

Thank you...

Blake Schinto
Progressive Title Co.
801 Brand Suite 400
Glendale, CA 91203

Dear Blake,

We know you have a choice in settlement providers so on behalf of the team here at Progressive Title, we thank you for the opportunity to provide you with your Property Profile.

If you have any questions, please contact our Customer Service department and we'll be happy to assist you.

We look forward to working with you again!

Best Regards,

Progressive Title Customer Service Team



(800) 722-9277 | CS@ProgressiveTitle.com | ProgressiveTitle.com



Progressive Title Company

801 N. Brand Blvd., Ste. 400
Glendale, CA 91203
Phone: (800) 311-4549

955 Enchanted Way
Pacific Palisades, CA 90272
APN: 4419-002-029
Sales Rep: Blake Schinto 310-922-8590

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TITLE COMPANY, INC.

(800) 722-9277 | CS@ProgressiveTitle.com | ProgressiveTitle.com

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Property Detail Report

955 Enchanted Way, Pacific Palisades, CA 90272-2824

APN: 4419-002-029

Reference ID: ptc

Los Angeles County Data as of: 04/28/2026

Owner Information

Owner Name:	Festa Family Trust / Festa Richard / Festa Jeanne	Occupancy:	Unknown
Vesting:	Family Trust		
Mailing Address:	955 Enchanted Way, Pacific Palisades, CA 90272-2824		

Location Information

Legal Description:	Por Of Lot 25 Tract No 22433 And Por Of Lot 2 Tract No 17591	County:	Los Angeles, CA
APN:	4419-002-029	Alternate APN:	Census Tract / Block: 262604 / 5000
Munic / Twnshp:	West /Pac Palisades	Twtnshp-Rng-Sec:	Legal Lot / Block: 25, 2 / 5
Subdivision:	22433	Tract #:	Legal Book / Page: 609 / 89
Neighborhood:	The Westside	School District:	Los Angeles Unified School District
Elementary School:	Marquez Charter Sc...	Middle School:	Paul Revere Middle...
Latitude:	34.05393	Longitude:	-118.54907
		High School:	Palisades Charter...

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	09/12/2023 / 09/19/2023	Price:	Transfer Doc #:	2023.627111
Buyer Name:	Festa Family Trust / Festa Richard	Seller Name:	Deed Type:	Quit Claim Deed
		Festa Family Trust		

Last Market Sale

Sale / Rec Date:	/ 02/14/1989	Sale Price / Type:	\$745,000 / Full Value	Deed Type:	
Multi / Split Sale:		Price / Sq. Ft.:	\$158	New Construction:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		1st Mtg Doc #:	N/A
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	1989.239772
Seller Name:	Jarv Tauni H			Title Company:	Land Title
Lender:					

Prior Sale Information

Sale / Rec Date:		Sale Price / Type:	Prior Deed Type:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:	Prior Sale Doc #:	N/A
Prior Lender:				

Property Characteristics

Gross Living Area:	4,714 Sq. Ft.	Total Rooms:	0	Year Built / Eff:	1958 / 1998
Living Area:	4,714 Sq. Ft.	Bedrooms:	6	Stories:	
Total Adj. Area:		Baths (F/3Q/H/Q):	6/0/0/0	Parking Type:	
Above Grade:	4,714 Sq. Ft.	Pool:	Yes	Garage #:	
Basement Area:		Fireplace:		Garage Area:	
Style:		Cooling:		Porch Type:	
Foundation:		Heating:	Central	Patio Type:	
Quality:	Fair	Exterior Wall:		Roof Type:	
Condition:		Construction Type:	Wood	Roof Material:	

Site Information

Land Use:	SFR	Lot Area:	11,966 Sq. Ft.	Zoning:	LAR1
State Use:		Lot Width / Depth:		# of Buildings:	1
County Use:	0101 - Sfr W/ Poo...	Usable Lot:	11966	Res / Comm Units:	
Site Influence:		Acres:	0.275	Water / Sewer Type:	
Flood Zone Code:	X	Flood Map #:	06037C1566G	Flood Map Date:	04/21/2021
Community Name:	City Of Los Angeles	Flood Panel #:	1566G	Inside SFHA:	False

Tax Information

Assessed Year:	2025	Assessed Value:	\$513,589	Market Total Value:	
Tax Year:	2025	Land Value:	\$513,589	Market Land Value:	
Tax Area:	00-067	Improvement Value:		Market Imprv Value:	
Property Tax:	\$6,421.84	Improved %:		Market Imprv %:	
Exemption:		Delinquent Year:			



Subject Property			
955 Enchanted Way, Pacific Palisades, CA 90272-2824			
Sale Price / Type: \$745,000 / Full Value			
Sale / Rec Date: / 02/14/1989		Sale Doc #:	1989.239772
Year Built / Eff:	1958 / 1998	Lot Area:	11,966 Sq. Ft.
Assessed Value:	\$513,589	Living Area:	4,714 Sq. Ft.
		Bedrooms:	6
		Baths	6/0/0/0
		(F/3Q/H/Q):	
		Total Rooms:	
Land Use:	SFR	Pool:	Yes
Owner Name:	Festa Family Trust / Festa Richard		
Mailing Address:	955 Enchanted Way, Pacific Palisades, CA 90272-2824		
County:	Los Angeles	Zoning:	LAR1
APN:	4419-002-029	Acres:	0.27
Subdivision:	22433	Cooling:	
Census Tct / Blk:	262604 / 5000	Fireplace:	
1st Mtg / Type:	\$0 /	Parking Type:	
Res / Comm Units:		Flood Zone	X
		Code:	
		Stories:	
		Roof Material:	
		Prior Sale Price:	
		Prior Sale Date:	
		Prior Rec Date:	
		Prior Sale Doc #:	

Search Criteria			
# Months Back:	6	Distance From Subject:	0.8 mi
Living Area	17.0 + / -	Land Use:	Same As Subject
Difference:			

6 Comparable Properties Found

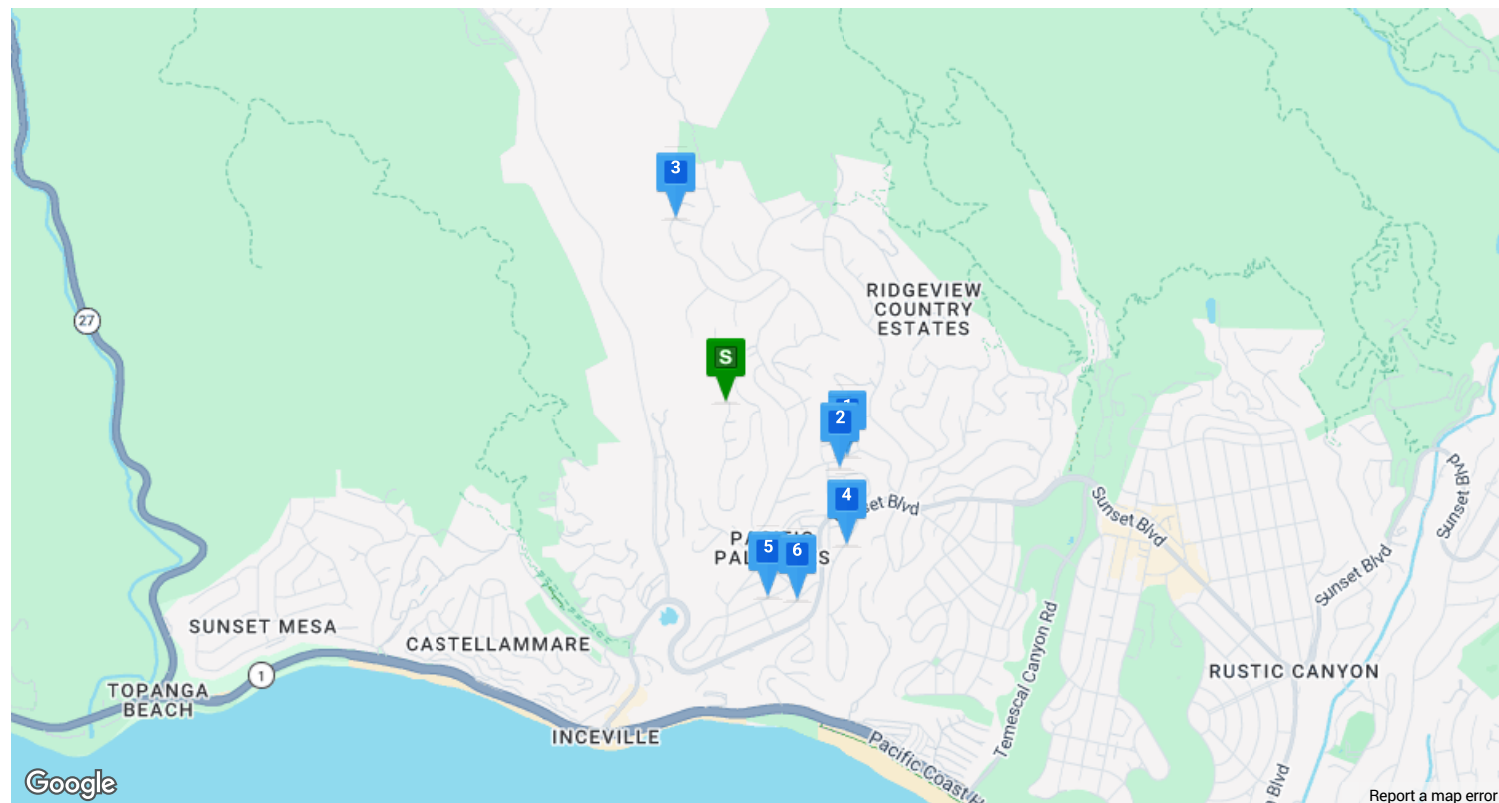
COMPARABLE PROPERTY SUMMARY				
	Subject	Low	Average	High
Price	\$745,000	\$925,000	\$1,461,500	\$1,925,000
Living Area	4,714	4,045	4,339	5,008
Price / Sq. Ft.	\$158	\$226	\$339	\$470
Bedrooms	6	4	4	5
Baths	6	3	5	6
Lot Area	11,966 Sq. Ft.	6,504 Sq. Ft.	10,692 Sq. Ft.	29,357 Sq. Ft.
Stories		1	1.4	2
Year Built	1958	1971	1998	2018
Distance		0.43 mi	0.56 mi	0.68 mi

