



Phone (800) 718-4853

Prepared For:

CASSIDY COOK

COLDWELL BANKER

3015 MAIN STREET, #400

SANTA MONICA, CA 90405

Property Profile

Property Address: **16805 SIERRA HWY
CANYON COUNTRY, CA 91351**

Assessor's Parcel No: **3231-025-028**

Title Representative: **HEIDI GOTTLIEB**



Thank You For Choosing OLD REPUBLIC TITLE COMPANY

www.ortc.com

This title information has been furnished without charge by OLD REPUBLIC TITLE COMPANY in conformance with the rules established by the California Insurance Commissioner, who urges you to shop for the best service available and compare charges and fees for title insurance and other services associated with the purchase or sale of a home.

This information is provided as an accommodation only. The information contained herein is not a complete statement or representation of the status of title to the property in question and no assurances are made or liability assumed as to the accuracy thereof. If you wish protection against loss with respect to the status of title, you should obtain a commitment, binder or policy of title insurance.

Our Experience - Your Advantage TM

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12/23/2025 08:10:44 AM

Customer Service Rep: Becky



Property Information

Primary Owner : 16805 SIERRA HWY LLC
Secondary Owner : N/A
Site Address : 16805 SIERRA HWY
CANYON COUNTRY, CA 91351-1344
Mailing Address : 16805 SIERRA HWY
SANTA CLARITA, CA 91351-1344
Assessor Parcel Number : 3231-025-028
Census Tract : 9200.34
Housing Tract Number : 12792
Lot Number : 23
Page Grid : 4462-B7
Legal Description : Lot: 23 ; Tract No: 12792 ; Abbreviated Description: LOT:23
TR#:12792 TRACT # 12792 SW 60 FT OF LOT 23

Property Characteristics

Bedrooms : 0	Year Built : 1961	Square Feet : 240
Bathrooms : 0.0	Garage : N/A	Lot size : 8528 SF
Partial Bath : 0	Fireplace : N/A	Number of Units : 1
Total Rooms : 0	Pool/Spa : N	Use Code : Store/Office (mixed use)
Zoning : LCC3*		

Sale Information

Transfer Date : 10/13/2021	Document # : 21-1543829
Transfer Value : \$650,000	Cost/Sq Feet : \$ 2708

Assessment/Tax Information

Assessed Value : \$286,526	Tax Amount : \$4,028.13
Land Value : \$275,914	Tax Status : Current
Improvement Value : \$10,612	Tax Rate Area : 9-155
Percent Improvement : 3 %	Homeowner Exemption : N



Tax Search



Los Angeles, California
Searched: 3231-025-028
Non-Order Search

Tax Year: 2025-2026
Tax Cover: 12/12/2025
Searched By: BECKY PALOMINO
Searched On: 12/23/2025 11:26 AM

Company: OLD REPUBLIC TITLE COMPANY | GLENDALE | 10 | CRN: 00070-00021

APN:	3231-025-028
Described As:	TRACT # 12792 SW 60 FT OF LOT 23
Address:	16805 SIERRA HWY
City:	UNINCORPORATED - COUNTY OF LOS ANGELES
Billing Address:	16805 SIERRA HY SANTA CLARITA CA 91351
Assessed Owner(s):	16805 SIERRA HWY LLC
Search As:	Tax ID 3231-25 of Parcel 28

Tax Rate Area:	09155	Value	Conveyance Date:
Use Code:	1200	Land: 275,914.00	Conveying Instrument:
STORES COMBINED WITH OFFICE		Improvements: 10,612.00	Date Transfer Acquired:
Region Code:	SYLMAR	Personal Property:	Vesting:
Flood Zone:		Fixtures:	Year Built: 1961
Zoning Code:	LCC3*	Inventory:	Year Last Modified: 1961
Taxability Code:		Exemptions	
Tax Rate:	1.405851	Homeowner:	Square Footage
Auditor Tax Rate:	1.188636	Inventory:	Land:
		Personal Property:	Improvements: 240
		Religious:	
		All Other:	Tax Defaulted:
Bill #:		Net Taxable Value: 286,526.00	Total Tax: 4,028.13
Issue Date:	10/15/2025		

