein called TRUSTEE, and

Forbix Capital Corp. a California corporation, herein called BENEFICIARY,

whose address is 24151 Ventura Boulevard, Suite 350, Calabasas, California 91302

Trustor irrevocably grants, transfers and assigns to Trustee, in trust, with Power of Sale, that certain property in the **County of Los Angeles, State of California**, described as follows:

[See Exhibit "A" attached hereto and made a part hereof.]

The foregoing property is commonly known as **10050 Wornom Avenue, Sunland, CA 91040;**

TOGETHER WITH:

(1) All the rights, rights of way, easements, profits, privileges, tenements, hereditaments and appurtenances, now or hereafter in any way appertaining or belonging thereto, and any part thereof, including any other claim at law or in equity, and any after acquired title and reversion in or to each and every part of said real property and all streets, roads, highways and alleys adjacent to or adjoining the same; and

(2) All buildings or improvements of every kind and description now or hereafter placed or erected upon said real property (the "Improvements") and all goods, fixtures,

furnishings and equipment owned by the Trustor now or hereafter attached to or installed or placed in or upon each and every Improvement for use as part thereof or in conjunction with the use and occupancy of such Improvements, including, but not limited to, all apparatus, tracks, ramps, loading platforms, machinery, motors, elevators, escalators, fittings, doors, windows, signs, pylons, screens, awnings, shades, blinds, carpets, floor coverings and draperies, furnaces, boilers, gas and oil and electric burners and heaters, ducts, vents, hoods, flues and registers, hot water heaters, washers, dryers, and other laundry equipment, sinks, stoves, ovens, cabinets, drainboards, refrigerators, incinerating, heating, cooling and air conditioning equipment, fans, ventilators, wiring, panels, all lighting fixtures and globes and tubes, time clocks, and other electrical equipment, and all plumbing and plumbing fixtures and equipment, sprinklers and sprinkler equipment, and all trees, plants, shrubs and other landscaping, all of which are and shall be deemed to be a permanent accession to the land and Improvements thereon wherein placed or installed and part of the real property herein conveyed as between the parties hereto and all parties claiming by, through, or under them; SUBJECT, however, to the rights of the Trustor to remove, if necessary, such goods, fixtures, furnishings and equipment for the purpose of replacement with similar items of the same quality performing the same function; all such goods, fixtures, furnishings and equipment described herein and being hereinafter collectively referred to for convenience as the "fixtures"; and

(3) All building materials, equipment, fixtures and fittings of every kind or character now owned or hereafter acquired by the Trustor for the purpose of being used or useful in connection with the Improvements, including, but not limited to, all lumber and lumber products, bricks, building stones and building blocks, sand and cement, roofing material, paint, doors, windows, hardware, nails, wires and wiring, plumbing and plumbing fixtures, heating and air-conditioning equipment and appliances, electrical and gas equipment and appliances, pipes and piping, ornamental and decorative fixtures, and in general all building materials and equipment of every kind and character used or useful in connection with the Improvements constructed or to be constructed upon such real property.

(4) Together with the rents, issues and profits thereof, subject, however, to the right, power and authority hereinafter given to and conferred upon Trustor to collect and apply such rents, issues and profits.

(5) Such real property, Improvements, easements, rights, fixtures, building materials, equipment, fittings, personal property, rents, and appurtenances, as well as all other items referred to above shall be referred to in this Deed of Trust as the "Property".

The following provisions are hereby added to the Deed of Trust and made a part thereof:

In addition to the security above, Trustor hereby irrevocably grants to Beneficiary a security interest in:

(1) All of the right, title and interest of the Trustor in and to all present and future building materials, machinery, equipment, furniture, fixtures, fittings, furnishings and other tangible personal property related to the use or ownership of the Property, wheresoever located, whether such building materials, machinery, equipment, furniture, fixtures, fittings,

furnishings and other tangible personal property are actually located on or adjacent to the Property or not, and whether in storage or otherwise, which are now or hereafter owned or acquired by the Trustor, together with all parts, attachments, accessions, accessories, additions and all replacements thereto or thereof (collectively, the "**Building Materials and FF&E**"); and

(2) All of the right, title and interest of the Trustor in and to all architectural, structural, mechanical and engineering drawings and specifications of the improvements on the Property (the "**Improvements**") under and pursuant to which the Improvements were or will be constructed and erected or which delineate or specify the manner in which the Improvements were or will be constructed and erected or which delineate or specify the manner in which the Improvements were or will be furnished and equipped or which delineate or specify the manner in which the Improvements were or will be repaired, restored, maintained or operated and all engineering and other surveys related thereto (collectively, the "**Plans and Specifications**"); and