Sales Comparables

955 Enchanted Way, Pacific Palisades, CA 90272-2824

APN: 4419-002-029

Los Angeles County Data as of: 04/28/2026



Subject Property Comparables

COMPARABLES												
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq. Ft.	\$ / Sq. Ft.	Bds / Bths	Lot Size	Age
1	0.43		16525 Akron St, Pacific Palisades, CA 90272-2306	02/25/2026	\$1,300,000			4,142	\$314	4 / 3	7,144	36
2	0.43		16544 Akron St, Pacific Palisades, CA 90272-2305	04/06/2026	\$925,000			4,085	\$226	4 / 5	7,346	18
3	0.55		16820 Charmel Ln, Pacific Palisades, CA 90272-2216	02/17/2026	\$1,925,000			4,098	\$470	5 / 4	29,357	55
4	0.60		635 N Las Casas Ave, Pacific Palisades, CA 90272-3313	10/23/2025	\$1,749,000			4,045	\$432	5 / 5	6,903	36
5	0.65		16847 Bollinger Dr, Pacific Palisades, CA 90272-3220	03/16/2026	\$1,470,000			5,008	\$294	5 / 5	6,900	14
6	0.68		16815 Livorno Dr, Pacific Palisades, CA 90272-3259	11/07/2025	\$1,400,000			4,656	\$301	4 / 6	6,504	8

L: Listed R: REO RS: REO Sale SS: Short Sale D: Default A: Auction



Comp #1 - 0.43 Miles From Subject
16525 Akron St, Pacific Palisades, CA 90272-2306

Sale Price / Type: \$1,300,000 / Full Value
Sale / Rec Date: 02/25/2026 / 03/10/2026

Sale Doc #: 2026.166013

Year Built / Eff: 1990 / 1990
Assessed Value: \$430,231

Lot Area: 7,144 Sq. Ft.
Living Area: 4,142 Sq. Ft.

Bedrooms: 4
Baths: 3/0/0/0
(F/3Q/H/Q):
Total Rooms:

Land Use: SFR
Owner Name: Sauvage Lionel A M & Ariane L L / Sauvage Ariane L L
Mailing Address: 11601 Wilshire Blvd #1960, Los Angeles, CA 90025-1755
County: Los Angeles
APN: 4420-014-032
Subdivision: 9300
Census Tct / Blk: 262604 / 2003
1st Mtg / Type:
Res / Comm Units:

Pool:
Zoning: LAR1
Acres: 0.16
Cooling:
Fireplace:
Parking Type:
Flood Zone X
Code:

Stories:
Roof Material:
Prior Sale Price:
Prior Sale Date:
Prior Rec Date:
Prior Sale Doc #:



Comp #2 - 0.43 Miles From Subject
16544 Akron St, Pacific Palisades, CA 90272-2305

Sale Price / Type: \$925,000 / Full Value
Sale / Rec Date: 04/06/2026 / 04/16/2026

Sale Doc #: 2026.269188

Year Built / Eff: 2008 / 2008
Assessed Value: \$4,546,191

Lot Area: 7,346 Sq. Ft.
Living Area: 4,085 Sq. Ft.

Bedrooms: 4
Baths: 5/0/0/0
(F/3Q/H/Q):
Total Rooms: 6

Land Use: SFR
Owner Name: Lichtmaher Gartsman Trust / Cookiemonkey Trust
Mailing Address: 12726 Mitchell Ave #1, Los Angeles, CA 90066-4768
(Do Not Mail)
County: Los Angeles
APN: 4419-011-016
Subdivision: 9300
Census Tct / Blk: 262604 / 5008
1st Mtg / Type:
Res / Comm Units:

Pool:
Zoning: LAR1
Acres: 0.17
Cooling: Central
Fireplace:
Parking Type:
Flood Zone X
Code:

Stories: 1
Roof Material:
Prior Sale Price: \$4,457,500
Prior Sale Date: 04/24/2024
Prior Rec Date: 05/17/2024
Prior Sale Doc #: 2024.324994



Comp #3 - 0.55 Miles From Subject
16820 Charmel Ln, Pacific Palisades, CA 90272-2216

Sale Price / Type: \$1,925,000 / Full Value
Sale / Rec Date: 02/17/2026 / 03/06/2026

Sale Doc #: 2026.160809

Year Built / Eff: 1971 / 1990
Assessed Value: \$2,041,159

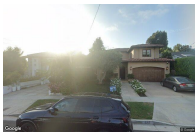
Lot Area: 29,357 Sq. Ft.
Living Area: 4,098 Sq. Ft.

Bedrooms: 5
Baths: 4/0/0/0
(F/3Q/H/Q):
Total Rooms: 10

Land Use: SFR
Owner Name: Zlotnitsky Daniel & Narges Sadat / Zlotnitsky Narges Sadat
Mailing Address: 5209 Ocean Front Walk #202, Marina Del Rey, CA 90292-7139
County: Los Angeles
APN: 4420-030-002
Subdivision: 30811
Census Tct / Blk: 262604 / 4000
1st Mtg / Type: \$1,443,750 / Conventional
Res / Comm Units:

Pool: Yes
Zoning: LARE15
Acres: 0.67
Cooling: Central
Fireplace:
Parking Type: On Site
Flood Zone X
Code:

Stories: 2
Roof Material:
Prior Sale Price: \$4,030,000
Prior Sale Date: 09/03/2020
Prior Rec Date: 09/11/2020
Prior Sale Doc #: 2020.1092094



Comp #4 - 0.60 Miles From Subject
635 N Las Casas Ave, Pacific Palisades, CA 90272-3313

Sale Price / Type: \$1,749,000 / Full Value
Sale / Rec Date: 10/23/2025 / 11/05/2025

Sale Doc #: 2025.771609

Year Built / Eff:	1990 / 1994	Lot Area:	6,903 Sq. Ft.	Bedrooms:	5
Assessed Value:	\$711,511	Living Area:	4,045 Sq. Ft.	Baths	5/0/0/0
				(F/3Q/H/Q):	
Land Use:	SFR	Pool:	Yes	Total Rooms:	11
Owner Name:	Las Casas Loop LLC				
Mailing Address:	635 N Las Casas Ave, Pacific Palisades, CA 90272-3313				
County:	Los Angeles	Zoning:	LAR1	Stories:	2
APN:	4415-001-018	Acres:	0.16	Roof Material:	
Subdivision:	9300	Cooling:	Central	Prior Sale Price:	\$1,096,000
Census Tct / Blk:	262704 / 2013	Fireplace:		Prior Sale Date:	
1st Mtg / Type:		Parking Type:	On Site	Prior Rec Date:	08/05/1999
Res / Comm Units:		Flood Zone	X	Prior Sale Doc #:	1999.1469163
		Code:			

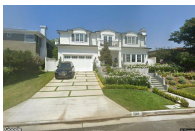


Comp #5 - 0.65 Miles From Subject
16847 Bollinger Dr, Pacific Palisades, CA 90272-3220

Sale Price / Type: \$1,470,000 / Full Value
Sale / Rec Date: 03/16/2026 / 03/25/2026

Sale Doc #: 2026.206245

Year Built / Eff:	2012 / 2012	Lot Area:	6,900 Sq. Ft.	Bedrooms:	5
Assessed Value:	\$2,041,091	Living Area:	5,008 Sq. Ft.	Baths	5/0/0/0
				(F/3Q/H/Q):	
Land Use:	SFR	Pool:	Yes	Total Rooms:	8
Owner Name:	Zhang Yihui				
Mailing Address:	866 28th Ave, San Francisco, CA 94121-3514				
County:	Los Angeles	Zoning:	LAR1	Stories:	1
APN:	4415-011-002	Acres:	0.16	Roof Material:	
Subdivision:	9130	Cooling:	Central	Prior Sale Price:	\$3,160,000
Census Tct / Blk:	262604 / 1004	Fireplace:		Prior Sale Date:	03/22/2012
1st Mtg / Type:		Parking Type:		Prior Rec Date:	04/20/2012
Res / Comm Units:		Flood Zone	X	Prior Sale Doc #:	2012.592376
		Code:			