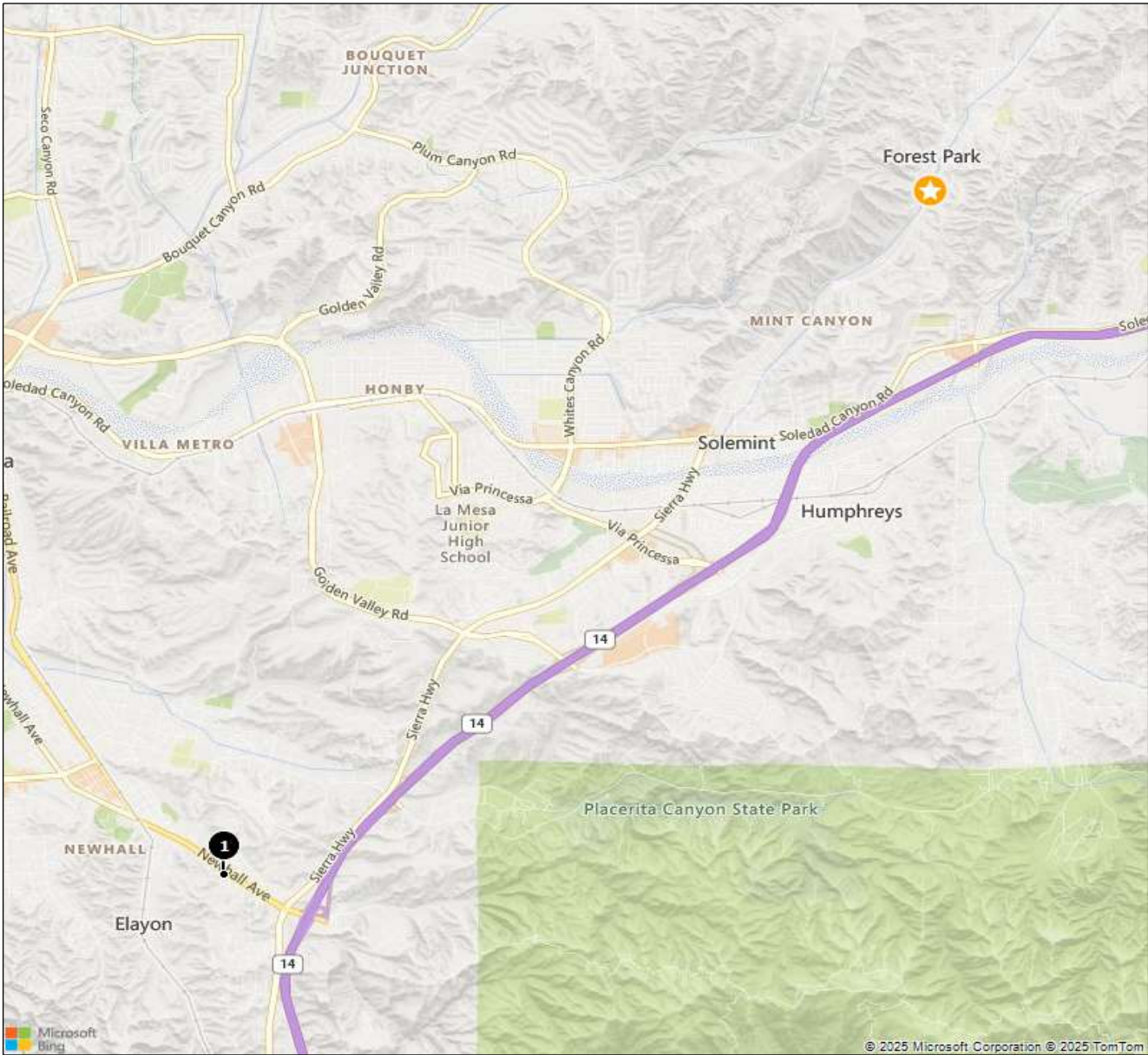
Installment	Amount	Penalty	Due Date	Status	Payment Date	Balance
1st	2,014.07	201.40	12/10/2025	UNPAID		2,215.47
2nd	2,014.06	211.40	04/10/2026	UNPAID		2,014.06
Total Balance:						4,229.53

Account	Special Lien Description	Amount
00170	LOS ANGELES COUNTY TRAUMA/EMERG SRVS	15.12
00177	SAFE CLEAN WATER	182.87
00197	LOS ANGELES COUNTY SOLID WASTE SERVICE CHARGE	3.51
00311	COUNTY LIBRARY SERVICES	35.23
00744	LOS ANGELES COUNTY FIRE DEPARTMENT	94.65
00746	LOS ANGELES COUNTY FIRE DEPARTMENT BRUSH INITIAL INSPECTION FEE	151.00
00747	MEASURE E - COFIRE	14.40
02800	LOS ANGELES COUNTY LIGHTING DISTRICT	20.00
03071	LOS ANGELES COUNTY FLOOD CONTROL	82.05
03694	REGIONAL PARK AND OPEN SPACE DISTRICT PROPOSED MEASURE A	4.58
06181	GREATER L.A. COUNTY VECTOR CONTRL DISTRICT	18.97

THE INFORMATION PROVIDED IS A SUMMARIZED SEARCH OF OUR RECORDS. PROPERTY INSIGHT DOES NOT WARRANT NOR GUARANTEE THE ACCURACY NOR COMPLETENESS OF THE INFORMATION SHOWN. A FULL/EXTENDED TAX SEARCH IS RECOMMENDED.

***** END OF REPORT *****

16805 SIERRA HWY
CANYON COUNTRY, CA 91351-1344



Address	Date	Price	SqFt	BR/Bth	Year Built	Lot Size
1. 23655 Newhall Ave, Santa Clarita	08/01/2025	\$1,800,000	8115	0	1971	28089



Criteria Selected:

Searched by Radius: 10 miles
 Maximum Bathrooms: 99 Minimum Bathrooms: 0
 Land Use: Same as Subject
 Date Range: 12/28/2024 to 12/23/2025

Area Sales Analysis

	Low	Median	High
Bedrooms:	0	0	0
Baths:	0	0	0
Lot Size:	28,089	28,089	28,089
Living Area (SqFt):	8,115	8,115	8,115
Sale Price:	\$1,800,000	\$1,800,000	\$1,800,000
Year Built:	1971	1971	1971
Age:	54	54	54

Subject Property

Sale Date: 10/13/2021 **Year Built:** 1961 **Price:** \$650,000 **Pool:** N
Lot Size: 8,528 SF **Square Feet:** 240 **\$/SF:** \$2,708 **BR/Bth:** 0/0.0

Comparable Sales Data

No.	Address	Date	Price	\$/SF	SqFt	BR/Bth	Year Built	Lot Size	Pool
1	23655 NEWHALL AVE SANTA CLARITA, CA 91321	08/01/2025	\$1,800,000	\$221	8,115	0	1971	28,089 SF	N/A
Owner: JARNAIL SINGH, DEBRA LYNN GREGORY Seller: LEVENTHAL FAMILY TRUST, THEODORE APN: 2827-004-017 Document #: 25-0521858 Legal: Tract No:2703 Map Ref:MB 28 PG 20Abbreviated Description:PORTION LOT5 City/Muni/Twp:SANTA Land Use: Store/Office (mixed use) Located approximately 7.01 miles from subject property.									