(3) All of the right, title and interest of the Trustor in and to all of the general intangibles relating to the development or use of the Property, whether now or hereafter acquired, including, but not limited to, all construction contracts, and agreements with architects, contractors, subcontractors, materialmen, engineers and others in respect to construction, equipping and furnishing of the Improvements, operating contracts and agreements with suppliers, servicers and others in respect to the maintenance and operation of the Improvements, and any and all other documents, contract rights, and other materials now or hereafter developed by the Trustor, its partners, employees, agents or independent contractors relating to the construction, equipping, repair, furnishing, maintenance or operations of the Improvements and all governmental permits relating to the construction, equipping, repair, furnishings, maintenance or operation of any and all Improvements upon the Property, all names under or by which such Improvements may at any time be operated or known, all rights to carry on business under any such names or any variance thereof, and all trademarks and good will in any way relating to such Improvements (collectively, the "**General Intangibles**"); and

(4) All awards heretofore and hereafter made by reason of a taking or condemnation of the Property or any part thereof or any right appurtenant thereto by competent authority as a result of the exercise of the power of eminent domain, including, but not limited to, any awards or payments for use and occupation or for change of grade of streets, together with any and all claims of the Trustor with respect thereto (collectively, the "**Awards**"); and

(5) All of the rights of the Trustor under any policy or policies of insurance, whether existing or hereafter obtained, covering the Property, Building Materials and FF&E, the Plans and Specifications, and/or the General Intangibles, and all proceeds, loss payments, and premium refunds which may become payable with respect to such insurance policies (collectively, the "**Insurance Policies**"); and

(6) Any and all proceeds of the Property, Building Materials and FF&E, the Plans and Specifications, the General Intangibles, and/or the Insurance Policies; and

(7) Any and all replacement items of and for the Building Materials and FF&E, the Plans and Specifications, the General Intangibles, the Awards, and/or the Insurance Policies.

The Building Materials and the FF&E, the Plans and Specifications, the General Intangibles, the Awards, the Insurance Policies, and such proceeds thereof and replacement items therefor, as described above, shall sometimes be called, throughout the rest of this Deed of Trust, the "**Collateral**".

This Deed of Trust is intended to be a security agreement pursuant to the California Uniform Commercial Code for all of the items of Collateral. It is further intended that this Deed of Trust shall be a fixture filing. The Collateral covers goods which are or are to become "fixtures" as that term is used in the California Uniform Commercial Code.

In addition, the Trustor agrees to execute and deliver to the Beneficiary, upon the Beneficiary's request, any financing statements, as well as extensions, renewals and amendments thereof, and reproductions of this Deed of Trust in such form as the Beneficiary may require to perfect a security interest with respect to all items of Collateral. The Trustor shall pay all costs of filing such financing statements and any extensions, renewals, amendments and releases thereof, and shall pay all reasonable costs and expenses of any record searches for financing statements that the Beneficiary may reasonably require. Without the prior written consent of the Beneficiary, the Trustor shall not create or suffer to be created pursuant to the California Uniform Commercial Code any other security interest in any items of Collateral, including replacements and additions thereto.

FOR THE PURPOSE OF SECURING (1) payment of the sum of **Two Hundred Thousand Dollars (\$200,000.00)** with interest thereon according to the terms of a promissory note of even date herewith made by TRUSTOR, payable to order of BENEFICIARY, and extensions or renewals thereof (the "Note"); (2) the payment and performance of all terms and conditions of the Note and that certain Loan Agreement, of even date herewith, by and between TRUSTOR and BENEFICIARY (the "Loan Agreement") and each agreement of TRUSTOR incorporated by reference or contained herein or reciting it is so secured; (3) payment of additional sums and interest thereon which may hereafter be loaned to Trustor, or its successors or assigns (but without any obligation of Beneficiary to do so), when evidenced by a promissory note or notes or other writing signed by Trustor or its successors or assigns, reciting that they are secured by this Deed of Trust.

A. To protect the security of this Deed of Trust, and with respect to the Property above described, Trustor agrees:

(1) To keep said Property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and professional manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefor; to comply with all laws affecting said Property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said Property in

violation of the law; to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said Property may be reasonably necessary, the specific enumerations herein not excluding the general.

