

RECORDING REQUESTED BY
Recorded at the request of
SAFECO TITLE INSURANCE CO.
GENERAL SECURITY CORPORATION

81-1208033

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA

DEC 9 1981 AT 8 A.M.

Recorder's Office

AND WHEN RECORDED MAIL TO
NAME GENERAL SECURITY CORPORATION
STREET P.O. Box 12
ADDRESS Carlsbad, CA 92008
CITY
ZIP

FEE \$ 10 G

17-532

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST
IMPORTANT NOTICE

IF YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR PAYMENTS, IT MAY BE SOLD WITHOUT ANY COURT ACTION, and you may have the legal right to bring your account in good standing by paying all of your past due payments plus permitted costs and expenses within three months from the date this notice of default was recorded. This amount is \$10,783.00 as of Dec. 4, 1981, and will increase until your account becomes current. You may not have to pay the entire unpaid portion of your account, even though full payment was demanded, but you must pay the amount stated above.

After three months from the date of recordation of this document (which date of recordation appears hereon), unless the obligation being foreclosed upon permits a longer period, you have only the legal right to stop the foreclosure by paying the entire amount demanded by your creditor.

To find out the amount you must pay, or to arrange for payment to stop the foreclosure, or if your property is in foreclosure for any other reason, contact:

BENEFICIARY: c/o FIRST LIBERTY FINANCIAL, INC.

MAILING ADDRESS: P.O. Box 12, Carlsbad, CA 92008

Telephone: (714) 729-4244

If you have any questions, you should contact a lawyer or the government agency which may have insured your loan.

Remember, YOU MAY LOSE LEGAL RIGHTS IF YOU DO NOT TAKE PROMPT ACTION.

NOTICE IS HEREBY GIVEN:

That GENERAL SECURITY CORPORATION a corporation, is Trustee under a Deed of Trust dated March 17, 1981 executed by Del Rio Development, Inc., a California Corporation, by Leon Brukman, President as Trustor, to secure obligations in favor of Protective Equity Trust #93 and Galen B. Maddy and Marianne Maddy, husband and wife as beneficiary recorded on March 17, 1981 as document no. 81-274234 in book page of Official Records in the office of the Recorder of Los Angeles County, California, describing land therein as:

See attached Exhibit "A" for legal description.

including one note for the sum of \$400,000.00

said obligations

That a breach of, and default in, the obligations for which such deed is security has occurred in that payment has not been made of:

Non-payment of interest due November 17, 1981 and late charge thereon, and any taxes which are delinquent or which will become delinquent.

That by reason thereof, present beneficiary under such deed, has executed and delivered to said Trustee a written Declaration of Default and Demand for Sale, and has deposited with said Trustee such deed and all documents evidencing obligations secured thereby, and has declared and does hereby declare all sums secured thereby immediately due and payable and has elected and does hereby elect to cause the trust property to be sold to satisfy the obligations secured thereby.

Dated December 4, 1981

GENERAL SECURITY CORPORATION

by: Donald D. Hensel
Donald D. Hensel, Vice-President

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EXHIBIT I

PARCEL 1 (MEVEL):

That portion of Lot 229 of the Western Empire Tract, Sheet No. 4, in the City of Los Angeles, in the County of Los Angeles, State of California, as per map recorded in Book 18, Pages 162, et seq., of Maps, in the office of the County Recorder of said County, described as follows:

Beginning at the Southwest corner of said Lot 229; thence Easterly along the Southerly line of said Lot 229, to the Westerly line of the land first described in the deed to Edward C. Roeser and wife, filed as Document No. 16153-V on August 31, 1953 in the office of the Registrar of land titles of said County; thence along the Westerly and Northerly boundary line of said land of Roeser, North 9°30'55" East 271.977 feet; thence South 78°41'50" East 109.15 feet; thence North 51°24'30" East 91.78 feet; thence South 61°37'30" East 64.08 feet; thence North 75°19'59" East 55.31 feet to an angle point in the Westerly boundary line of the Hillhaven Tract, as per map recorded in Book 72, Page 48 of Maps, in the office of the County Recorder of said County; thence along the boundary line of said Hillhaven Tract, North 75°06' East 80.75 feet; thence South 10°21' West 48.22 feet; thence South 9°56' East 81.05 feet; thence South 62°23' East 50.44 feet; thence North 9°56' West 104.63 feet; thence North 10°21' East 115.46 feet; thence South 88°19' West 30 feet; thence leaving the boundary line of said Hillhaven Tract, shown 21°02'40" West 11.21 feet; thence South 79°49'30" West 72.69 feet; thence South 67°01'30" West 83.22 feet; thence North 61°37'30" West 71.30 feet; thence South 51°25'30" West 70.70 feet; thence North 28°45'30" West 162.99 feet; thence North 8°20'54" East 147.29 feet, more or less, to a point in the Southerly line of the land described in Parcel 1 of the deed to Sally M. Brittan, recorded August 3, 1951 as Document No. 21966-T, in the office of the Registrar of land titles of said County; thence Westerly and Northerly along the Southerly and Westerly lines of said land to Brittan to the Southerly line of Tract No. 8959, as shown on map recorded in Book 122, Page 18 of Maps, in the office of the County Recorder of said County; thence Westerly following the Southerly boundary line of said Tract No. 8959, to the most Easterly corner of the land described in the deed to George G. Glade and wife, recorded March 24, 1949 as Document No. 5479-R, in the office of the Registrar of land titles of said County; thence along the Southerly and Westerly line of said land of Glade, South 32°12'24" West 44 feet; thence South 67°42'57" West 178.36 feet;

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thence North 22°55'56" West 131 feet; thence North 15°18'46" West 134.25 feet; thence North 3°18'54" East 25 feet to the Northwest corner of said land of Glade; thence North 86°41'04" West 24.47 feet; thence South 82°53'30" West 82.18 feet to the beginning of a tangent curve concave Southeasterly, and having a radius of 85 feet; thence Southwesterly along said curve, through an angle of 105°47'15" a distance of 156.94 feet; thence South 22°53'45" East 86.46 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 90 feet; thence Southwesterly along said last mentioned curve, through an angle of 96°12'45" a distance of 151.13 feet; thence South 73°19' West 232.41 feet; thence South 83°18'15" West 39.93 feet to the beginning of a tangent curve concave Northerly, and having a radius of 100 feet; thence Westerly along said last mentioned curve, through an angle of 46°51'35" a distance of 81.79 feet; thence North 49°50'10" West 122.38 feet; thence North 34°08'50" West 70.08 feet to the beginning of a tangent curve concave Southerly and having a radius of 100 feet; thence Westerly along said curve, through an angle of 51°08'10" a distance of 106.70 feet; thence South 84°43'00" West 105.45 feet to the beginning of a tangent curve concave Northerly, and having a radius of 100 feet; thence Westerly along said curve, through an angle of 22°32'00" a distance of 39.33 feet; thence North 72°45'00" West 159.60 feet to the beginning of a tangent curve concave Northeasterly having a radius of 100 feet; thence Northwesterly along said curve through an angle of 25°08'30" a distance of 43.88 feet; thence North 47°36'30" West 47.06 feet to the beginning of a tangent curve concave Southwesterly, having a radius of 55 feet; thence Westerly along said curve, through an angle of 29°55'15" a distance of 28.72 feet to a point, a radial line to said point bears North 12°28'15" East; thence South 0°54'30" East 27.73 feet, more or less, to the centerline of the 50 foot strip of land described in Parcel 5 of the deed to Carl E. Gorman, et ux., filed as Document No. 13766-W, on August 26, 1954, in the office of the Registrar of land titles of said County; thence along said centerline, North 65°15'40" West to a point in that course in the Easterly line of the land described in Parcel 1 of said deed to Carl E. Gorman, et ux., having a bearing and length of South 6°00' West 155 feet, said point being distant North 6°00' East along said Easterly line, 30.90 feet from the Southeasterly corner of said last mentioned Parcel 1; thence along the boundary line of said land of Gorman, et ux., South 6°00' West 30.90 feet; thence North 67°00' West 85 feet to the beginning of a curve concave Southerly, having a radius of 150 feet; thence Westerly along said curve to the Westerly line of said Lot 229; thence Southerly along said Westerly line to the point of beginning.