This page is part of your document - DO NOT DISCARD



20211543829



Pages:
0004

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

10/13/21 AT 01:45PM

FEES:	48.00
TAXES:	715.00
OTHER:	0.00

PCOR SURCHARGE \$20.00

PAID:	763.00
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LEADSHEET



202110131070011

00021344539



012777727

SEQ:
01

SECURE - Daily



THIS FORM IS NOT TO BE DUPLICATED

121080389

LAWYERS TITLE
RECORDING REQUESTED BY:
Pathway Escrow, Inc.
Order No. /121080389
Escrow No. 6583-3
Parcel No. 3231-025-026, 3231-025-027, 3231-025-028
AND WHEN RECORDED MAIL TO:
16805 SIERRA HWY, LLC A CALIFORNIA
LIMITED LIABILITY COMPANY,
ELIZABETH ANNE FOX

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) DOCUMENTARY TRANSFER TAX IS \$715.00 and CITY \$

<input checked="" type="checkbox"/>	Computed on full value of property conveyed, or
<input type="checkbox"/>	Computed on full value less liens or encumbrances remaining at the time of sale.
<input checked="" type="checkbox"/>	Unincorporated area: <input type="checkbox"/> City of Santa Clarita, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
JOHN C. HARTIGAN and BEVERLY HARTIGAN, Husband and Wife as Community Property with Right of Survivorship
who acquired title as Beverly Hartigan
hereby GRANT(S) to **16805 Sierra Hwy, LLC, a California Limited Liability Company**

the following described real property in the County of Los Angeles, State of California:

LEGAL DESCRIPTION SHOWN ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF


Commonly known as: 16805 Sierra Highway, Santa Clarita, CA 91351

Date March 4, 2021

SIGNATURE PAGE ATTACHED HERETO AND MADE PART HEREOF

Date March 4, 2021


JOHN C. HARTIGAN
John C. Hartigan


BEVERLY HARTIGAN
Beverly Hartigan

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.

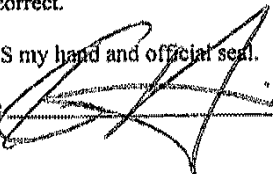
STATE OF CALIFORNIA } s.s.
COUNTY OF Los Angeles

On March 16, 2021, before me, Ken Harris, Notary Public, personally appeared JOHN C. HARTIGAN and BEVERLY HARTIGAN, 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)

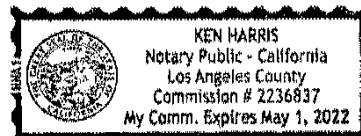


EXHIBIT "A"

All that certain real property situated in the County of Los Angeles, State of California, described as follows:

PARCEL 1: (APN 3231-025-28)

Lot 23 of Tract No. 12792, in the County of Los Angeles, State of California, as per map recorded in Book 249, Page 31 of Maps, in the Office of the County Recorder of said County.

EXCEPT therefrom the Northeasterly 40.00 feet thereof.

PARCEL 2: (APN 3231-025-26)

The Southwest 20.00 feet of Lot 22 of Tract No. 12792, in the County of Los Angeles, State of California, as per map recorded in Book 249, Page 31 of Maps, in the Office of the County Recorder of said County.

PARCEL 3: (APN 3231-025-27)

The Northeast 80.00 feet of Lot 22 of Tract No. 12792, in the County of Los Angeles, State of California, as per map recorded in Book 249, Page 31 of Maps, in the Office of the County Recorder of said County.

This page is part of your document - DO NOT DISCARD



20211543832



Pages:
0030

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

10/13/21 AT 01:45PM

FEES:	151.00
TAXES:	0.00
OTHER:	0.00
<hr/>	
PAID:	151.00



LEADSHEET



202110131070011

00021344542



012777727

SEQ:
04

SECURE - Daily



THIS FORM IS NOT TO BE DUPLICATED

121080389

RECORDING REQUESTED BY

LAWYERS TITLE

AND WHEN RECORDED MAIL DOCUMENT TO:

NAME John C. Hartigan and Beverly Hartigan c/o Olympia Financial

STREET ADDRESS 16633 Ventura Blvd., Suite 1050

CITY, STATE & ZIP CODE Encino, CA 91435

SPACE ABOVE FOR RECORDER'S USE ONLY

Deed of Trust

Title of Document

Pursuant to Senate Bill 2 – Building Homes and Jobs Act (GC Code Section 27388.1), effective January 1, 2018, a fee of seventy-five dollars (\$75.00) shall be paid at the time of recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, except those expressly exempted from payment of recording fees, per each single transaction per parcel of real property. The fee imposed by this section shall not exceed two hundred twenty-five dollars (\$225.00).

- ☐ Exempt from the fee per GC 27388.1 (a) (2); This document is subject to Documentary Transfer Tax
- ☒ Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer subject to the imposition of documentary transfer tax (DTT).
- ☐ Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer of real property that is a residential dwelling to an owner-occupier.
- ☐ Exempt from fee per GC 27388.1 (a) (1); fee cap of \$225.00 reached.
- ☐ Exempt from the fee per GC 27388.1 (a) (1); not related to real property.

THIS COVER SHEET ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3.00 Additional Recording Fee Applies)

RECORDING REQUESTED BY AND
WHEN RECORDED, MAIL TO:

John C. Hartigan and Beverly Hartigan
c/o Olympia Financial
16633 Ventura Blvd.
Suite 1050
Encino, CA 91435

(Space Above This Line For Recorder's Use)

"This Deed of Trust is 2nd
and subject to a 1st Deed
of Trust recording concurrently
herewith."

APN: 3231-025-028, 3231-025-026 and 3231-025-027

**DEED OF TRUST WITH
ASSIGNMENT OF RENTS AND FIXTURE FILING**

THIS DEED OF TRUST ("Deed of Trust") is made as of **October 4, 2021** by **16805 Sierra Hwy LLC, a California limited liability company** ("Trustor"), whose address is for Notice is set forth in Section 7.18 below, in favor of **Mortgage Lender Services, Inc.** ("Trustee") whose address is 11707 Fair Oaks Blvd, Suite 20, Fair Oaks CA 95628 and **John C. Hartigan and Beverly Hartigan, husband and wife** ("Beneficiary"), whose addresses are set forth in Paragraph 7.16 below.

**I.
GRANT IN TRUST**

1.1 Trustor irrevocably grants, conveys, transfers and assigns to Trustee, in trust, with power of sale and right of entry and possession, all right, title and interest which Trustor now has or may hereafter acquire in and to that certain real property (the "Subject Property") located at **16805 Sierra Highway, Canyon Country, CA 91351 (APN 3231-025-028, 3231-025-026 and 3231-025-027)** as more particularly described on **Exhibit A** attached hereto and incorporated herein by reference, together with all easements and other rights now or hereafter located thereon or appurtenant thereto, all buildings situated on the Subject Property, together with all appurtenances and all other existing or subsequently erected improvements in, under or upon the Subject Property, all development rights or credits and air rights, all fixtures, all additions and accretions thereto, and any greater estate in the Subject Property or any part thereof now owned or hereafter acquired by Trustor. Trustor makes the foregoing grant to Trustee to hold the Subject Property in trust for the benefit of Beneficiary, and for the purpose and upon the terms and conditions hereinafter set forth.