(2) To provide, maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon any indebtedness secured hereby and in such order as Beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

(3) To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorneys' fees in a reasonable sum, in any action or proceeding in which Beneficiary or Trustee may appear, and in any suit brought by Beneficiary to foreclose this Deed of Trust.

(4) To pay: at least ten days before delinquency all taxes and assessments affecting said Property, including assessments on appurtenant water stock; when due, all encumbrances, charges and liens, with interest, on said Property or any part thereof, which appear to be prior or superior hereto; all costs, fees and expenses of this Trust.

Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may: make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon said Property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any encumbrance, charge, or lien which in the judgment of either appears to be prior or superior hereto; and, in exercising any such powers, pay necessary expenses, employ counsel and pay its reasonable fees.

(5) To pay immediately and without demand all sums so expended by Beneficiary or Trustee, with interest from date of expenditure at the amount allowed by law in effect at the date hereof, and to pay for any statement provided for by law in effect at the date hereof regarding the obligation secured hereby, any amount demanded by the Beneficiary not to exceed the maximum allowed by law at the time when said statement is demanded.

B. It is mutually agreed:

(1) That any award of damages in connection with any condemnation for public use of or injury to said Property or any part thereof or any insurance proceeds are hereby assigned and shall be paid to Beneficiary who may apply or release such moneys received by him or her in the same manner and with the same effect as above provided for disposition or proceeds of fire or other insurance.

(2) That by accepting payment of any sum secured hereby after its due date, Beneficiary does not waive its right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.

(3) That at any time or from time to time, without liability therefor and without notice, upon written request of Beneficiary and presentation of this Deed of Trust and said Note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may: reconvey any part of said Property; consent to making of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien or charge hereof.

(4) That upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed of Trust and said Note to Trustee for cancellation and retention or other disposition as Trustee in its sole discretion may choose and upon payment of its fees, Trustee shall reconvey, without warranty, the Property then held hereunder. The recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto."

(5) That as additional security, Trustor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues and profits of said Property, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in its own name sue for or otherwise collect such rents, issues, and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said Property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

(6) That upon default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, Beneficiary may declare all sums secured hereby immediately due and payable by delivery to Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause to be sold said Property, which notice Trustee shall cause to be filed for record. Beneficiary also shall deposit with Trustee this Deed of Trust, said Note and all documents evidencing expenditures secured hereby.

(7) After the lapse of such time as may then be required by law following the recordation of said notice of default, and notice of sale having been given as then required by law, Trustee without demand on Trustor, shall sell said Property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels, and in such order as it may determine, at public auction to the highest bidder for cash in lawful money of the United States, payable at time

of sale. Trustee may postpone sale of all or any portion of said Property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the preceding postponement. Trustee shall deliver to such purchaser its deed conveying the Property so sold, but without any covenant or warranty, express or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor, Trustee, or Beneficiary as hereinafter defined, may purchase at such sale.

(8) After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of title in connection with sale, Trustee shall apply the proceeds of sale to payment of: all sums expended under the terms hereof, not then repaid, with accrued interest at the amount allowed by law in effect at the date hereof; all other sums then secured hereby; and the remainder, if any, to the person or persons legally entitled thereto.

(9) Beneficiary, or any successor in ownership of any indebtedness secured hereby, may from time to time, by instrument in writing, substitute a successor or successors to any Trustee named herein or acting hereunder, which instrument, executed by the Beneficiary and duly acknowledged and recorded in the office of the recorder of the county or counties where said property is situated, shall be conclusive proof of proper substitution of such successor Trustee or Trustees, who shall, without conveyance from the predecessor Trustee, succeed to all its title, estate, rights, powers and duties. Said instrument must contain the name of the original Trustor, Trustee and Beneficiary hereunder, the book and page and/or instrument number where this Deed of Trust is recorded and the name and address of the new Trustee.

(10) That this Deed of Trust applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors, and assigns. The term Beneficiary shall mean the owner and holder, including pledgees, of the Note secured hereby, whether or not named as Beneficiary herein. In this Deed of Trust, whenever the context so requires, any gender includes any other gender, and the singular and plural numbers each include the other.

(11) The Trustee accepts this Trust when this Deed of Trust, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obliged to notify any party hereto of a pending sale under any other deed of trust or of any action or proceeding in which Trustor, Beneficiary or Trustee shall be a party unless brought by Trustee.