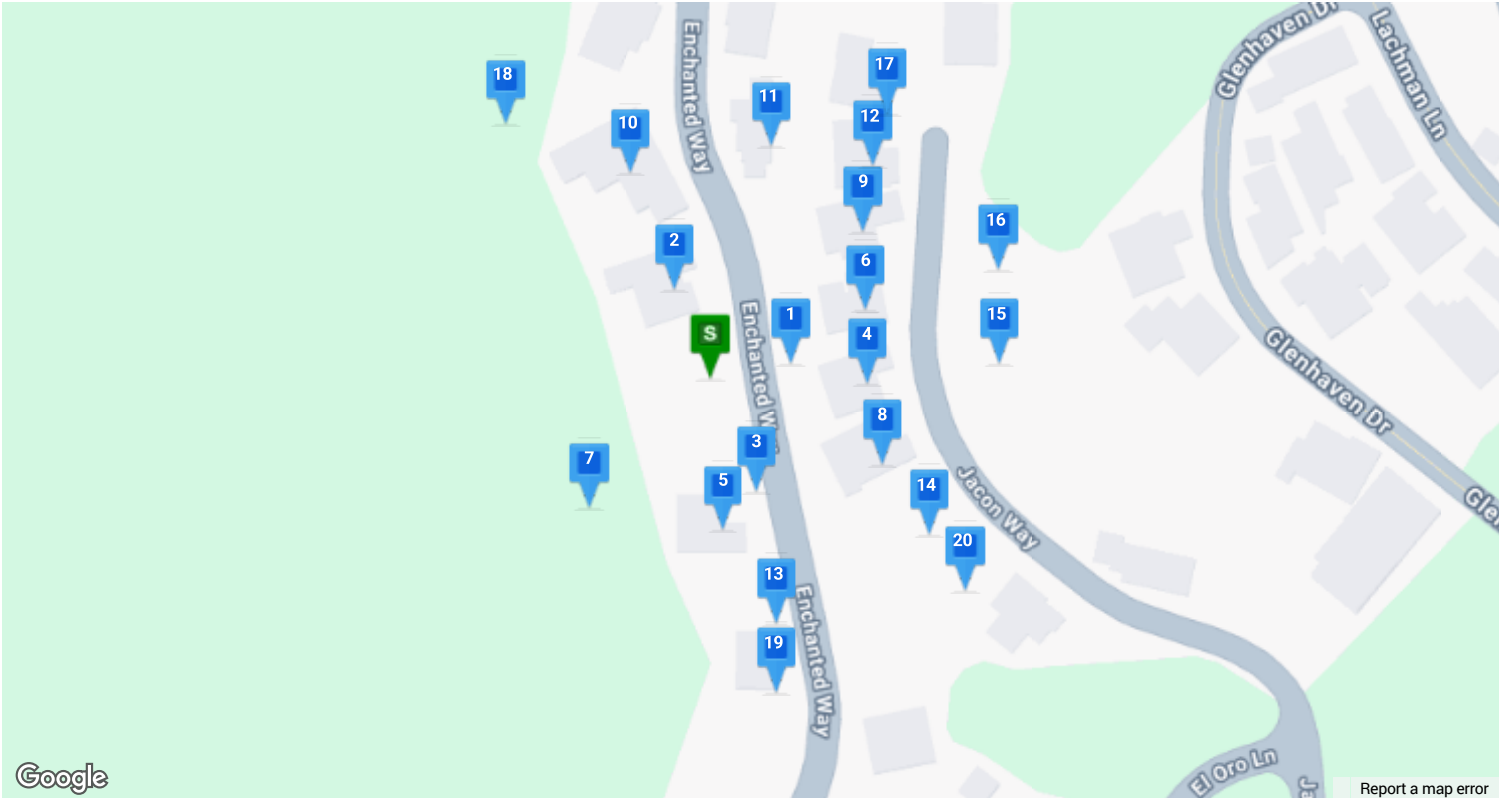


Comp #6 - 0.68 Miles From Subject
16815 Livorno Dr, Pacific Palisades, CA 90272-3259

Sale Price / Type: \$1,400,000 / Full Value
Sale / Rec Date: 11/07/2025 / 11/19/2025

Sale Doc #: 2025.821580

Year Built / Eff:	2018 / 2018	Lot Area:	6,504 Sq. Ft.	Bedrooms:	4
Assessed Value:	\$2,045,449	Living Area:	4,656 Sq. Ft.	Baths	6/0/0/0
				(F/3Q/H/Q):	
Land Use:	SFR	Pool:		Total Rooms:	8
Owner Name:	Palisades 839 Investments LLC				
Mailing Address:	23945 Calabasas Rd #101, Calabasas, CA 91302-1500				
County:	Los Angeles	Zoning:	LAR1	Stories:	1
APN:	4415-014-009	Acres:	0.15	Roof Material:	
Subdivision:	9130	Cooling:		Prior Sale Price:	\$4,950,000
Census Tct / Blk:	262604 / 1005	Fireplace:		Prior Sale Date:	04/28/2021
1st Mtg / Type:		Parking Type:	Detached Garage	Prior Rec Date:	06/07/2021
Res / Comm Units:		Flood Zone	X	Prior Sale Doc #:	2021.895875
		Code:			



Subject Property

Neighbors



Subject Property

955 Enchanted Way, Pacific Palisades, CA 90272-2824

Occupancy: Unknown

Owner Name:	Festa Family Trust / Festa Richard	Sale / Rec Date:	/ 02/14/1989	Year Built / Eff:	1958 / 1998
Mailing Address:	955 Enchanted Way, Pacific Palisades, CA 90272-2824	Sale Price / Type:	\$745,000 / Full Value	Living Area:	4,714 Sq. Ft.
APN:	4419-002-029	Land Use:	SFR	Lot Area:	11,966 Sq. Ft.
				Bedrooms:	6
				Baths (F/3Q/H/Q):	6/ / /



Neighbor 1 - 0.02 Miles From Subject

0000, CA

Occupancy: Unknown

Owner Name:	Gardenhire Opal	Sale / Rec Date:		Year Built / Eff:	
Mailing Address:	11942 Shasta Cir, Cerritos, CA 90703-2720	Sale Price / Type:		Living Area:	
APN:	4419-001-030	Land Use:	Vacant -Residential Land	Lot Area:	1,871 Sq. Ft.
				Bedrooms:	
				Baths (F/3Q/H/Q):	/ / /



Neighbor 2 - 0.02 Miles From Subject
961 Enchanted Way, Pacific Palisades, CA 90272-2824
Occupancy: Owner Occupied

Year Built / Eff: 1965 / 1982
Living Area: 3,123 Sq. Ft.

Owner Name:	Rindner E3 Trust / Rindner Steven E & Karen C Trs	Sale / Rec Date:	08/13/2021 / 08/27/2021	Lot Area:	23,479 Sq. Ft.
Mailing Address:	961 Enchanted Way, Pacific Palisades, CA 90272-2824	Sale Price / Type:	\$4,330,000 /	Bedrooms:	4
APN:	4419-003-020	Land Use:	SFR	Baths (F/3Q/H/Q):	3/ / /



Neighbor 3 - 0.03 Miles From Subject
949 Enchanted Way, Pacific Palisades, CA 90272-2824
Occupancy: Unknown

Year Built / Eff: 1957 / 1965
Living Area: 2,881 Sq. Ft.

Owner Name:	Warner Family Trust / Warner Charles H	Sale / Rec Date:	05/28/2025 / 09/23/2025	Lot Area:	9,703 Sq. Ft.
Mailing Address:	Po Box 260977, Encino, CA 91426-977 (Do Not Mail)	Sale Price / Type:	\$1,600,000 / Full Value	Bedrooms:	4
APN:	4419-002-019	Land Use:	SFR	Baths (F/3Q/H/Q):	3/ / /



Neighbor 4 - 0.03 Miles From Subject
953 Jacon Way, Pacific Palisades, CA 90272-2834
Occupancy: Owner Occupied

Year Built / Eff: 1956 / 1956
Living Area: 1,982 Sq. Ft.

Owner Name:	Ohriner Ken / Ohriner Pam	Sale / Rec Date:	03/31/1994 / 04/07/1994	Lot Area:	9,528 Sq. Ft.
Mailing Address:	953 Jacon Way, Pacific Palisades, CA 90272-2834 (Do Not Mail)	Sale Price / Type:	\$516,000 / Full Value	Bedrooms:	3
APN:	4419-003-050	Land Use:	SFR	Baths (F/3Q/H/Q):	2/ / /



Neighbor 5 - 0.03 Miles From Subject
943 Enchanted Way, Pacific Palisades, CA 90272-2824
Occupancy: Owner Occupied

Year Built / Eff: 1957 /
Living Area: 2,218 Sq. Ft.

Owner Name:	Aris Sarigianides Trust / Sarigianides Aris TR	Sale / Rec Date:	12/22/1998 / 12/29/1998	Lot Area:	10,742 Sq. Ft.
Mailing Address:	943 Enchanted Way, Pacific Palisades, CA 90272-2824 (Do Not Mail)	Sale Price / Type:	\$797,500 / Full Value	Bedrooms:	4
APN:	4419-002-018	Land Use:	SFR	Baths (F/3Q/H/Q):	3/ / /



Neighbor 6 - 0.03 Miles From Subject
961 Jacon Way, Pacific Palisades, CA 90272-2834
Occupancy: Owner Occupied

Year Built / Eff: 1956 / 1973
Living Area: 1,938 Sq. Ft.

Owner Name:	Alex M & Jenna D Corre Trust / Corre Alex M & Jenna D TR	Sale / Rec Date:	04/12/2021 / 05/12/2021	Lot Area:	9,983 Sq. Ft.
Mailing Address:	267 Oceano Dr, Los Angeles, CA 90049-4123 (Do Not Mail)	Sale Price / Type:	\$2,476,000 /	Bedrooms:	3
APN:	4419-003-051	Land Use:	SFR	Baths (F/3Q/H/Q):	2/ / /



Neighbor 7 - 0.04 Miles From Subject
0000, CA

Occupancy: Unknown

Year Built / Eff:
Living Area:

Owner Name:	Festa Family Trust / Festa Richard & Jeanne Trs	Sale / Rec Date:	Lot Area:	24,962 Sq. Ft.
Mailing Address:	955 Enchanted Way, Pacific Palisades, CA 90272-2824	Sale Price / Type:	Bedrooms:	
APN:	4419-002-033	Land Use:	Baths (F/3Q/H/Q):	/ / /



Neighbor 8 - 0.04 Miles From Subject
947 Jacon Way, Pacific Palisades, CA 90272-2834
Occupancy: Owner Occupied

Year Built / Eff: 1956 / 1976
Living Area: 2,460 Sq. Ft.
Lot Area: 10,061 Sq. Ft.
Bedrooms: 3
Baths (F/3Q/H/Q): 3 / /

Owner Name: Pettker Family Trust / Pettker John & Victoria Trs
Mailing Address: 947 Jacon Way, Pacific Palisades, CA 90272-2834
APN: 4419-003-049
Sale / Rec Date:
Sale Price / Type:
Land Use: SFR



Neighbor 9 - 0.04 Miles From Subject
965 Jacon Way, Pacific Palisades, CA 90272-2834
Occupancy: Owner Occupied

Year Built / Eff: 1956 / 1965
Living Area: 3,811 Sq. Ft.
Lot Area: 9,573 Sq. Ft.
Bedrooms: 6
Baths (F/3Q/H/Q): 5 / /

Owner Name: O Donnell Family Trusts / O Donnell Mark T & Lauren Trs
Mailing Address: 965 Jacon Way, Pacific Palisades, CA 90272-2834
APN: 4419-003-052
Sale / Rec Date: / 09/04/1986
Sale Price / Type: \$393,000 /
Land Use: SFR



Neighbor 10 - 0.04 Miles From Subject
971 Enchanted Way, Pacific Palisades, CA 90272-2824
Occupancy: Owner Occupied