**II.
ASSIGNMENT OF RENTS**

2.1 Trustor absolutely and irrevocably assigns to Beneficiary the rents, issues, deposits, and profits of the Subject Property, together with the immediate and continuing right to collect and receive the same, for the purposes and upon the term and conditions hereinafter set forth. The foregoing assignment shall not impose upon Beneficiary any duty to produce rents from the Subject Property and said assignment shall not cause Beneficiary to be a "mortgagee in possession" for any purpose.

III. FIXTURE FILING

3.1 This Deed of Trust encumbers, and Trustor hereby grants Beneficiary a security interest in, all personal property of any kind whatsoever, which is now or becomes a "fixture" and which is used or will be used in construction of or is or will be placed upon or is derived from or used in any connection with the use, occupancy, or enjoyment of, the Subject Property. The terms "Fixture" and "Fixtures" as used herein shall refer to all articles of personal property, furniture and furnishings which are so related to the Subject Property such that an interest arises in them under the real estate laws of the State of California. To the extent the Fixtures are encumbered by the Deed of Trust, this Deed of Trust constitutes a security agreement and is intended to create a security interest in the Fixtures in favor of Beneficiary and shall constitute a "fixture filing" in accordance with the provisions of Section 9313 of the Uniform Commercial Code in effect in the State of California. This Deed of Trust shall be self-operative with respect to the Fixtures, but Trustor agrees to execute and deliver on demand such security agreements, financing statements and other instruments as Beneficiary may request in order to impose the lien hereof more specifically upon the Fixtures.

IV. OBLIGATIONS SECURED

Trustor makes the foregoing grant and assignment for the purpose of securing the following obligations which Trustor covenants to pay and perform promptly in accordance with their terms.

4.1 Payment to Beneficiary of all indebtedness evidenced by and arising under that certain Note Secured by Deed of Trust (the "Note"), dated as of the date hereof, payable to Beneficiary or its order, in the original principal amount of **One Hundred Ninety One Thousand and 00/100 Dollars (\$191,000.00)** which Note is incorporated herein by this reference, together with interest thereon, and any modifications, extensions or renewals thereof (including, but without limitation (i) modifications of the required principal and/or interest payment dates, deferring or accelerating said payment dates in whole or in part, and/or (ii) modifications, extensions or renewals at a different rate of interest), whether or not any such modification, extension or renewal is evidenced by a new or additional promissory note or notes;

4.2 Payment to Beneficiary of all indebtedness or such further sums and/or performance of such further obligations as Trustor of the then record owner of the Subject Property may undertake to pay and/or perform (whether as principal, surety or guarantor) for the benefit of Beneficiary, its successors or assigns, when said borrowings and/or obligations are evidenced by a writing or writings reciting that they are so secured;

4.3 Performance of each agreement of Trustor herein contained or contained in the Note and/or any and all documents and instruments executed by Trustor concurrently herewith for purposes of evidencing or securing the repayment of the Note which are incorporated herein by this reference (the "Loan Documents"), and the repayment of each fee, cost and expense by Trustor as herein set forth. Any breach or default with respect to the obligations of the Trustor under the Loan Documents shall also be deemed a default by the Trustor under this Deed of Trust, and shall entitle Beneficiary, in addition to any and all rights and remedies to which Beneficiary may be otherwise entitled by law, or to which the Beneficiary under the Loan Documents would be entitled, to all rights and remedies set forth in this Deed of Trust.

WHICH EVENT THAT PARTY WILL BE ENTITLED TO RECOVER (OR OFFSET) THE AMOUNT ADVANCED, WITH INTEREST, EVEN IF THAT PARTY IS NOT THE PREVAILING PARTY. THE REFEREE SHALL INCLUDE SUCH COSTS IN HIS JUDGMENT OR AWARD.

(e) The following matters are excluded from Reference Proceedings hereunder: (i) A judicial or non-judicial foreclosure or other action or proceeding to enforce a deed of trust, mortgage, or installment land sale contract as defined in Civil Code §2985; (ii) An unlawful detainer action; (iii) The filing or enforcement of a mechanic's lien; (iv) Any matter which is within the jurisdiction of a probate, small claims, or bankruptcy court; and (v) An action for bodily injury or wrongful death, or for latent or patent defects to which Code of Civil Procedure §337.1 or §337.15 applies.

(f) The filing of a court action to (x) enforce the provisions of this paragraph 7.14, regarding submission of disputes to a reference, (y) to enable the recording of a notice of pending action, (iii) for order of attachment, receivership, injunction, or (z) other provisional remedies, shall not constitute a violation of these provisions of this Agreement.

7.15 Waiver of Jury. WITH RESPECT TO ANY DISPUTE ARISING UNDER OR IN CONNECTION WITH THIS LOAN OR ANY RELATED LOAN DOCUMENT OR RELATED AGREEMENT, TRUSTOR, AND EACH OF THEM, HEREBY IRREVOCABLY WAIVE ALL RIGHTS THEY MAY HAVE TO DEMAND A JURY TRIAL, TO THE EXTENT PERMISSIBLE AT LAW. THIS WAIVER IS KNOWINGLY, INTENTIONALLY AND VOLUNTARILY MADE BY TRUSTOR AND EACH OF THEM AND EACH TRUSTOR ACKNOWLEDGES THAT NO PERSON ACTING ON BEHALF OF THE OTHER PARTY HAS MADE ANY REPRESENTATION OF FACT TO INDUCE THIS WAIVER OF TRIAL BY JURY OR IN ANY WAY TO MODIFY OR NULLIFY ITS EFFECT. TRUSTOR FURTHER ACKNOWLEDGES THAT THEY HAVE BEEN REPRESENTED (OR HAS HAD THE OPPORTUNITY TO BE REPRESENTED) BY INDEPENDENT LEGAL COUNSEL SELECTED OF TRUSTOR'S OWN FREE WILL IN THE SIGNING OF THIS DEED OF TRUST AND IN THE MAKING OF THIS WAIVER, AND THAT TRUSTOR HAS HAD THE OPPORTUNITY TO DISCUSS THIS WAIVER WITH COUNSEL OR AFTER HAVING SUCH OPPORTUNITY HAVE AFFIRMATIVELY ELECTED NOT TO DO SO. TRUSTOR, AND EACH OF THEM, FURTHER ACKNOWLEDGE THAT THEY HAVE READ AND UNDERSTAND THE MEANING AND RAMIFICATIONS OF THIS WAIVER PROVISION.