(12) Beneficiary may charge for a statement regarding the obligation secured hereby, provided the charge thereof does not exceed the maximum allowed by law.

C. Additional Terms:

(1) Cross-Default. Trustor acknowledges and agrees that any default (or any event which with notice, lapse of time, or both, would constitute a default) under any of the Loan Documents (including, without limitation, this Deed of Trust) shall, at the sole and absolute discretion and option of Beneficiary, constitute a material and incurable default hereunder and/or under any or all of the other Loan Documents.

(2) Waiver of Setoff and Counterclaim. All amounts due under the Deed of Trust and the Note shall be payable without setoff, counterclaim or any deduction whatsoever. Trustor hereby waives the right to assert a setoff, counterclaim (other than a mandatory or compulsory counterclaim) or deduction in any action or proceedings in which Beneficiary or Trustee is a participant, or arising out of or in any way connected with this Deed of Trust or the Note.

(3) Marshaling and Other Matters. Trustor hereby waives, to the extent permitted by law, the benefit of all appraisal, valuation, stay, extension, reinstatement, and redemption laws now or hereafter in force and all rights to marshaling in the event of any sale hereunder of the Property, or any part thereof or any interest therein. Further Trustor hereby expressly waives any and all rights to redemption from sale under any order or decree of foreclosure of this Deed of Trust on behalf of Trustor, and on behalf of each and every person acquiring any interest in or title to the Property subsequent to the date of this Deed of Trust and on behalf of all persons to the extent permitted by law.

(4) Provisions Negotiated and Independent. Each and every provision of the Deed of Trust has been independently, separately and freely negotiated by the parties as if the Deed of Trust were drafted by all parties hereto. The parties, therefore, waive any statutory or common law presumption which would serve to have the Deed of Trust or any other Loan Document construed in favor of, or against, any party.

(5) Representation by Counsel. Trustor warrants and represents for the benefit and reliance of Beneficiary that it (a) has retained independent legal counsel and has received advice with respect to the Deed of Trust and all other Loan Documents from such counsel, and has relied solely and exclusively on the advice of its counsel, who has advised its client of the consequences and advisability of entering into the Deed of Trust and all other Loan Documents, or (b) has had an opportunity to seek the advice of independent legal counsel of its own choosing in connection with the Deed of Trust and all other Loan Documents and the consequences and advisability of entering into the Deed of Trust and all other Loan Documents. Trustor represents and warrants in favor of Beneficiary that it has carefully read the Deed of Trust and all other Loan Documents and knows and understands their contents and the legal effect thereof.

(6) Foreclosure upon Multiple Properties. Beneficiary shall have the exclusive right (i) to designate the order in which such properties, lots, or parcels shall be offered for sale or sold at foreclosure sale; and (ii) to elect to sell such lots, parcels or items through a single sale, through two or more successive sales, or in any other manner Beneficiary determines to be in its best interest. If Beneficiary determines to sell the Property or any other properties of Trustor in more than one sale, Beneficiary may, at its option, cause such sales to be conducted simultaneously or successively, on the same day or on such different days or times and in such order as Beneficiary may determine, and no such sale shall terminate or otherwise affect the lien of this Deed of Trust on any part of the Property that has not been sold until all obligations under this Deed of Trust have been paid in full.

(7) Miscellaneous Powers of Beneficiary. In addition to any other powers granted in this Deed of Trust to the Beneficiary, from time to time, the Beneficiary may, without liability and without notice to any person, (i) reconvey all or any part of the Property to the Trustor, (ii) release all or any part of the Collateral from the security interest of the Beneficiary, (iii) consent to the making of any map or plat of the Property, (iv) join in granting any easement of the Property or join in any agreement subordinating the lien or the security interest of this Deed of Trust, (v) release any obligation secured by this Deed of Trust, in whole or in part, with regard to the Trustor, (vi) extend or renew the Note or any other obligation secured by this Deed of Trust, or (vii) accept or release any additional security under this Deed of Trust.