Year Built / Eff: 1991 / 1995
Living Area: 5,584 Sq. Ft.
Lot Area: 20,286 Sq. Ft.
Bedrooms: 5
Baths (F/3Q/H/Q): 6 / /

Owner Name: Carel Christophe / Carel Emmanuelle
Mailing Address: 971 Enchanted Way, Pacific Palisades, CA 90272-2824
APN: 4419-003-019
Sale / Rec Date: 12/05/2012 / 12/13/2012
Sale Price / Type: \$3,280,000 / Full Value
Land Use: SFR



Neighbor 11 - 0.04 Miles From Subject
974 Enchanted Way, Pacific Palisades, CA 90272-2823
Occupancy: Owner Occupied

Year Built / Eff: 1992 / 1996
Living Area: 6,264 Sq. Ft.
Lot Area: 12,029 Sq. Ft.
Bedrooms: 5
Baths (F/3Q/H/Q): 6 / /

Owner Name: Sinclair Family Trust / Sinclair Nigel & Patricia Trs
Mailing Address: 974 Enchanted Way, Pacific Palisades, CA 90272-2823
(Do Not Mail)
APN: 4419-003-031
Sale / Rec Date:
Sale Price / Type:
Land Use: SFR



Neighbor 12 - 0.05 Miles From Subject
973 Jacon Way, Pacific Palisades, CA 90272-2834
Occupancy: Owner Occupied

Year Built / Eff: 1956 / 1977
Living Area: 3,284 Sq. Ft.
Lot Area: 11,377 Sq. Ft.
Bedrooms: 5
Baths (F/3Q/H/Q): 4 / /

Owner Name: Ehlers Family Trust / Ehlers Craig W & Jacquelyn Trs
Mailing Address: 973 Jacon Way, Pacific Palisades, CA 90272-2834
(Do Not Mail)
APN: 4419-003-053
Sale / Rec Date: 04/19/1991 / 04/26/1991
Sale Price / Type: \$640,000 / Full Value
Land Use: SFR



Neighbor 13 - 0.05 Miles From Subject
933 Enchanted Way, Pacific Palisades, CA 90272-2824
Occupancy: Owner Occupied

Year Built / Eff: 1957 / 1958
Living Area: 2,218 Sq. Ft.

Owner Name: McTizic Marc / Yip McTizic Jenny
Mailing Address: 933 Enchanted Way, Pacific Palisades, CA
90272-2824
APN: 4419-002-017

Sale / Rec Date: 12/07/2019 / 01/02/2020
Sale Price / Type: \$2,502,000 /
Land Use: SFR

Lot Area: 11,782 Sq. Ft.
Bedrooms: 3
Baths (F/3Q/H/Q): 3/ / /



Neighbor 14 - 0.05 Miles From Subject
941 Jacon Way, Pacific Palisades, CA 90272-2834
Occupancy: Owner Occupied

Year Built / Eff: 1956 / 1956
Living Area: 1,888 Sq. Ft.

Lot Area: 9,878 Sq. Ft.

Bedrooms: 3

Baths (F/3Q/H/Q): 2 / /

Owner Name: H & M Tchakerian Trust / Tchakerian Hagop Co TR
Sale / Rec Date: / 09/15/1983
Mailing Address: 941 Jacon Way, Pacific Palisades, CA 90272-2834
Sale Price / Type: \$280,000 /
APN: 4419-003-048
Land Use: SFR



Neighbor 15 - 0.06 Miles From Subject
956 Jacon Way, Pacific Palisades, CA 90272-2833
Occupancy: Owner Occupied

Year Built / Eff: 1957 / 1973
Living Area: 3,256 Sq. Ft.

Lot Area: 22,131 Sq. Ft.

Bedrooms: 4

Baths (F/3Q/H/Q): 3 / /

Owner Name: Akins Family Trust / Akins Perry S & Methal A Trs
Sale / Rec Date:
Mailing Address: 956 Jacon Way, Pacific Palisades, CA 90272-2833
Sale Price / Type:
APN: 4419-003-060
Land Use: SFR



Neighbor 16 - 0.06 Miles From Subject
964 Jacon Way, Pacific Palisades, CA 90272-2833
Occupancy: Unknown

Year Built / Eff: 1956 / 1956
Living Area: 1,982 Sq. Ft.

Lot Area: 9,862 Sq. Ft.

Bedrooms: 3

Baths (F/3Q/H/Q): 2 / /

Owner Name: Peter A Dzoghi Revocable Living Trust / Dzoghi Peter A
Sale / Rec Date: 11/23/1999 / 11/30/1999
Mailing Address: 964 Jacon Way, Pacific Palisades, CA 90272-2833
Sale Price / Type: \$825,000 / Full Value
APN: 4419-003-059
Land Use: SFR



Neighbor 17 - 0.06 Miles From Subject
979 Jacon Way, Pacific Palisades, CA 90272-2834
Occupancy: Owner Occupied

Year Built / Eff: 1959 / 1959
Living Area: 1,864 Sq. Ft.

Lot Area: 11,339 Sq. Ft.
Bedrooms: 3

Baths (F/3Q/H/Q): 2 / /

Owner Name: Haiem Abraham F / Haiem Elham
Sale / Rec Date: 10/13/2000 / 10/20/2000
Mailing Address: 979 Jacon Way, Pacific Palisades, CA 90272-2834
Sale Price / Type: \$699,000 / Full Value
APN: 4419-003-054
Land Use: SFR



Neighbor 18 - 0.06 Miles From Subject
0000, CA
Occupancy: Unknown

Year Built / Eff:
Living Area:

Lot Area: 6,805,559 Sq. Ft.

Bedrooms:
Baths (F/3Q/H/Q): / / /

Owner Name: L A City Park
Sale / Rec Date:
Mailing Address:
Sale Price / Type:
APN: 4416-027-903
Land Use: Vacant -Residential Land



Neighbor 19 - 0.06 Miles From Subject
925 Enchanted Way, Pacific Palisades, CA 90272-2824
Occupancy: Unknown

Year Built / Eff: 1957 / 1957
Living Area: 3,650 Sq. Ft.

Owner Name:	Burdof Gary Harlan	Sale / Rec Date:	07/02/2024 / 07/11/2024	Lot Area:	19,638 Sq. Ft.
Mailing Address:	640 Chautauqua Blvd, Pacific Palisades, CA 90272-4408	Sale Price / Type:	\$7,488,000 / Full Value	Bedrooms:	5
APN:	4419-002-034	Land Use:	SFR	Baths (F/3Q/H/Q):	5/ / /



Neighbor 20 - 0.07 Miles From Subject
935 Jacon Way, Pacific Palisades, CA 90272-2834
Occupancy: Unknown

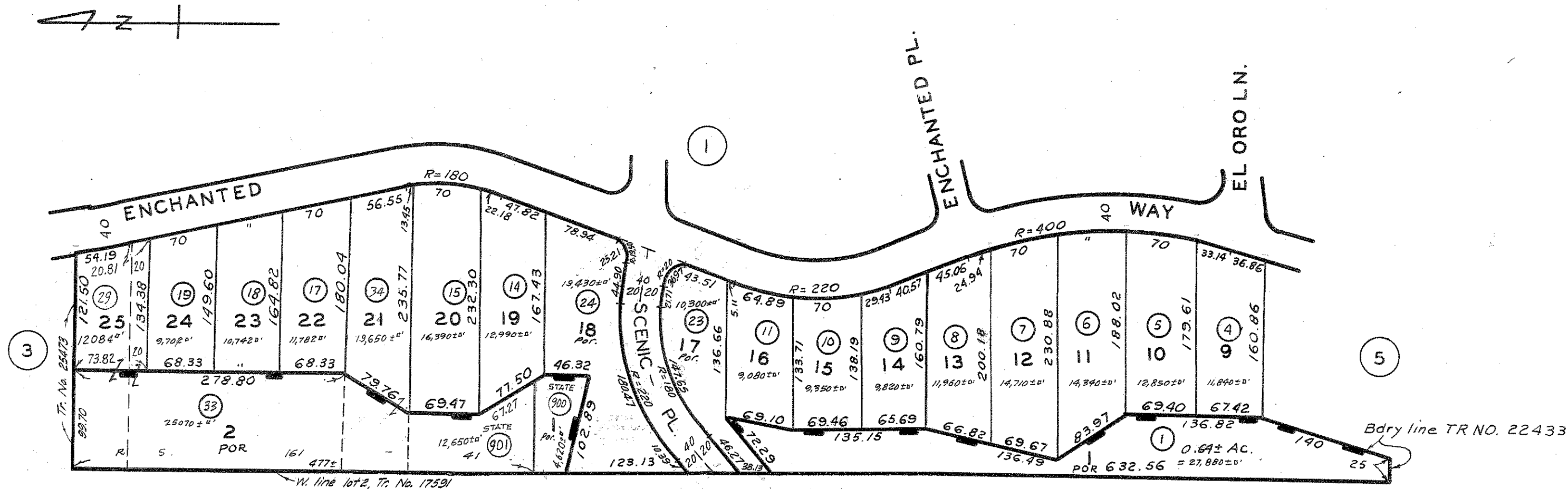
Year Built / Eff: 1956 / 1964
Living Area: 1,990 Sq. Ft.

Owner Name:	Rhoda Leichter Family Living Trust / Leichter Rhoda	Sale / Rec Date:	12/12/2012 / 12/31/2012	Lot Area:	9,663 Sq. Ft.
Mailing Address:	935 Jacon Way, Pacific Palisades, CA 90272-2834	Sale Price / Type:	\$1,570,000 / Full Value	Bedrooms:	3
APN:	4419-003-047	Land Use:	SFR	Baths (F/3Q/H/Q):	3/ / /

Disclaimer: This report is not an insured product or service or a representation of the condition of title to real property. It is not an abstract, legal opinion, opinion of title, title insurance, commitment or preliminary report, or any form of title insurance or guaranty. Estimated property values are: (i) based on available data; (ii) are not guaranteed or warranted; (iii) do not constitute an appraisal; and (iv) should not be relied upon in lieu of an appraisal. This report is issued exclusively for the benefit of the applicant therefor, and may not be used or relied upon by any other person. This report may not be reproduced in any manner without the issuing party's prior written consent. The issuing party does not represent or warrant that the information herein is complete or free from error, and the information herein is provided without any warranties of any kind, as-is, and with all faults. As a material part of the consideration given in exchange for the issuance of this report, recipient agrees that the issuing party's sole liability for any loss or damage caused by an error or omission due to inaccurate information or negligence in preparing this report shall be limited to the fee charged for the report. Recipient accepts this report with this limitation and agrees that the issuing party would not have issued this report but for the limitation of liability described above. The issuing party makes no representation or warranty as to the legality or propriety of recipient's use of the information herein.