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EXCEPT therefrom that portion lying Southerly of the Southerly line of the Rancho Tujunga, as shown on map recorded in Book 1, Pages 561, et seq., of Patents, in the office of the County Recorder of said County.

ALSO EXCEPT therefrom that portion of said Lot 229, conveyed to Southern California Edison Company, Ltd., described in Document No. 19519, registered September 27, 1930, on Certificate of Title No. GF-62884, in the office of the Registrar of titles of said County.

ALSO EXCEPT therefrom that portion of said Lot 229, described as follows:

Beginning at a point in the Southeasterly line of Verdugo Crestline Drive, 50 feet wide, as shown on map of Tract No. 8959, in Book 122, Page 18 of Maps, County of Los Angeles, distant thereon South 42°05' West 12.00 feet from the Northeasterly terminus of that certain course on said Southeasterly line having a bearing of North 42°05' East and a length of 42.61 feet; thence South 87°41'00" East 117.54 feet to the Northerly terminus of that certain course described as having a bearing and length of North 16°45' West 107.49 feet, in the deed registered August 3, 1951 as Instrument No. 21996-T; thence along said last mentioned certain course South 16°45' East 107.59 feet to the Southerly terminus of said last mentioned certain course; thence along the Southerly line of the land first described in said deed to Sally M. Brittan, North 72°17'40" East 8.77 feet; thence along the Westerly line of the land secondly described in said deed to Sally M. Brittan, South 8°20'54" West 156.21 feet to the most Southerly corner of said last mentioned land; thence South 33°05'12" West 69.45 feet; thence North 63°15'00" West 202.77 feet to the Easterly line of said Verdugo Crestline Drive, said Easterly line being also the Easterly boundary of said Tract No. 8959; thence in a generally Northerly direction following along the Easterly boundary of said Tract No. 8959, being along said Verdugo Crestline Drive, to said point of beginning.

PARCEL 1A (MEVEL);

That portion of Lot 206 1/2 of the Western Empire Tract, Sheet No. 4, in the City of Los Angeles, in the County of Los Angeles, State of California, as per map recorded in Book 18, Page 162 et seq., of Maps, in the office of the County Recorder of said County, described as follows:

Beginning at the Southeasterly corner of said Lot 206 1/2; thence Southerly along the Southerly line of said Lot 206 1/2 to the Southwesterly corner

of said Lot 206 1/2; thence Northerly along the Westerly line of said Lot 206 1/2 to a point in the Southerly boundary of the land described in Parcel 1 of the deed to Boyd A. Taylor, recorded on July 12, 1955 as Instrument No. 83, in Book 48321, Page 130, Official Records, in the office of the County Recorder of said County; thence in a generally Northeasterly direction following along the Southeasterly boundary of the land described in Parcel 1 of said deed to Taylor, to the most Southerly corner of the land described in Parcel 1 of the deed to Carl E. Gorman, and wife, filed on August 26, 1954, as Document No. 13766-W, in the office of the Registrar of land titles of said County; thence Northeasterly and Easterly following along the Southeasterly and Southerly boundary of the land described in Parcel 1 of said deed to Gorman, to a point in the Easterly line of said Lot 206 1/2; thence Southerly along said Easterly line to said point of beginning.

EXCEPT that portion of said land included with the 150.00 feet right of way of the Southern California Edison Company, Ltd., described in Document No. 195128 filed on September 27, 1930 entered on Certificate No. GP-62883, in the office of the Registrar of land titles of said County.