7.16 Addresses for Notices to Beneficiary.

John C. Hartigan and Beverly Hartigan
c/o Olympia Financial
16633 Ventura Blvd.
Suite 1050
Encino, CA 91435

7.17 Notice to Trustor. The Address for Notice to the Trustor is:

16805 Sierra Hwy LLC
a California limited liability company
16805 Sierra Hwy.
Santa Clarita, CA 91351

(Signature(s) on Following Page)

SIGNATURE PAGE TO
DEED OF TRUST WITH
ASSIGNMENT OF RENTS AND FIXTURE FILING

TRUSTOR:

IN WITNESS THEREOF, Trustor has executed this Deed of Trust as of the day and year set forth below.

TRUSTOR:

16805 Sierra Hwy LLC
a California limited liability company

Dated: October 4, 2021

By: 
Robert Wayne Chadwick, Managing Member

Dated: October 4, 2021

By: 
Stacy Maria Chadwick, Managing Member

Dated: October 4, 2021

By: 
JC Fox, Managing Member

Dated: October 4, 2021

By: 
Henry Patrick Butterfield, Managing Member

(Remainder of Page Intentionally Blank)

TRUE COPY CERTIFICATION

(Government Code 27361.7)

Burbank, **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.

Robert wayne chadwick, managing member
Stacy maria Chadwick, managing member
JC Fox, managing member

Henry Patrick Butterfield, managing member

eRecording Partners Network

10/7/2021
Date

By: 
Signature of Declarant

Liz Nardi
Type or Print Name

ACKNOWLEDGMENT

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

)
) ss.
)

On October 4, 2021 before me, G. Portillo,
Notary Public, personally appeared **Robert Wayne Chadwick**, 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.

(SEAL)



G. Portillo
Notary Public in and for said County and State

ACKNOWLEDGMENT

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) ss.

Los Angeles

On October 4, 2021 before me, G. Portillo

Notary Public, personally appeared Stacy Maria Chadwick, 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.

(SEAL)



A handwritten signature in cursive script, appearing to read 'G. Portillo'.

Notary Public in and for said County and State

ACKNOWLEDGMENT

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STATE OF CALIFORNIA

COUNTY OF

Los Angeles

)
) ss.
)

On October 4, 2021 before me, G. Portillo,
Notary Public, personally appeared JC Fox, 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.

(SEAL)



A handwritten signature in dark ink, appearing to be "G. Portillo".

Notary Public in and for said County and State

ACKNOWLEDGMENT

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

)
) ss.
)

On October 4, 2021 before me, G. Portillo
Notary Public, personally appeared Henry Patrick Butterfield, 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.

(SEAL)



G. Portillo
Notary Public in and for said County and State

EXHIBIT A

LEGAL DESCRIPTION

Property Address: 16805 Sierra Highway, Santa Clarita, CA 91351

APN: 3231-025-028, 3231-025-026 and 3231-025-027

Real property in the County of Los Angeles, State of California, described as follows:

PARCEL A1: (APN 3231-025-28)

Lot 23 of Tract No. 12792, in the County of Los Angeles, State of California, as per map recorded in Book 249, Page 31 of Maps, in the Office of the County Recorder of said County.

EXCEPT therefrom the Northeasterly 40.00 feet thereof.

PARCEL A2: (APN 3231-025-26)

The Southwest 20.00 feet of Lot 22 of Tract No. 12792, in the County of Los Angeles, State of California, as per map recorded in Book 249, Page 31 of Maps, in the Office of the County Recorder of said County.

PARCEL A3: (APN 3231-025-27)

The Northeast 80.00 feet of Lot 22 of Tract No. 12792, in the County of Los Angeles, State of California, as per map recorded in Book 249, Page 31 of Maps, in the Office of the County Recorder of said County

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20230833517



Pages:
0008

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

12/01/23 AT 08:00AM

FEES:	40.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	115.00



LEADSHEET



202312010270027

00024008827



014418400

SEQ:
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

1500-2309061

RECORDING REQUESTED BY:
Golden West Escrow, Inc.

AND WHEN RECORDED MAIL TO:

16805 Sierra Hwy, LLC
16805 Sierra Highway
Canyon Country, Ca 91351

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 1500-2309061

Escrow No.: 23-016803-CH

SUBORDINATION AGREEMENT

NOTICE: THIS SUBORDINATION AGREEMENT RESULTS IN YOUR SECURITY INTEREST IN THE PROPERTY BECOMING SUBJECT TO AND OF LOWER PRIORITY THAN THE LIEN OF SOME OTHER OR LATER SECURITY INSTRUMENT.

THIS AGREEMENT, made November 27, 2023, by 16805 Sierra Hwy, LLC, JC Fox, Elizabeth Anne Fox and Robert Wayne Chadwick and Stacy Maria Chadwick Trustees to the Robert Wayne Chadwick and Stacy Maria Chadwick AB Living Trust, dated December 13, 2014, Owner of the land hereinafter described and hereinafter referred to as "Owner", and John C. Hartigan and Beverly Hartigan, husband and wife, Present owner and holder of the deed of trust and note first hereinafter described and hereinafter referred to as "Beneficiary";

WITNESSETH

THAT WHEREAS, 16805 Sierra Hwy, LLC, JC Fox, Elizabeth Anne Fox and Robert Wayne Chadwick and Stacy Maria Chadwick Trustees to the Robert Wayne Chadwick and Stacy Maria Chadwick AB Living Trust, dated December 13, 2014, did execute a deed of trust, dated October 4, 2021, to Mortgage Lender Services, Inc., as trustee, covering: LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

to secure a note in the sum of \$191,000.00, dated October 4, 2021, in favor of John C. Hartigan and Beverly Hartigan, which deed of trust was recorded October 13, 2021, as Instrument No. 20211543832, Official Records of said county; and

