

RECORDING REQUESTED BY
JACKSON FEDERAL BANK

AND WHEN RECORDED MAIL TO:

JACKSON FEDERAL BANK
145 S. STATE COLLEGE BLVD., STE. 600
BREA, CA 92821
Attention: LOAN SERVICING DEPARTMENT
Loan No. 7000905553
Order No. 02309077-70

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

THIS DEED OF TRUST, SECURITY AGREEMENT, ASSIGNMENT OF RENTS AND FIXTURE FILING ("Deed of Trust") is made as of June 03, 2004, by HANI F. SAYEGH AND FRANCESCO SAYEGH, HUSBAND AND WIFE, AND SAMIR A. SAYEGH AND LINDA J. SAYEGH, HUSBAND AND WIFE whose address is 1576 GAYWOOD DRIVE, ALTADENA, CA 91001 ("Trustor"), to JFB FINANCIAL SERVICES, A CALIFORNIA CORPORATION ("Trustee"), for the benefit of JACKSON FEDERAL BANK, A CALIFORNIA CORPORATION whose address is 145 S. STATE COLLEGE BOULEVARD, SUITE 600, BREA, CALIFORNIA 92821 ("Beneficiary").

WITNESSETH:

That Trustor grants, bargains, sells, conveys and warrants to Trustee, in trust with power of sale, all of its current and hereafter acquired right, title and interest in and to that certain property commonly known as 5879 WASHINGTON BOULEVARD, located in or about the City of CULVER CITY, County of LOS ANGELES, State of CALIFORNIA, more particularly described in Exhibit "A" attached hereto and made a part hereof, together with the following described estate, property and rights of Trustor (herein collectively called the "Property") as security for the performance of each covenant and agreement of Trustor contained herein and in all other instruments executed in connection therewith, and for the payment of all sums of money secured hereby:

A. All fee and leasehold estates and rights of Trustor now held and hereafter acquired in and to the Property and in and to all land lying in streets and roads adjoining the Property and all access rights and easements appertaining thereto;

B. All buildings, structures, improvements, furnishings, fixtures and equipment (real, personal and mixed) now or hereafter attached to or used or adapted for use in the operation of the Property (but specifically excluding any "mobilehome" as defined in Section 798.3 of the California Civil Code, in which Trustor has no interest) and all replacements and additions thereto, all heating and incinerating apparatus and equipment, boilers, engines, motors, dynamos, generating equipment, pumps, piping and plumbing fixtures, cooling, ventilating, sprinkling and fire-extinguishing apparatus, gas and electric fixtures, elevators, escalators, partitions, shrubbery and plants; and including also all interest of Trustor in any of such items hereafter at any time acquired under a conditional sales contract, chattel mortgage or other title-retaining or security instrument, all of which property described in this paragraph shall be deemed part of the realty and not severable wholly or in part without material injury to the freehold; and

C. All and singular the lands, tenements, privileges, water, water rights, water stock, mineral, oil and gas rights, hereditaments and appurtenances belonging or in anywise appertaining to the Property, all reversions, remainders, rents, royalties, issues and profits thereof and all estate, rights, title, claim, interest and demand whatsoever of Trustor either at law or in equity of, in and to the Property, whether now held or hereafter acquired;