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3-6-65 1-16-57
6803/3 10-16-62
811019615
980603
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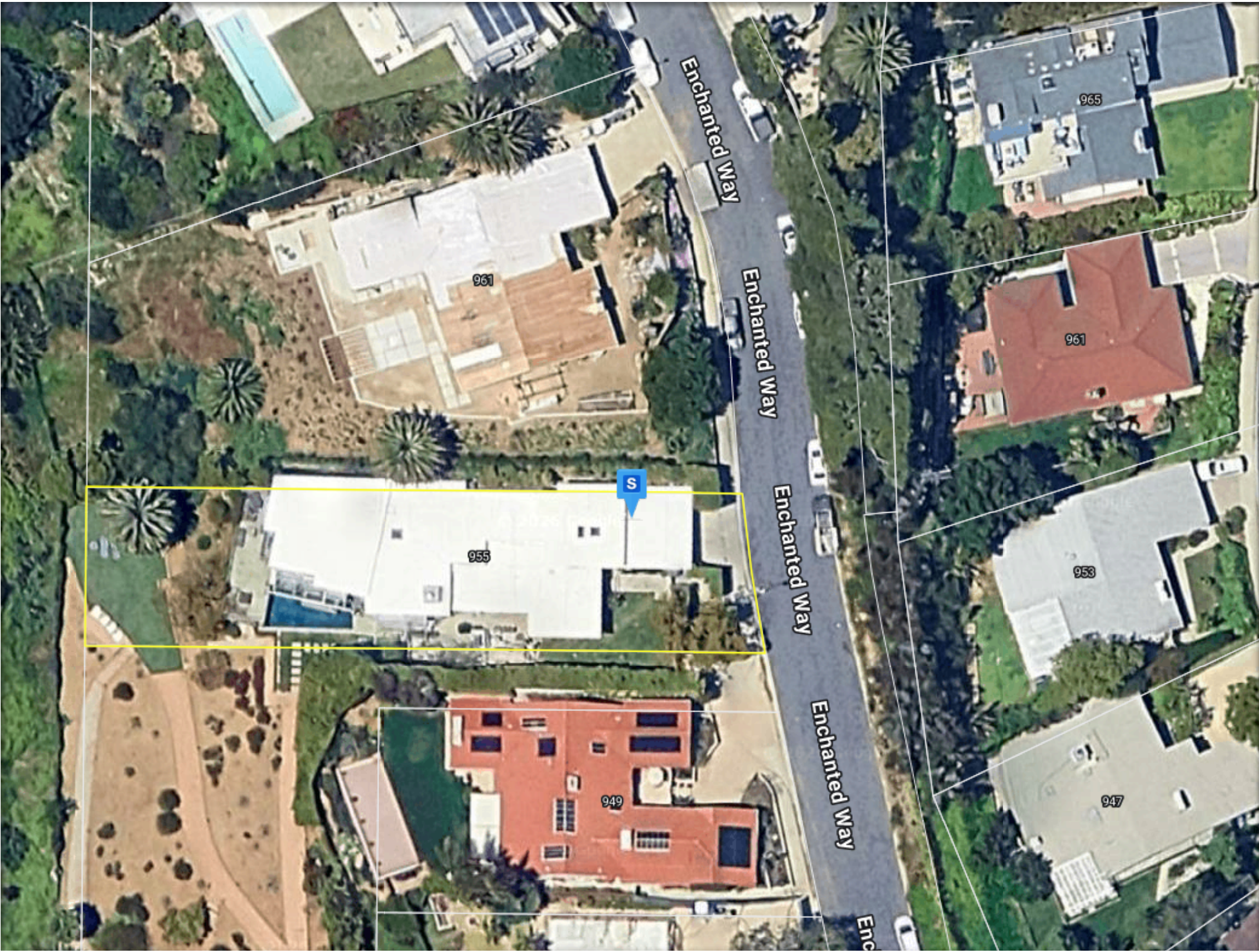


BK.
4416

TRACT NO. 17591
M.B. 443-37-40

TRACT NO. 22433
M.B. 609-89-94

CODE
67



- PROGRESSIVE TITLE, P02,
MVAS

LOS ANGELES, CA

05/07/2026 12:01PM LHIM

PAGE 1 OF 1

LOS ANGELES 2025-26 TAX ROLL

INVESTIGATIVE SEARCH RESULTS

CUSTOMER SERVICE REQUEST ONLY

PAYMENTS AS OF 05/01/2026

SEARCH PARAMETERS

ENTERED APN: 4419-002-029

✓ APN: 4419-002-029

DATE: 03/06/2026

TRA: 00067 - CITY OF LOS ANGELES - 44

ACQ DATE: 09/19/2023

DOC#: 2023-627111

LEGAL: POR OF LOT 25 TRACT NO 22433 AND POR OF LOT 2 TRACT NO 17591

SITUS: 955 ENCHANTED WAY LOS ANGELES CA 90272-2824

MAIL: 955 ENCHANTED WAY, PACIFIC PALISADES, CA 90272

FOR 2025-26 TAX YEAR

ASSESSED OWNER(S)

2025-26 ASSESSED VALUES

FESTA RICHARD AND JEANNE TRS FESTA FAMILY T

LAND

513,589

EXEMPTIONS(HO)

[7,000]

TAXABLE

506,589

2025-26 TAXES

1ST INST

2ND INST

TOTAL TAX

STATUS

PAID

PAID

PAYMENT DATE

11/20/2025

11/20/2025

DELINQUENT DATE

04/30/2026

04/30/2026

INSTALLMENT

3,210.93

3,210.91

6,421.84

PENALTY

321.09

331.09

652.18

BALANCE DUE

0.00

0.00

0.00

WARNINGS AND/OR COMMENTS

**** PARCEL LOCATED WITHIN LA WILDFIRE HAZARD AREA. EXAMINATION OF COUNTY RECORDS REQUIRED. CONTACT DATATRACE AT (800) 221-2056 ****

ASSESSMENT DETAIL

ACCT #	TYPE	AMOUNT	DESCRIPTION OF ASSESSMENT(S)
001.77	SAFE CLEAN WATER	173.74	SAFE, CLEAN WATER PROGRAM FUNDING MEASURE W
188.51	CITY LIGHT MAINT	79.60	LOS ANGELES-CITY LIGHT MAINTENANCE
030.71	FLOOD CONTROL	52.47	LOS ANGELES COUNTY FLOOD CONTROL
188.69	CITY STORMWATER	41.83	LOS ANGELES-STORMWATER POLLUTION ABATEMENT
068.52	MRCA FIRE	37.75	MRCA-OPEN SPACE PRESERVATION ASSMT DIST #2
188.50	CITY LDSC/LT 96-1	21.32	LOS ANGELES-LANDSCAPE & LIGHTING DIST #96-1
		406.71	TOTAL OF SPECIAL ASSESSMENTS

ADDITIONAL PROPERTY INFORMATION

REGION #:	07	COUNTY USE CODE:	0101	ZONE:	LAR1
SQ FEET:	4,714	YR-BLT:	1958		
STANDARD LAND USE:	SFR				

END OF SEARCH

This page is part of your document - DO NOT DISCARD



20230627111



Pages:
0004

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

09/19/23 AT 02:41PM

FEES:	33.00
TAXES:	0.00
OTHER:	0.00
PAID:	33.00



LEADSHEET



202309190990039

00023785773



014283341

SEQ:
01

SECURE - Daily



THIS FORM IS NOT TO BE DUPLICATED

F34848#4419-662-683

E066266

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

Maggie Mouradian, Esq.
Weinstock Manion, A Law Corporation
1875 Century Park East, Suite 2000
Los Angeles, CA 90067

MAIL TAX STATEMENTS TO:

Richard Festa and Jeanne Festa, Trustees
955 Enchanted Way
Pacific Palisades, CA 90272

Space above this line for Recorder's Use Only

QUITCLAIM DEED

(Excluded from Reappraisal Under Proposition 13, i.e., Calif. Const. Art 13A §1 et. seq.)

APN: 4419-002-033 and 4419-002-029 (f/k/a 4419-002-020, 022, 025, 026, 027, 028, 030, 031)

The undersigned Grantors declare under penalty of perjury that the following is true and correct:
Documentary Transfer tax is \$ -0-

✱ **This conveyance is a transfer of real property that is a residential dwelling to an owner-occupier and, therefore, is exempt from the Affordable Housing Recording Fee per GC 27388.1(a)(2).**

This conveyance transfers an interest into or out of a Living Trust, R & T 11930.

This is a Trust Transfer under §62 of the Revenue and Taxation Code to a revocable trust.

This conveyance perfects title to the property and, pursuant to Rev. & Tax. Code §62(b), does not constitute a change of ownership and does not subject the property to reassessment.

GRANTORS: Richard Festa and Jeanne Festa, Trustees of the FESTA FAMILY TRUST dated June 10, 1990; RICHARD FESTA and JEANNE FESTA, husband and wife as community property, who acquired title as Richard Festa and Jeanne E. Festa, husband and wife as community property; and RICHARD FESTA and JEANNE FESTA, husband and wife as community property with rights of survivorship, who acquired title as Richard J. Festa and Jeanne R. Festa, a married couple, as community property with rights of survivorship,

hereby REMISE, RELEASE AND QUITCLAIM TO: Richard Festa and Jeanne Festa, Trustees of the FESTA FAMILY TRUST dated June 10, 1990, as amended, their entire interest in and to the following described real property in the City of Los Angeles, County of Los Angeles, State of California:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART
HEREOF.

