

Recording Requested By:  
M.L.WICKS BEN S.P.R.R.

Return To:  
MAG HOLDING TRUST  
% M.L.Wicks and Its Assigns  
37951 47Th  
Palmdale, California 93552

LINCOLN COUNTY, NV

2023-166035

Rec:\$37.00

Total:\$37.00

10/11/2023 04:39 PM

M.L. WICKS

Pgs=11 KC



OFFICIAL RECORD  
AMY ELMER, RECORDER

DOCUMENT TITLE

ASSIGNMENT  
OF RENTS

COPY



RECORDING REQUESTED BY  
M.L.Wicks BEN S.P.R.R.  
AND WHEN RECORDED MAIL TO

Name. Assignor Mumina A.Rahman  
% MAG HOLDING TRUST  
Address 37951 47TH  
Palmdale ,California 93552

**ASSIGNMENT OF RENTS**

**OPERATION M.L.Wicks  
WICKS SYSTEM22**

*J.C. TRAILWAYS TRUST*

The undersigned assignor hereby assigns to **CUBAN LEAF CIGAR LOUNGE** of California, assignee, as additional security, all rents leases and profits pertaining to that certain **ASSETS CLAIMS -OPERATION M.L.WICKS, WICKS SYSTEM 22**, filed in Lincoln County Nevada in book 2020-1590332 Page 13,14

**Document Number**

**2020-159032**

**Recording Date**

**10/02/2020 03:36:46 PM**

**Document Type**

**ASSIGNMENT**

of Real Estate recorder's official records and more particularly described as follows:  
The real estate hereby described as follows to wit : **ASSIGNMENT OF RENTS WITH LEASE**  
Situated in the county of Los Angeles , California  
**Parcel described as Tract MR 23 Pages 33-36 M.L.Wicks Subdivision Recorded in Los Angeles ,California**

Dated December 31,20  
See Assignment M.O.U and Exhibits



**M.L. Wicks**

**1852 - 1919**

*Pioneer California Developer*

EXHIBIT A

PARCEL A:

The North one-half of the North one-half of Section 6, Township 5 South, Range 14 West, S.B.B. & M... excepting therefrom the Westerly 30 feet thereof included within Arizona Avenue, the Northerly 20 feet thereof included within San Antonio Street and the portion thereof included within the right of way of the Atchison, Topeka and Santa Fe Railroad Company,

PARCEL B:

The South one-half and the South one-half of the North one-half of Section 6, Township 3 South, Range 14 West, S.B.B. & M., excepting therefrom the Westerly 30 feet thereof included within Arizona Avenue and the portion thereof included within the right of way of the Atchison, Topeka and Santa Fe Railroad Company,

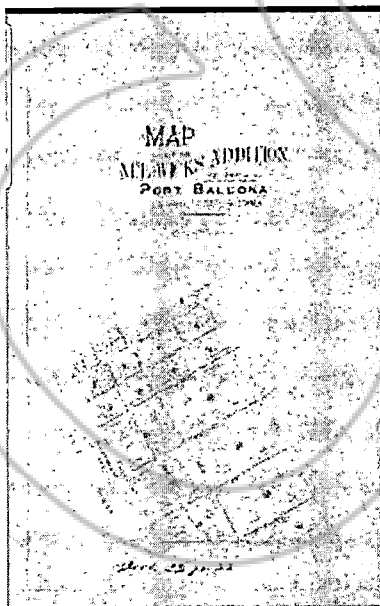
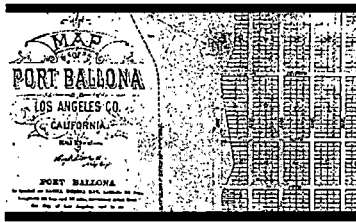


EXHIBIT A



**Port Ballona!**  
 The Future Harbor of Southern California!

THIS IS THE OCEAN TERMINUS OF THE CALIFORNIA CENTRAL RAILROAD OF THE ANTIPOD, Ventura and Santa Fe, which, by its one mile extension to Bay Ballona, will connect the Atlantic and Pacific oceans.