WHEREAS, Owner has executed, or is about to execute, a deed of trust and note in the sum of \$405,500.00, dated November 28, 2023, in favor of Able Investment Services, LLC, a Nevada Limited Liability Company, hereinafter referred to as "Lender", payable with interest and upon the terms and conditions described therein, which deed of trust is to be recorded concurrently herewith; and

WHEREAS, it is a condition precedent to obtaining said loan that said deed of trust last above mentioned shall unconditionally be and remain at all times a lien or charge upon the land hereinbefore described, prior and superior to the lien or charge of the deed of trust first above mentioned; and

WHEREAS, Lender is willing to make said loan provided the deed of trust securing the same is a lien or charge upon the above described property prior and superior to the lien or charge of the deed of trust first above mentioned and provided that Beneficiary will specifically and unconditionally subordinate the lien or charge of the deed of trust first above mentioned to the lien or charge of the deed of trust in favor of Lender; and

WHEREAS, it is to the mutual benefit of the parties hereto that Lender make such loan to Owner; and Beneficiary is willing that the deed of trust securing the same shall, when recorded, constitute a lien or charge upon said land which is unconditionally prior and superior to the lien or charge of the deed of trust first above mentioned.

NOW, THEREFORE, in consideration of the mutual benefits accruing to the parties hereto and other valuable consideration, the receipt and sufficiency of which consideration is hereby acknowledged, and in order to induce Lender to make the loan above referred to, it is hereby declared, understood and agreed as follows;

(1) That said deed of trust securing said note in favor of Lender, and any renewals or extensions thereof, shall unconditionally be and remain at all times a lien or charge on the property therein described, prior and superior to the lien or charge of the deed of trust first above mentioned.

(2) That Lender would not make its loan above described without this subordination agreement.

SUBORDINATION RECORDED DEED OF TRUST TO RECORD

(3) That this agreement shall be the whole and only agreement with regard to the subordination of the lien or charge of the deed of trust first above mentioned to the lien or charge of the deed of trust in favor of Lender above referred to and shall supersede and cancel, but only insofar as would affect the priority between the deeds of trust hereinbefore specifically described, any prior agreements as to such subordination including, but not limited to, those provisions, if any, contained in the deed of trust first above mentioned, which provide for the subordination of the lien or charge thereof to another deed or deeds of trust or to another mortgage or mortgages.

Beneficiary declares, agrees and acknowledges that

(a) He consents to and approves (i) all provisions of the note and deed of trust in favor of Lender above referred to, and (ii) all agreements, including but not limited to any loan or escrow agreements, between Owner and Lender for the disbursement of the proceeds of Lender's loan.

(b) Lender in making disbursements pursuant to any such agreement is under no obligation or duty to, nor has Lender represented that it will, see to the application of such proceeds by the person or persons to whom Lender disburses such proceeds and any application or use of such proceeds for purposes other than those provided for in such agreement or agreements shall not defeat the subordination herein made in whole or in part;

(c) He intentionally and unconditionally waives, relinquishes and subordinates the lien or charge of the deed of trust first above mentioned in favor of the lien or charge upon said land of the deed of trust in favor of Lender above referred to and understands that in reliance upon, and in consideration of, this waiver, relinquishment and subordination specific loans and advances are being and will be made and, as part and parcel thereof, specific monetary and other obligations are being and will be entered into which would not be made or entered into but for said reliance upon this waiver, relinquishment and subordination; and

(d) An endorsement has been placed upon the note secured by the deed of trust first above mentioned that said deed of trust has by this instrument been subordinated to the lien or charge of the deed of trust in favor of Lender above referred to.

NOTICE: THIS SUBORDINATION AGREEMENT CONTAINS A PROVISION WHICH ALLOWS THE PERSON OBLIGATED ON YOUR REAL PROPERTY SECURITY TO OBTAIN A LOAN A PORTION OF WHICH MAY BE EXPENDED FOR OTHER PURPOSES THAN IMPROVEMENT OF THE LAND.

16805 Sierra Hwy LLC, a California Limited Liability Company

Signed in Counterpart

John C. Hartigan

John C. Hartigan

By: Robert Wayne Chadwick, Managing Member

Signed in Counterpart

Beverly Hartigan

Beverly Hartigan

By: Stacy Maria Chadwick, Managing Member

Signed in Counterpart

By: JC Fox, Managing Member

Signed in Counterpart

By: Henry Patrick Butterfield, Managing Member

Beneficiary

Owner

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 11/29/2023 before me, HAMID NESSAR,

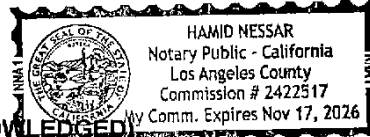
A Notary Public personally appeared JOHN C. HARTIGAN & BEVERLY HARTIGAN

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.





(ALL SIGNATURES MUST BE ACKNOWLEDGED)

IT IS RECOMMENDED THAT, PRIOR TO THE EXECUTION OF THIS SUBORDINATION AGREEMENT, THE PARTIES CONSULT WITH THEIR ATTORNEYS WITH RESPECT THERETO.

(CLTA SUBORDINATION FORM "A")

(3) That this agreement shall be the whole and only agreement with regard to the subordination of the lien or charge of the deed of trust first above mentioned to the lien or charge of the deed of trust in favor of Lender above referred to and shall supersede and cancel, but only insofar as would affect the priority between the deeds of trust hereinbefore specifically described, any prior agreements as to such subordination including, but not limited to, those provisions, if any, contained in the deed of trust first above mentioned, which provide for the subordination of the lien or charge thereof to another deed or deeds of trust or to another mortgage or mortgages.

Beneficiary declares, agrees and acknowledges that

(a) He consents to and approves (i) all provisions of the note and deed of trust in favor of Lender above referred to, and (ii) all agreements, including but not limited to any loan or escrow agreements, between Owner and Lender for the disbursement of the proceeds of Lender's loan.