(8) Independent Right of Each Beneficiary. Trustor acknowledges and agrees that either Beneficiary, or any of them, or any one of their respective heirs, successors, assigns, employees, agents or representatives, acting alone, shall have the full, unfettered and unconditional right, power and authority to enforce any and all rights or remedies of the Beneficiary under any of the Loan Documents, at law, or equity, including, without limitation, the right to bring judicial and/or non-judicial foreclosure proceedings, and/or other legal or equitable proceedings. Trustor further acknowledges and agrees that where Beneficiary's approval or determination of any matter referred to in this Deed of Trust or in any of the other Loan Documents is required or permitted, the approval of all persons then constituting Beneficiary must be granted in order for any such matter to be deemed approved. In the event that any person or entity constituting Beneficiary refuses to grant its approval of a particular matter, said matter shall be deemed denied by Beneficiary. Any and all fees, costs and expenses (including, without limitation, architects', attorneys', engineers' and other consultants' fees, costs, and expenses) incurred by Beneficiary in the consideration of, or a response to, a request by Trustor for any Beneficiary consent or approval under the Note, the Deed of Trust, or any of the other Loan Documents shall be paid by Trustor immediately upon receipt of an invoice therefor.

(9) Attorneys' Fees. In the event any action be instituted by a party to enforce or interpret the Loan Agreement, the Note, the Deed of Trust, or any other Loan Documents, Beneficiary shall be entitled to recover from Trustor its attorneys' fees, costs and expenses incurred in connection with such action. The foregoing includes, but is not limited to, reasonable attorneys' fees, expenses and costs of investigation incurred in (1) appellate proceedings; (2) in any post-judgment proceedings to collect or enforce the judgment; (3) establishing the right to indemnification; and (4) any action or participation in, or in connection with, any case or proceeding under Chapter 7, 11 or 13 of the Bankruptcy Code (11 United States Code Sections 101 et seq.), or any successor statutes.

The undersigned Trustor requests that a copy of any notice of default and any notice of sale hereunder be mailed to Trustor at its address hereinbefore set forth.

TRUSTOR:

Andrew Nowaczek

Andrew Nowaczek

Andrew

Audrey Nowaczek

Audrey Nowaczek

Nowaczek

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the Individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles }

On 6-10-2025 before me, Deborah L. White, Notary Public
Date Name and Title of the Officer

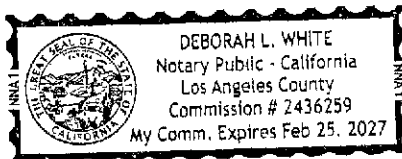
personally appeared Andrew Nowaczek
Name(s) of Signer(s)

Audrey Nowaczek

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Deborah L. White
Signature of Notary Public

Place Notary Seal Above

TRUE COPY CERTIFICATION

(Government Code 27361.7)

Glendale, **California**
Place of Execution (City and State)

I certify under penalty of perjury that this material is a true copy of the original material contained in this document.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

State of California
County of Los Angeles

On 6/10/15 before me, Deborah L. White, Notary Public
personally appeared Andrew Nowaczek and Audrey Nowaczek
who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

6/27/15
Date

By: 
Signature of Declarant

Claudia Torres
Type or Print Name

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PORTION OF LOT 59 OF HANSEN HEIGHTS, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 13 PAGE(S) 142 AND 143 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

A PARCEL 120 X 185 FEET IN SIZE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID LOT 59; THENCE NORTH 0° 21' 7" EAST, ALONG THE WESTERLY LINE OF SAID LOT, A DISTANCE OF 661.82 FEET; THENCE NORTH 69°55'7" EAST, PARALLEL WITH THAT CERTAIN COURSE IN THE SOUTHERLY LINE OF SAID LOT SHOWN ON SAID MAP AS "SOUTH 89° 56' 00" EAST, 1189.44 FEET", A DISTANCE OF 560.00 FEET; THENCE SOUTH 0°21' 7" WEST, PARALLEL WITH THE WESTERLY LINE OF SAID LOT 59, A DISTANCE OF 108.73 FEET; THENCE SOUTH 74° 00' 28" WEST, 105.07 FEET, TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 74° 00' 28" WEST, 185.00 FEET; THENCE SOUTH 15° 59' 32" EAST, 120.00 FEET; THENCE NORTH 74° 00' 28" EAST, 185.00 FEET; THENCE NORTH 15° 59' 32" WEST, 120.00 FEET, TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES, LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID PROPERTY, BUT WITH NO RIGHT OF SURFACE ENTRY, WHERE THEY HAVE BEEN PREVIOUSLY RESERVED IN INSTRUMENTS OF RECORD.