**Port Ballona is Situated on Santa Monica Bay,**

Only thirty minutes ride by rail from the city of Los Angeles, with trains to Santa Monica every three hours in the day and every two hours at night. The harbor is a natural one, with a depth of 100 feet, and a natural breakwater on the north side. The harbor has two open basins, one 100 feet long and 50 feet wide, with all other streets of block width. The harbor is a natural one, and is situated on the shore of Santa Monica Bay. The harbor is a natural one, and is situated on the shore of Santa Monica Bay. The harbor is a natural one, and is situated on the shore of Santa Monica Bay.

**The Beautiful Lake of Ballona**

Is one of the greatest features of the place, affording all there a perfectly safe and pleasant place for sailing and boating of all kinds, and leading to the sea and a view of the city. There is also a beautiful spring of pure **POLYDOR** water, and both sulphur and iron sulphate are already in evidence in connection.

WATER WILL BE DELIVERED IN MAIN PIPES IN FRONT OF EACH LOT UNDER LOWEST PRESSURE.

For more news, maps and all other information see to obtained from

**Ballona Harbor and Improvement Company,**  
 Room 6, Office M. L. Wick, Corner Court and Main Sts.

**GET AHEAD OF THE**  
**Kuhrts Street and Mission Road Boom**

**H. M. JOHNSTON'S**  
 Subdivision of Block 39, East Los Angeles,  
 AT THE JUNCTION OF MISSION AND KUHRTS STS.

The blocks of the New Ballona, already laid. Prices now to advance as soon as the new gas across the line is opened.

Directly opposite the **FIFTY-THIRD CITY PARK**, which, with the **Wooling Avenue and Oceanwalk** Tract, will be the greatest point of interest for business, dining and the new broad avenue which is now being laid. The blocks from proposed **Block 39** are laid on the **Ballona Harbor**. In every way possible the site has been made for business and residential blocks. Buy at once before the sale.

**GEO. W. JOHNSTON, T. E. ROWAN, No. 114 North Spring Street.**  
**WALTERIA, WALTERIA, Central Avenue**

4117 21  
SCALE 1" = 150'

1989

PERSHING

EARLSDOM AVE

SANDPIPER ST. 60

IVALEE ST. 30

BLK. 103

NEY ST. 60

BLK. 108

OCEAN VISTA ST. 60

BLK. 110

3 CENTURY

BLVD. 3

TRASK AVE. 60

IVALEE ST.

ELLEN ST.

NEY ST.

ARGO ST.

TRUCKEY ST.