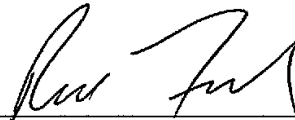
Subject to all liens, encumbrances, conditions, covenants, restrictions, reservations, easements and rights
of way of record.

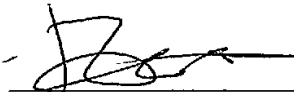
Situs Address: 955 Enchanted Way, Los Angeles, CA 90272

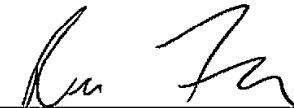
Commonly Known As: 955 Enchanted Way, Pacific Palisades, CA 90272; and Vacant Land

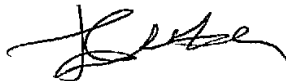
[Signatures on Following Page]

Dated 9/12, 2023


RICHARD FESTA


JEANNE FESTA


Richard Festa, Trustee of the FESTA FAMILY
TRUST dated June 10, 1990


Jeanne Festa, Trustee of the FESTA FAMILY
TRUST dated June 10, 1990

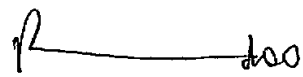
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

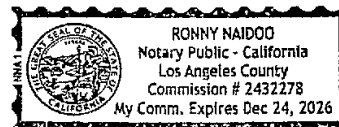
State of California)
County of Los Angeles)

On 09-12, 2023, before me, RONNY NAIDOO, Notary Public, personally appeared **RICHARD FESTA** and **JEANNE FESTA**, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons 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 



APN: 4419-002-033 and 4419-002-029 (f/k/a 4419-002-020, 022, 025, 026, 027, 028, 030, 031)
Situs Address: 955 Enchanted Way, Los Angeles, CA 90272
Commonly Known As: 955 Enchanted Way, Pacific Palisades, CA 90272; and Vacant Land

EXHIBIT "A"Legal Description**PARCEL A**

The Southerly twenty feet of Lot 25, Tract No. 22433, as per map recorded in Book 609, Pages 89 to 94 inclusive of maps, together with that portion of Lot 2 of Tract No. 17591, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 443, Pages 37 to 40 inclusive of Maps, in the office of the County Recorder of said county.

EXCEPT THEREFROM, that portion of said Lot 2 lying Easterly of the Westerly line of said Tract No. 22433.

ALSO EXCEPT THEREFROM, that portion of said Lot 2 lying Northerly of the Westerly prolongation of a line lying twenty feet Northerly of measured, at right angles and parallel to the Southerly line of Lot 25 of said Tract No. 22433.

APN: 4419-002-033

Situs Address: None

Commonly Known As: Vacant Land

PARCEL B

Lot 25 of Tract No. 22433, as per map recorded in Book 609, Pages 89 to 94 inclusive of maps.

EXCEPT the Southerly twenty feet thereof together with Lot 2 of Tract No. 17591, as per map recorded in Book 443 Pages 37 to 40 inclusive of maps, in the office of the County Recorder, County of Los Angeles.

EXCEPT THEREFROM, that portion of said Lot 2 lying Easterly of the Westerly line of said Tract No. 22433.

ALSO EXCEPT THEREFROM, that portion of said Lot 2 lying Northerly of the Southerly line of Tract No. 25473, as per map recorded in Book 685 Pages 51 to 53 inclusive of maps, in the office of the County Recorder of said county.

ALSO EXCEPT THEREFROM, that portion of said Lot 2 lying Southerly of the Westerly prolongation of a line lying twenty feet Northerly of measured, at right angles and parallel to the Southerly line of said Lot 25.

APN: 4419-002-029

Situs Address: 955 Enchanted Way, Los Angeles, CA 90272

Commonly Known As: 955 Enchanted Way, Pacific Palisades, CA 90272

This page is part of your document - DO NOT DISCARD



20250547265



Pages:
0013

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

08/12/25 AT 12:43PM

FEES:	84.00
TAXES:	0.00
OTHER:	0.00
SB2:	150.00
PAID:	234.00



LEADSHEET



202508123290019

00025728033



015464426

SEQ:
01

SECURE - Daily



THIS FORM IS NOT TO BE DUPLICATED

E13-202508123290019

E497026

Recording Requested By:

U.S. SMALL BUSINESS
ADMINISTRATION

Return To: U.S. SMALL BUSINESS

ADMINISTRATION

14925 KINGSPORT RD

FORT WORTH, TX 76155

Prepared By: U.S. SMALL

BUSINESS ADMINISTRATION

14925 KINGSPORT RD

FORT WORTH, TX 76155

Assessor's Identification

Number: 4419-002-029 AND

4419-002-033

Property Address:

955 ENCHANTED WAY

PACIFIC PALISADES, CA 90272

Exempt from fee under GC 27388.1: Recorded by an agency of the federal government.

Deed of Trust

The date of this Deed of Trust ("*Security Instrument*") is August 1, 2025.

Trustor

RICHARD J FESTA, WHO ACQUIRED TITLE AS
RICHARD FESTA, AND JEANNE ELFANT FESTA,
WHO ACQUIRED TITLE AS JEANNE FESTA,
TRUSTEES OF THE FESTA FAMILY TRUST DATED
JUNE 10, 1990, AS RESTATED SEPTEMBER 12, 2023,
AND RICHARD J FESTA AND JEANNE ELFANT
FESTA, HUSBAND AND WIFE

1266 CAPRI DR

PACIFIC PALISADES, CA 90272

Trustee

NATIONAL DISASTER LOAN RESOLUTION
CENTER

U.S. SMALL BUSINESS ADMINISTRATION

200 WEST SANTA ANA BOULEVARD

SANTA ANA, CA 92701

Lender

U.S. SMALL BUSINESS ADMINISTRATION, A GOVERNMENT AGENCY

Organized and existing under the laws of the United States of America

1545 HAWKINS BLVD

SUITE 202

EL PASO, TX 79925

NotaryCam Doc ID: a8c6ef54-45eb-4abd-9dfb-aa991a5845c0

Borrower

FESTA INSURANCE AGENCY, INC.
15129 SUNSET BLVD.
PACIFIC PALISADES, CA 90272

1. Conveyance. For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure the Secured Debt (defined below) and Trustor's performance under this Security Instrument, Trustor irrevocably grants, conveys and sells to Trustee, in trust for the benefit of Lender, with power of sale, the following described property:

SITUATE IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES AND STATE OF CALIFORNIA:

PARCEL A:

THE SOUTHERLY TWENTY FEET OF LOT 25, TRACT NO. 22433, AS PER MAP RECORDED IN BOOK 609, PAGES 89 TO 94 INCLUSIVE OF MAPS, TOGETHER WITH THAT PORTION OF LOT 2 OF TRACT NO. 17591, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 443, PAGES 37 TO 40 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LESS AND EXCEPT THEREFROM: THAT PORTION OF SAID LOT 2 LYING EASTERLY OF THE WESTERLY LINE OF SAID TRACT NO. 22433.

AND LESS AND EXCEPT THEREFROM: THAT PORTION OF SAID LOT 2 LYING NORTHERLY OF THE WESTERLY PROLONGATION OF A LINE LYING TWENTY FEET NORTHERLY OF MEASURED, AT RIGHT ANGLES AND PARALLEL TO THE SOUTHERLY LINE OF LOT 25 OF SAID TRACT NO. 22433.

PARCEL B:

LOT 25 OF TRACT NO. 22433, AS PER MAP RECORDED IN BOOK 609, PAGES 89 TO 94 INCLUSIVE OF MAPS.

LESS AND EXCEPT: THE SOUTHERLY TWENTY FEET THEREOF TOGETHER WITH LOT 2 OF TRACT NO. 17591, AS PER MAP RECORDED IN BOOK 443 PAGES 37 TO 40 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF LOS ANGELES.

LESS AND EXCEPT THEREFROM: THAT PORTION OF SAID LOT 2 LYING EASTERLY OF THE WESTERLY LINE OF SAID TRACT NO. 22433.

AND LESS AND EXCEPT THEREFROM: THAT PORTION OF SAID LOT 2 LYING NORTHERLY OF THE SOUTHERLY LINE OF TRACT NO. 25473, AS PER MAP RECORDED IN BOOK 685 PAGES 51 TO 53 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

AND ALSO LESS AND EXCEPT THEREFROM: THAT PORTION OF SAID LOT 2 LYING SOUTHERLY OF THE WESTERLY PROLONGATION OF A LINE LYING TWENTY FEET NORTHERLY OF MEASURED, AT RIGHT ANGLES AND PARALLEL TO THE SOUTHERLY LINE OF SAID LOT 25.

Parcel ID Number: 4419-002-029 AND 4419-002-033

The property is located in LOS ANGELES County at 955 ENCHANTED WAY, PACIFIC PALISADES, California 90272.

Together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches, and water stock and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described above (all referred to as "*Property*").

2. Maximum Obligation Limit. The total principal amount secured by this Security Instrument at any one time shall not exceed \$2,000,000.00. This limitation of amount does not include interest and other fees and charges validly made pursuant to this Security Instrument. Also, this limitation does not apply to advances made under the terms of this Security Instrument to protect Lender's security and to perform any of the covenants contained in this Security Instrument.

3. Secured Debt. The term "*Secured Debt*" is defined as follows:

(A) Debt incurred under the terms of all promissory note(s), contract(s), guaranty(ies) or other evidence of debt described below and all their extensions, renewals, refinancings, modifications or substitutions.

A guaranty dated August 1, 2025 by RICHARD J FESTA in favor of Lender pursuant to which RICHARD J FESTA guaranteed the obligations of FESTA INSURANCE AGENCY, INC. to the Lender (the "*Guaranty*") respecting that certain note dated August 1, 2025 by FESTA INSURANCE AGENCY, INC. in favor of the Lender in the original principal amount of \$500,000.00 with a maturity date of May 20, 2040.