(b) Lender in making disbursements pursuant to any such agreement is under no obligation or duty to, nor has Lender represented that it will, see to the application of such proceeds by the person or persons to whom Lender disburses such proceeds and any application or use of such proceeds for purposes other than those provided for in such agreement or agreements shall not defeat the subordination herein made in whole or in part;

(c) He intentionally and unconditionally waives, relinquishes and subordinates the lien or charge of the deed of trust first above mentioned in favor of the lien or charge upon said land of the deed of trust in favor of Lender above referred to and understands that in reliance upon, and in consideration of, this waiver, relinquishment and subordination specific loans and advances are being and will be made and, as part and parcel thereof, specific monetary and other obligations are being and will be entered into which would not be made or entered into but for said reliance upon this waiver, relinquishment and subordination; and

(d) An endorsement has been placed upon the note secured by the deed of trust first above mentioned that said deed of trust has by this instrument been subordinated to the lien or charge of the deed of trust in favor of Lender above referred to.

NOTICE: THIS SUBORDINATION AGREEMENT CONTAINS A PROVISION WHICH ALLOWS THE PERSON OBLIGATED ON YOUR REAL PROPERTY SECURITY TO OBTAIN A LOAN A PORTION OF WHICH MAY BE EXPENDED FOR OTHER PURPOSES THAN IMPROVEMENT OF THE LAND.

16805 Sierra Hwy LLC, a California Limited Liability Company

Signed in Counterpart

John C. Hartigan

By: Robert Wayne Chadwick, Managing Member

Signed in Counterpart

Beverly Hartigan

By: Stacy Maria Chadwick, Managing Member

By: JC Fox, Managing Member

By: Henry Patrick Butterfield, Managing Member

Beneficiary

Owner

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 NOV-28-2023 before me, Y.N. GUGGIAN,

A Notary Public personally appeared ROBERT WAYNE CHADWICK & STACY MARIA CHADWICK & Jc FOX & HENRY PATRICK BUTTERFIELD

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.

(ALL SIGNATURES MUST BE ACKNOWLEDGED)

IT IS RECOMMENDED THAT, PRIOR TO THE EXECUTION OF THIS SUBORDINATION AGREEMENT, THE PARTIES CONSULT WITH THEIR ATTORNEYS WITH RESPECT THERETO.

(CLTA SUBORDINATION FORM "A")

CALIFORNIA 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 Nov-28-2023 before me, Y. N. GUGASYAN a Notary Public
Date Here Insert Name and Title of the Officer

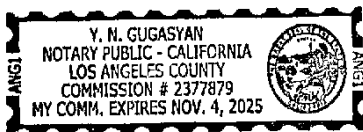
personally appeared ROBERT WAYNE CHADWICK & STACY MARIA CHADWICK
Name(s) of Signer(s)

JC FOX & HENRY PATRICK BUTTERFIELD

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.



Place Notary Seal and/or Stamp Above

Signature

Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

EXHIBIT A
Legal Description

For APN/Parcel ID(s): 3231-025-026, 3231-025-027, 3231-025-028

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

PARCEL 1:

PARCEL 1A:

LOT 23 OF TRACT NO. 12792, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 249, PAGE 31 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE NORTHEASTERLY 40.00 FEET THEREOF.

PARCEL 1B:

THE SOUTHWEST 20.00 FEET OF LOT 22 OF TRACT NO. 12792, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 249, PAGE 31 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 1C:

THE NORTHEAST 80.00 FEET OF LOT 22 OF TRACT NO. 12792, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 249, PAGE 31 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

This page is part of your document - DO NOT DISCARD



20230833518



Pages:
0029

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

12/01/23 AT 08:00AM

FEES:	154.00
TAXES:	0.00
OTHER:	0.00
SB2:	225.00
PAID:	379.00



LEADSHEET



202312010270027

00024008828



014418400

SEQ:
02

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

1500-2309061

Fidelity - Sherman Oaks

RECORDING REQUESTED BY AND
WHEN RECORDED, MAIL TO:

Able Investment Services LLC
c/o ADL Property Management, Inc.
2845 S. Westwood Bl.
Los Angeles, CA 90064

1500-2309061

(Space Above This Line For Recorder's Use)

APN: 3231-025-028, 3231-025-026 and 3231-025-027

**DEED OF TRUST WITH
ASSIGNMENT OF RENTS AND FIXTURE FILING**

THIS DEED OF TRUST ("Deed of Trust") is made as of **November 28, 2023** by **16805 Sierra Hwy LLC, a California limited liability company** ("Trustor"), whose address is for Notice is set forth in Section 7.18 below, in favor of **Mortgage Lender Services, Inc.** ("Trustee") whose address is 11707 Fair Oaks Blvd, Suite 20, Fair Oaks CA 95628 and **Able Investment Services, LLC, a Nevada limited liability company** ("Beneficiary"), whose addresses are set forth in Paragraph 7.16 below.

I.

GRANT IN TRUST

1.1 Trustor irrevocably grants, conveys, transfers and assigns to Trustee, in trust, with power of sale and right of entry and possession, all right, title and interest which Trustor now has or may hereafter acquire in and to that certain real property (the "Subject Property") located at **16805 Sierra Highway, Canyon Country, CA 91351 (APN 3231-025-028, 3231-025-026 and 3231-025-027)** as more particularly described on **Exhibit A** attached hereto and incorporated herein by reference, together with all easements and other rights now or hereafter located thereon or appurtenant thereto, all buildings situated on the Subject Property, together with all appurtenances and all other existing or subsequently erected improvements in, under or upon the Subject Property, all development rights or credits and air rights, all fixtures, all additions and accretions thereto, and any greater estate in the Subject Property or any part thereof now owned or hereafter acquired by Trustor. Trustor makes the foregoing grant to Trustee to hold the Subject Property in trust for the benefit of Beneficiary, and for the purpose and upon the terms and conditions hereinafter set forth.

II.

ASSIGNMENT OF RENTS

2.1 Trustor absolutely and irrevocably assigns to Beneficiary the rents, issues, deposits, and profits of the Subject Property, together with the immediate and continuing right to collect and receive the same, for the purposes and upon the term and conditions hereinafter set forth. The foregoing assignment shall not impose upon Beneficiary any duty to produce rents from the Subject Property and said assignment shall not cause Beneficiary to be a "mortgagee in possession" for any purpose.