OCEAN VISTA ST. 60

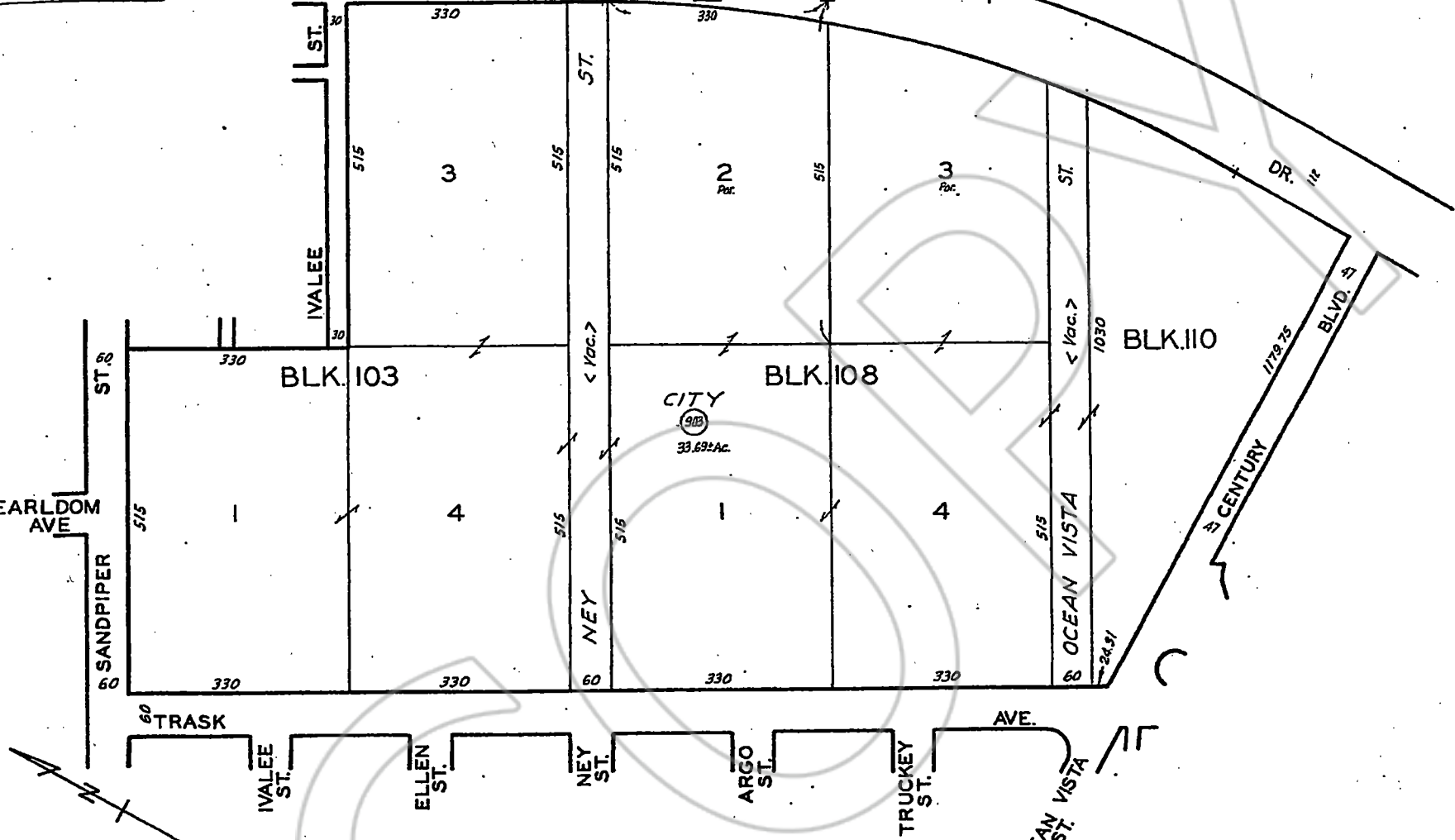
M.L. WICKS ADDITION TO TOWN OF PORT BALLONA

M.R. 23-33-36

CODE 68

FOR PREV. ASSM'T. SEE: 624-3

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.



APN \_\_\_\_\_

APN \_\_\_\_\_

APN \_\_\_\_\_

# ASSIGNMENT OF RENTS

## Title of Document

### Affirmation Statement

\_\_\_\_ I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does not contain** the social security number, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of any person or persons. (Per NRS 239B.030)

I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does contain** the social security number, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of a person or persons as required by law: \_\_\_\_\_

(State specific law)

*Michelle A. Gardner*  
Signature Title

Michelle A. Gardner  
Print

10-8-23  
Date

### Grantees address and mail tax statement:

37951 47 Th  
Palmdale CA 93552



California

USA

DRIVER LICENSE

FEDERAL  
LIMITS  
APPLY



DL



CLASS C

EXP 12/01/2023

END NONE

LN PSALMS

FN JEFFREY CHARLES

6805 SADDLEBACK DR  
BAKERSFIELD CA 93309

DOB



RSTR CORR LENS

12011965

*Jeffrey Charles*

SEX M

HAIR BAL

EYES BRN

HGT 6'-01"

WGT 180 lb

ISS

DD 11/19/2019610K7/AAFD/23

11/19/20

**SIGNATURE PAGE.**

This page constitutes the signature page for the Grant of Assignment and Assignment relating to the agreement of a grantor .

Execution of this signature page constitutes a full understanding of the Agreement.

ASSIGNEE FOR M.L.Wicks Ben of S.P.R.R.

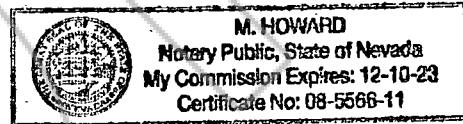
Michelle A. Gardner  
Michelle A. Gardner Assignor Michelle A. Gardner

State of Nevada  
County of Lincoln

This instrument was acknowledged before me on  
Oct 10, 2003 by Michelle Arica Gardner  
DATE NAME OF PERSON

SEAL

M. Howard  
(Signature of notarial officer)



\* This Notary Certificate is attached to an Assignment for  
J.C. Trailways Trust

COPY