ALSO EXCEPT any portion of said land lying Southerly of the Southerly line of the Rancho Tujunga, shown on map recorded in Book 1, Pages 151 and 152 of Patents, in the office of the County Recorder of said County.

PARCEL 1D (MEVEL):

That portion of Lot 229 of the Western Empire Tract, Sheet No. 4, in the City of Los Angeles, in the County of Los Angeles, State of California, as per map recorded in Book 18, Pages 162 et seq., of Maps, in the office of the County Recorder of said County, described as follows:

Beginning at the intersection of the centerline of the 50 foot strip of land described in Parcel 5 of the deed to Carl E. Gorman, et ux., registered as Document No. 13766-W on August 26, 1954, in the office of the Registrar of land titles of said County, with the Southerly prolongation of that portion of the Westerly line of the land described in Parcel 1, of the deed of trust registered as Document No. 16266-V on September 2, 1953, in the office of said Registrar of land titles recited therein as having a bearing and length of North 0°54'30" West 380.77 feet; thence North 0°54'30" West along said prolongation to and along said Westerly line, 468.50 feet, more or less, to a point, said point being designated

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as Point "A" for the purpose of this description, said Point "A" being on a line which bears South 69°33'30" West from a point in the Northwest-erly prolongation of the Southwesterly line of the land described in Certificate of Title No. HD-66985, on file in the office of said Registrar of land titles, distant thereon North 36°41' West 240 feet from the most Southerly corner of said last mentioned land; thence from said Point "A", North 69°33'30" East to the Westerly line of the land described in Parcel 1 of the deed of trust registered as Document No. 6-X, on January 3, 1955 in the office of the said Registrar of land titles; thence North 12°23'40" West along the Westerly line of said land described in Document No. 6-X, to the Northwest corner of said land; thence North 87°22'15" East along the Northerly line of said land to a line which bears North 69°33'30" East from said Point "A"; thence North 69°33'30" East along said last mentioned line to the Northwesterly prolongation of the Southwesterly line of the land described in said Certificate of Title No. HD-66785; thence South 36°41' East along said prolonged line to the most Westerly corner of the land described in said Certificate of Title No. HD-66985; thence along the Northwesterly lines of said Certificate of Title No. HD-66985, as follows:

North 53°19' East 181.30 feet and North 89°08' East 212.22 feet to the most Northerly corner of said land, said most Northerly corner being in the Westerly line of the land described in Certificate of Title No. CX-33926, on file in the office of said Registrar of land titles; thence Northerly along said Westerly line to the Northerly line of said Lot 229; thence Westerly along said Northerly line to the Northeasterly corner of the land described in Parcel 1 on the deed to Peter T. Peterson, et ux., registered as Document No. 13674-W, on August 25, 1954 in the office of said Registrar of land titles; thence along the boundary lines of the land described in Parcel 1 of said deed to Peter T. Peterson, et ux., as follows:

South 5°47'47" West 241.41 feet, South 53°36'47" West 453.19 feet, more or less, to an angle point therein and North 62°00' West to the most Easterly corner of the land described in Parcel 1 of said deed to Carl E. Gorman, et ux., registered as Document No. 13766-W on August 26, 1954; thence South 6°00' West along the Easterly line of said last mentioned Parcel 1, to the centerline of the 50 feet strip of land described in Parcel 5 of said deed to Carl E. Gorman, et ux.; thence South 65°15'40" East, along said centerline to the point of beginning.

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ALSO EXCEPT from Parcels 1, 1A and 1D that portion of said land included within the land as described in Parcel 47837-1 (amended) in the Final Decree of Condemnation entered in the Los Angeles County Superior Court Case No. NC C 87878, a certified copy of which was recorded May 3, 1976, as Instrument No. 2743, in Book D7065, Page 531, Official Records of said County.

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