PARCEL 2:

AN EASEMENT FOR INGRESS AND EGRESS, TO BE USED IN COMMON WITH OTHER, LYING WITHIN A STRIP OF LAND, 24.00 FEET IN WIDTH, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LAND; THENCE NORTH 89° 55' 07" EAST, ALONG THE NORTHERLY LINE OF SAID LAND, 560.00 FEET; THENCE SOUTH 0° 21' 07" WEST, PARALLEL WITH THE WESTERLY LINE OF SAID LOT 59, A DISTANCE OF 108.73 FEET; THENCE SOUTH 74° 00' 28" WEST 225.19 FEET, TO THE TRUE POINT OF BEGINNING; THENCE NORTH 39° 46' 18" EAST 127.64 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.75 FEET; THENCE NORTHERLY AND WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 133° 42' 38", AN ARC DISTANCE OF 60.09 FEET; THENCE TANGENT TO SAID CURVE, SOUTH 86° 03' 40" WEST, 162.12 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE

EXHIBIT "A" Continued

SOUTHEASTERLY AND HAVING A RADIUS OF 213.03 FEET; THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 63° 35' 41" AN ARC DISTANCE OF 236.45 FEET, TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 89.00 FEET; THENCE SOUTHERLY AND EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 69° 22' 30", AN ARC DISTANCE OF 107.76 FEET; THENCE TANGENT TO SAID CURVE, SOUTH 46° 54' 31" EAST, 167.00 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 516.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 13° 15' 54", AN ARC DISTANCE OF 119.46 FEET; THENCE TANGENT TO SAID CURVE, SOUTH 60° 10' 25" EAST, 145.75 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 260.00 FEET; THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 21° 46' 16", AN ARC DISTANCE OF 98.79 FEET; THENCE TANGENT TO SAID CURVE, SOUTH 81° 56' 41" EAST, 40.00 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 35.00 FEET; THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 167° 27' 45" AN ARC DISTANCE OF 102.30 FEET TO A POINT, SAID POINT BEING HEREINAFTER REFERRED TO AS POINT "A" FOR PURPOSES OF THIS DESCRIPTION; THENCE TANGENT TO SAID CURVE, SOUTH 85° 31' 04" WEST, 24.08 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 286.51 FEET; THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 28° 47' 02" AN ARC DISTANCE OF 143.94 FEET, TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 105.00 FEET, THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 38° 14' 48", AN ARC DISTANCE OF 70.00 FEET; THENCE TANGENT TO SAID CURVE, SOUTH 76° 06' 18" WEST, 22.63 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 46° 41' 52", AN ARC DISTANCE OF 81.50 FEET; THENCE TANGENT TO SAID CURVE, NORTH 57° 11' 50" WEST, 126.87 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE, SOUTHEASTERLY AND HAVING A RADIUS OF 18.86 FEET; THENCE NORTHWESTERLY, WESTERLY AND SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 145° 05' 55", AN ARC DISTANCE OF 47.76 FEET, TO A POINT OF TANGENCY WITH A LINE WHICH BEARS NORTH 22° 17' 45" WEST, FROM A POINT IN THE SOUTHERLY LINE OF SAID LOT 59, DISTANT NORTH 69° 55' 07" EAST, 21.60 FEET THEREON, FROM THE WESTERLY TERMINUS OF THAT CERTAIN COURSE HEREIN BEFORE DESCRIBED AS "SOUTH 89° 55' 07" WEST, 517.75 FEET; THENCE SOUTH 22° 17' 45" EAST ALONG SAID LINE, 91.68 FEET, TO SAID POINT IN THE SOUTHERLY LOT LINE.

APN: 2543-021-015

Also Known As: 10050 Wornom Avenue, Sunland, CA 91040

DO NOT RECORD THIS PAGE
REQUEST FOR FULL RECONVEYANCE

To Chicago Title Company:

The undersigned is the legal owner and holder of the note or notes, and of all other indebtedness secured by the foregoing Deed of Trust. Said note or notes, together with all other indebtedness secured by said Deed of Trust have been fully paid and satisfied; and you are hereby requested and directed, on payment to you of any sums owing to you under the terms of said Deed of Trust, to cancel said note or notes above mentioned, and all other evidence of indebtedness secured by said Deed of Trust delivered to you herewith, together with said Deed of Trust, and to reconvey, without warranty, to the parties lawfully entitled thereto, all the estate or interest now held by you under the same.

Dated _____

Please mail Deed of Trust, Note(s) and Reconveyance to:

DO NOT LOSE OR DESTROY THIS DEED OF TRUST OR THE NOTE which it secures. Both must be delivered to the Trustee for cancellation before reconveyance will be made.