A guaranty dated August 1, 2025 by JEANNE ELFANT FESTA and RICHARD J FESTA of the FESTA FAMILY TRUST DATED JUNE 10, 1990, AS RESTATED SEPTEMBER 12, 2023, a/an California Trust in favor of Lender pursuant to which JEANNE ELFANT FESTA and RICHARD J FESTA of the FESTA FAMILY TRUST DATED JUNE 10, 1990, AS RESTATED SEPTEMBER 12, 2023, a/an California Trust guaranteed the obligations of FESTA INSURANCE AGENCY, INC. to the Lender (the "*Guaranty*") respecting that certain note dated August 1, 2025 by FESTA INSURANCE AGENCY, INC. in favor of the Lender in the original principal amount of \$500,000.00 with a maturity date of May 20, 2040.

(B) All additional sums advanced and expenses incurred by Lender for insuring, preserving or otherwise protecting the Property and its value and any other sums advanced and expenses incurred by Lender under the terms of this Security Instrument.

4. Payments. Trustor agrees that all payments under the Secured Debt will be paid when due and in accordance with the terms of the Secured Debt and this Security Instrument.

5. Warranty of Title. Trustor warrants that Trustor is or will be lawfully seized of the estate conveyed by this Security Instrument and has the right to irrevocably grant, convey and sell the Property to Trustee, in trust, with power of sale. Trustor also warrants that the Property is unencumbered, except for encumbrances of record.

6. Prior Security Interests. With regard to any other mortgage, deed of trust, security agreement or other lien document that created a prior security interest or encumbrance on the Property, Trustor agrees:

(A) To make all payments when due and to perform or comply with all covenants.

(B) To promptly deliver to Lender any notices that Trustor receives from the holder.

(C) Not to allow any modification or extension of, nor to request any future advances (beyond the available line of credit previously disclosed to lender) under any note or agreement secured by the lien document without Lender's prior written consent.

7. Claims Against Title. Trustor will pay all taxes, assessments, liens, encumbrances, lease payments, ground rents, utilities, and other charges relating to the Property when due. Lender may require Trustor to provide to Lender copies of all notices that such amounts are due and the receipts evidencing Trustor's payment. Trustor will defend title to the Property against any claims that would impair the lien of this Security Instrument. Trustor agrees to assign to Lender, as requested by Lender, any rights, claims or defenses Trustor may have against parties who supply labor or materials to maintain or improve the Property.

8. Due on Sale or Encumbrance. Lender may, at its option, declare the entire balance of the Secured Debt to be immediately due and payable upon the creation of, or contract for the creation of, any lien, encumbrance, transfer or sale of all or any part of the Property. This right is subject to the restrictions imposed by federal law, as applicable.

9. Warranties and Representations. Trustor has the right and authority to enter into this Security Instrument. The execution and delivery of this Security Instrument will not violate any agreement governing Trustor or to which Trustor is a party.

10. Property Condition, Alterations and Inspection. Trustor will keep the Property in good condition and make all repairs that are reasonably necessary. Trustor shall not commit or allow any waste, impairment, or deterioration of the Property. Trustor will keep the Property free of noxious weeds and grasses. Trustor agrees that the nature of the occupancy and use will not substantially change without Lender's prior written consent. Trustor will not permit any change in any license, restrictive covenant or easement without Lender's prior written consent. Trustor will notify Lender of all demands, proceedings, claims, and actions against Trustor, and of any loss or damage to the Property.

Lender or Lender's agents may, at Lender's option, enter the Property at any reasonable time for the purpose of inspecting the Property. Lender shall give Trustor notice at the time of or before an inspection specifying a reasonable purpose for the inspection. Any inspection of the Property shall be entirely for Lender's benefit and Trustor will in no way rely on Lender's inspection.

11. Authority to Perform. If Trustor fails to perform any duty or any of the covenants contained in this Security Instrument, Lender may, without notice, perform or cause them to be performed. Trustor appoints Lender as attorney in fact to sign Trustor's name or pay any amount necessary for performance. Lender's right to perform for Trustor shall not create an obligation to perform, and Lender's failure to perform will not preclude Lender from exercising any of Lender's other rights under the law or this Security Instrument to the extent permitted by law. If any construction on the Property is discontinued or not carried on in a reasonable manner, Lender may take all steps necessary to protect Lender's security interest in the Property, including completion of the construction.

12. Assignment of Leases and Rents. Trustor irrevocably assigns, grants and conveys, to Trustee, in trust for the benefit of Lender as additional security all the right, title and interest in the following (all included in "Property"): existing or future leases, subleases, licenses, guaranties and any other written or verbal agreements for the use and occupancy of the Property, including any extensions, renewals, modifications or replacements (all referred to as "Leases"); and rents, issues and profits (all referred to as "Rents"). In the event any item listed as Leases or Rents is determined to be personal property, this assignment will also be regarded as a security agreement. Trustor will promptly provide Lender with copies of the Leases and will certify these Leases are true and correct copies. The existing Leases will be provided on execution of the assignment, and all future Leases and any other information with respect to these Leases will be provided immediately after they are executed. Trustor may collect, receive, enjoy and use the Rents so long as Trustor is not in default.

Upon default, Trustor will receive any Rents in trust for Lender and will not commingle the Rents with any other funds. Trustor agrees that this Security Instrument is immediately effective between Trustor and Lender and effective as to third parties on the recording of this Security Instrument. This Security Instrument will remain effective during any statutory redemption period until the Secured Debts are satisfied. As long as this Security Instrument is in effect, Trustor warrants and represents that no default exists under the Leases, and the parties subject to the Leases have not violated any applicable law on leases, licenses and landlords and tenants.

13. Leaseholds; Condominiums; Planned Unit Developments. Trustor agrees to comply with the provisions of any lease if this Security Instrument is on a leasehold. If the Property includes a unit in a condominium or a planned unit development, Trustor will perform all of Trustor's duties under the covenants, by-laws, or regulations of the condominium or planned unit development.

14. Default. Trustor will be in default if any of the following events (separately and collectively known as an "Event of Default") occur:

- (A) Trustor fails to duly and promptly perform, comply with or observe the terms, covenants, conditions and agreements set forth in this Security Instrument; or
- (B) An event of default occurs under the Guaranty.

15. Remedies on Default. In some instances, federal and state law will require Lender to provide Trustor with notice of the right to cure, or other notices and may establish time schedules for foreclosure actions. Subject to

these limitations, if any, Lender may accelerate the Secured Debt and foreclose this Security Instrument in a manner provided by law if Trustor is in default.

At the option of Lender, all or any part of the agreed fees and charges, accrued interest and principal shall become immediately due and payable, after giving notice if required by law, upon the occurrence of a default or anytime thereafter. In addition, Lender shall be entitled to all the remedies provided by law, the terms of the Secured Debt, this Security Instrument and any related documents, including without limitation, the power to sell the Property.

If Lender elects to foreclose by exercise of the power of sale, Lender will declare the entire Secured Debts due and payable by delivering to Trustee this Security Instrument and any evidence of the Secured Debts, receipts and evidence of expenditures made and secured, as Trustee requires. When the legally prescribed time passes after Trustee or Lender duly records a notice of default, the Trustee, Lender or other person authorized to take the sale will give a notice of sale as required by law and will cause the Property to be sold at the time and place fixed in the notice of sale. Lender may rescind any notice of default at any time before the Property's sale. Rescission will occur when Lender executes and records a notice of rescission that cancels any prior notice of default and any related acceleration of the Secured Debts. Lender's rescission will not waive any default then existing or subsequently occurring or preclude Lender exercising its remedies, including the power of sale, at another time.

The Property can be sold as a whole or in separate parcels and in any order that Trustee decides. The Property will be sold to the highest bidder for cash in lawful money of the United States, payable at sale time. The Property can be sold to anyone, including Trustor, Trustee or Lender. Trustee may postpone the sale of any part of the Property by public announcement at the time and place of this sale and afterwards at the time fixed by the preceding postponement. Upon any sale of the Property, Trustee will make and deliver a special or limited warranty deed that conveys the Property sold to the purchaser or purchasers. Under this special or limited warranty deed, Trustee will covenant that Trustee has not caused or allowed a lien or an encumbrance to burden the Property and that Trustee will specially warrant and defend the Property's title to the purchaser or purchasers at the sale against all lawful claims and demand of all persons claiming by, through or under Trustee. The deed's recital of facts will be conclusive proof of the truthfulness of these facts.

The proceeds from the Property's sale will be applied to the sale expenses, Trustee's expenses, Lender's attorneys' fees due on Trustor's default, sums that Trustee or Lender paid for procuring a title search of the Property's title subsequent to the execution of this Security Instrument, all outstanding amounts due under this Security Instrument and the remainder to anyone legally entitled to the remaining amounts due.

All remedies are distinct, cumulative and not exclusive, and the Lender is entitled to all remedies provided at law or equity, whether or not expressly set forth. The acceptance by Lender of any sum in payment or partial payment on the Secured Debt after the balance is due or is accelerated or after foreclosure proceedings are filed shall not constitute a waiver of Lender's right to require complete cure of any existing default. By not exercising any remedy on Trustor's default, Lender does not waive Lender's right to later consider the event a default if it continues or happens again.

16. Expenses; Advances on Covenants; Attorneys' Fees; Collection Costs. Except when prohibited by law, Trustor agrees to pay all of Lender's expenses if Trustor breaches any covenant (including, but not limited to, advances and expenses as described in the *Authority to Perform* and *Insurance* sections) in this Security Instrument. Trustor will also pay on demand any amount incurred by Lender for insuring, inspecting, preserving or otherwise protecting the Property and Lender's security interest. These expenses will bear interest from the date of the payment until paid in full at the highest interest rate in effect as provided in the terms of the note. Trustor agrees to pay all costs and expenses incurred by Lender in collecting, enforcing or protecting Lender's rights and remedies under this Security Instrument. This amount may include, but is not limited to, attorneys' fees, court costs, and other legal expenses. Expenses are limited to the costs actually incurred for recording, mailing, publishing, and posting legally required notices, costs of postponement not to exceed \$50 per postponement, trustee sale fees, and attorneys' fees allowed by law. This Security Instrument shall remain in effect until released. Trustor agrees to pay for any recordation costs of such release.

17. Environmental Laws and Hazardous Substances. As used in this section, (1) "*Environmental Law*" means, without limitation, the *Comprehensive Environmental Response, Compensation and Liability Act* (CERCLA, 42 U.S.C. 9601 et seq.), and all other federal, state and local laws, regulations, ordinances, court orders, attorney general opinions or interpretive letters concerning the public health, safety, welfare, environment or a hazardous

substance; and (2) "Hazardous Substance" means any toxic, radioactive or hazardous material, waste, pollutant or contaminant which has characteristics which render the substance dangerous or potentially dangerous to the public health, safety, welfare or environment. The term includes, without limitation, any substances defined as "hazardous material," "toxic substances," "hazardous waste" or "hazardous substance" under any Environmental Law.

Trustor represents, warrants and agrees that:

- (A) Except as previously disclosed and acknowledged in writing to Lender, no Hazardous Substance is or will be located, stored or released on or in the Property. This restriction does not apply to small quantities of Hazardous Substances that are generally recognized to be appropriate for the normal use and maintenance of the Property.
- (B) Except as previously disclosed and acknowledged in writing to Lender, Trustor and every tenant have been, are, and shall remain in full compliance with any applicable Environmental Law.
- (C) Trustor shall immediately notify Lender if a release or threatened release of a Hazardous Substance occurs on, under or about the Property or there is a violation of any Environmental Law concerning the Property. In such an event, Trustor shall take all necessary remedial action in accordance with any Environmental Law.
- (D) Trustor shall immediately notify Lender in writing as soon as Trustor has reason to believe there is any pending or threatened investigation, claim, or proceeding relating to the release or threatened release of any Hazardous Substance or the violation of any Environmental Law.

18. Condemnation. Trustor will give Lender prompt notice of any pending or threatened action, by private or public entities to purchase or take any or all of the Property through condemnation, eminent domain, or any other means. Trustor authorizes Lender to intervene in Trustor's name in any of the above described actions or claims. Trustor assigns to Lender the proceeds of any award or claim for damages connected with a condemnation or other taking of all or any part of the Property. Such proceeds shall be considered payments and will be applied as provided in this Security Instrument. This assignment of proceeds is subject to the terms of any prior mortgage, deed of trust, security agreement or other lien document.

19. Insurance. Trustor shall keep Property insured against loss by fire, flood, theft and other hazards and risks reasonably associated with the Property due to its type and location. This insurance shall be maintained in the amounts and for the periods that Lender requires. What Lender requires pursuant to the preceding two sentences can change during the term of the Secured Debt. The insurance carrier providing the insurance shall be chosen by Trustor subject to Lender's approval, which shall not be unreasonably withheld. If Trustor fails to maintain the coverage described above, Lender may, at Lender's option, obtain coverage to protect Lender's rights in the Property according to the terms of this Security Instrument. Trustor acknowledges and agrees that Lender or one of Lender's affiliates may receive commissions on purchase of this insurance.

All insurance policies and renewals shall be acceptable to Lender and shall include a standard "mortgage clause" and, where applicable, "loss payee clause." Trustor shall immediately notify Lender of cancellation or termination of the insurance. Lender shall have the right to hold the policies and renewals. If Lender requires, Trustor shall immediately give to Lender all receipts of paid premiums and renewal notices. Upon loss, Trustor shall give immediate notice to the insurance carrier and Lender. Lender may make proof of loss if not made immediately by Trustor.

Unless otherwise agreed in writing, all insurance proceeds shall be applied to the restoration or repair of the Property or to the Secured Debt, whether or not then due, at Lender's option. Any application of proceeds to principal shall not extend or postpone the due date of the scheduled payment nor change the amount of any payment. Any excess will be paid to the Trustor. If the Property is acquired by Lender, Trustor's right to any insurance policies and proceeds resulting from damage to the Property before the acquisition shall pass to Lender to the extent of the Secured Debt immediately before the acquisition.

20. Escrow for Taxes and Insurance. Unless otherwise provided in a separate agreement, Trustor will not be required to pay to Lender funds for taxes and insurance in escrow.

21. Financial Reports and Additional Documents. Trustor will provide to Lender upon request, any financial statement or information Lender may deem reasonably necessary. Trustor agrees to sign, deliver, and file any additional documents or certifications that Lender may consider necessary to perfect, continue, and preserve Trustor's obligations under this Security Instrument and Lender's lien status on the Property.

22. Joint and Individual Liability; Co-Signers; Successors and Assigns Bound. All duties under this Security Instrument are joint and individual. If Trustor signs this Security Instrument but does not sign an evidence of debt, Trustor does so only to mortgage Trustor's interest in the Property to secure payment of the Secured Debt and Trustor does not agree to be personally liable on the Secured Debt. Trustor agrees that Lender and any party to this Security Instrument may extend, modify or make any change in the terms of this Security Instrument or any evidence of debt without Trustor's consent. Such a change will not release Trustor from the terms of this Security Instrument. The duties and benefits of this Security Instrument shall bind and benefit the successors and assigns of Trustor and Lender.

23. Applicable Law; Severability; Interpretation. This Security Instrument shall be governed by Federal law and the law of the jurisdiction in which the Property is located. This Security Instrument is complete and fully integrated. This Security Instrument may not be amended or modified by oral agreement. Any section in this Security Instrument, attachments, or any agreement related to the Secured Debt that conflicts with applicable law will not be effective, unless that law expressly or impliedly permits the variations by written agreement. If any section of this Security Instrument cannot be enforced according to its terms, that section will be severed and will not affect the enforceability of the remainder of this Security Instrument. Whenever used, the singular shall include the plural and the plural the singular. The captions and headings of the sections of this Security Instrument are for convenience only and are not to be used to interpret or define the terms of this Security Instrument. Time is of the essence in this Security Instrument.

24. Successor Trustee. Lender, at Lender's option, may from time to time remove Trustee and appoint a successor trustee without any other formality than the designation in writing. The successor trustee, without conveyance of the Property, shall succeed to all the title, power and duties conferred upon Trustee by this Security Instrument and applicable law.

25. Notice. Unless otherwise required by law, any notice shall be given by delivering it or by mailing it by first class mail to the appropriate party's address in this Security Instrument, or to any other address designated in writing. Notice to one trustor will be deemed to be notice to all trustors. Lender and Trustor request that copies of any notice of default or notice of sale under a superior instrument be sent to Lender and Trustor at the addresses listed in this Security Instrument.

26. Waivers. Except to the extent prohibited by law, Trustor waives all appraisal or marshalling of assets relating to the Property.

27. Statement of Obligation. Lender may collect a fee not to exceed the maximum allowed by applicable law for furnishing the statement of obligation as provided in Section 2943 of the *Civil Code of California*.

28. Separate Property. Any Trustor who is a married person or a registered domestic partner expressly agrees that recourse may be had against his or her separate property.

29. Other Terms. If checked, the following are applicable to this Security Instrument:

- ☐ **Construction Loan.** This Security Instrument secures an obligation incurred for the construction of an improvement on the Property.
- ☐ **Fixture Filing.** Trustor grants to Lender a security interest in all goods that Trustor owns now or in the future and that are or will become fixtures related to the Property. This Security Instrument suffices as a financing statement and any carbon, photographic or other reproduction may be filed of record for purposes of Article 9 of the *Uniform Commercial Code*.
- ☐ **Riders.** The covenants and agreements of each of the riders checked below are incorporated into and supplement and amend the terms of this Security Instrument. [Check all applicable boxes]
- ☐ Condominium Rider ☐ Planned Unit Development Rider ☐ Other: _____
- ☐ **Additional Terms.** _____

Signatures

By signing below, Trustor agrees to the terms and covenants contained in this Security Instrument and in any attachments. Trustor also acknowledges receipt of a copy of this Security Instrument on the date stated in this Security Instrument.

Trustor

<i>Richard J Festa</i>	8/11/2025	<i>Richard J Festa</i>	8/11/2025
<u>RICHARD J FESTA</u>	Date	<u>RICHARD J FESTA, Trustee of the</u>	Date
		<u>FESTA FAMILY TRUST DATED</u>	
		<u>JUNE 10, 1990, AS RESTATED</u>	
		<u>SEPTEMBER 12, 2023</u>	

<i>Jeanne Elfant Festa</i>	8/11/2025	<i>Jeanne Elfant Festa</i>	8/11/2025
<u>JEANNE ELFANT FESTA,</u>	Date	<u>JEANNE ELFANT FESTA</u>	Date
<u>Trustee of the FESTA FAMILY</u>			
<u>TRUST DATED JUNE 10, 1990, AS</u>			
<u>RESTATED SEPTEMBER 12, 2023</u>			

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~~ ^{Kw} Arizona

County of ~~Los Angeles~~ ^{Kw} Maricopa

On 8/11/2025, before me, Kathryn Wojtkowski, Notary Public, personally appeared, RICHARD J FESTA, 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~~ ^{Kw} Arizona that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public

Kathryn Wojtkowski
Notary Public Name

Notary Public's oath and bond filed:
Maricopa County, Arizona

Notary Commission Number:
658909

My Commission Expires:
9/5/2027

☐ Electronic Seal ID Number:



Completed via Remote Online Notarization using 2 way Audio/Video technology.

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Notary Public

Kathryn Wojtkowski

Notary Public Name

Notary Public's oath and bond filed:

Maricopa County, Arizona

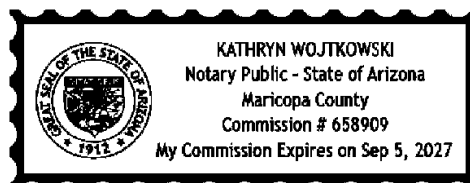
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Notary Public

Kathryn Wojtkowski

Notary Public Name

Notary Public's oath and bond filed:

Maricopa County, Arizona

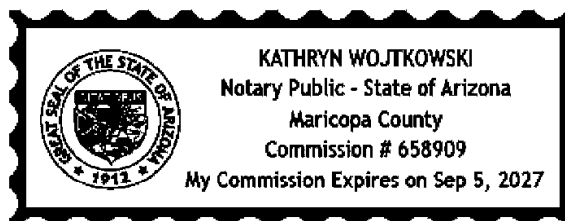
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