III.
FIXTURE FILING

3.1 This Deed of Trust encumbers, and Trustor hereby grants Beneficiary a security interest in, all personal property of any kind whatsoever, which is now or becomes a "fixture" and which is used or will be used in construction of or is or will be placed upon or is derived from or used in any connection with the use, occupancy, or enjoyment of, the Subject Property. The terms "Fixture" and "Fixtures" as used herein shall refer to all articles of personal property, furniture and furnishings which are so related to the Subject Property such that an interest arises in them under the real estate laws of the State of California. To the extent the Fixtures are encumbered by the Deed of Trust, this Deed of Trust constitutes a security agreement and is intended to create a security interest in the Fixtures in favor of Beneficiary and shall constitute a "fixture filing" in accordance with the provisions of Section 9313 of the Uniform Commercial Code in effect in the State of California. This Deed of Trust shall be self-operative with respect to the Fixtures, but Trustor agrees to execute and deliver on demand such security agreements, financing statements and other instruments as Beneficiary may request in order to impose the lien hereof more specifically upon the Fixtures.

IV.
OBLIGATIONS SECURED

Trustor makes the foregoing grant and assignment for the purpose of securing the following obligations which Trustor covenants to pay and perform promptly in accordance with their terms.

4.1 Payment to Beneficiary of all indebtedness evidenced by and arising under that certain Note Secured by Deed of Trust (the "Note"), dated as of the date hereof, payable to Beneficiary or its order, in the original principal amount of **Four Hundred Five Thousand Five Hundred and 00/100 Dollars (\$405,500.00)** which Note is incorporated herein by this reference, together with interest thereon, and any modifications, extensions or renewals thereof (including, but without limitation (i) modifications of the required principal and/or interest payment dates, deferring or accelerating said payment dates in whole or in part, and/or (ii) modifications, extensions or renewals at a different rate of interest), whether or not any such modification, extension or renewal is evidenced by a new or additional promissory note or notes;

4.2 Payment to Beneficiary of all indebtedness or such further sums and/or performance of such further obligations as Trustor of the then record owner of the Subject Property may undertake to pay and/or perform (whether as principal, surety or guarantor) for the benefit of Beneficiary, its successors or assigns, when said borrowings and/or obligations are evidenced by a writing or writings reciting that they are so secured;

4.3 Performance of each agreement of Trustor herein contained or contained in the Note and/or any and all documents and instruments executed by Trustor concurrently herewith for purposes of evidencing or securing the repayment of the Note which are incorporated herein by this reference (the "Loan Documents"), and the repayment of each fee, cost and expense by Trustor as herein set forth. Any breach or default with respect to the obligations of the Trustor under the Loan Documents shall also be deemed a default by the Trustor under this Deed of Trust, and shall entitle Beneficiary, in addition to any and all rights and remedies to which Beneficiary may be otherwise entitled by law, or to which the

OTHER COSTS, ITS CONTRIBUTION FOR THE REASONABLE COST OF THE REFEREE AS AN ITEM OF RECOVERABLE COSTS. IF EITHER PARTY REFUSES TO PAY ITS SHARE OF THE COSTS OF THE PROCEEDING, AT THE TIME(S) REQUIRED, THE OTHER PARTY MAY DO SO, IN WHICH EVENT THAT PARTY WILL BE ENTITLED TO RECOVER (OR OFFSET) THE AMOUNT ADVANCED, WITH INTEREST, EVEN IF THAT PARTY IS NOT THE PREVAILING PARTY. THE REFEREE SHALL INCLUDE SUCH COSTS IN HIS JUDGMENT OR AWARD.

(e) The following matters are excluded from Reference Proceedings hereunder: (i) A judicial or non-judicial foreclosure or other action or proceeding to enforce a deed of trust, mortgage, or installment land sale contract as defined in Civil Code §2985; (ii) An unlawful detainer action; (iii) The filing or enforcement of a mechanic's lien; (iv) Any matter which is within the jurisdiction of a probate, small claims, or bankruptcy court; and (v) An action for bodily injury or wrongful death, or for latent or patent defects to which Code of Civil Procedure §337.1 or §337.15 applies.

(f) The filing of a court action to (x) enforce the provisions of this paragraph 7.14, regarding submission of disputes to a reference, (y) to enable the recording of a notice of pending action, (iii) for order of attachment, receivership, injunction, or (z) other provisional remedies, shall not constitute a violation of these provisions of this Agreement.

7.15 Waiver of Jury. WITH RESPECT TO ANY DISPUTE ARISING UNDER OR IN CONNECTION WITH THIS LOAN OR ANY RELATED LOAN DOCUMENT OR RELATED AGREEMENT, TRUSTOR, AND EACH OF THEM, HEREBY IRREVOCABLY WAIVE ALL RIGHTS THEY MAY HAVE TO DEMAND A JURY TRIAL, TO THE EXTENT PERMISSIBLE AT LAW. THIS WAIVER IS KNOWINGLY, INTENTIONALLY AND VOLUNTARILY MADE BY TRUSTOR AND EACH OF THEM AND EACH TRUSTOR ACKNOWLEDGES THAT NO PERSON ACTING ON BEHALF OF THE OTHER PARTY HAS MADE ANY REPRESENTATION OF FACT TO INDUCE THIS WAIVER OF TRIAL BY JURY OR IN ANY WAY TO MODIFY OR NULLIFY ITS EFFECT. TRUSTOR FURTHER ACKNOWLEDGES THAT THEY HAVE BEEN REPRESENTED (OR HAS HAD THE OPPORTUNITY TO BE REPRESENTED) BY INDEPENDENT LEGAL COUNSEL SELECTED OF TRUSTOR'S OWN FREE WILL IN THE SIGNING OF THIS DEED OF TRUST AND IN THE MAKING OF THIS WAIVER, AND THAT TRUSTOR HAS HAD THE OPPORTUNITY TO DISCUSS THIS WAIVER WITH COUNSEL OR AFTER HAVING SUCH OPPORTUNITY HAVE AFFIRMATIVELY ELECTED NOT TO DO SO. TRUSTOR, AND EACH OF THEM, FURTHER ACKNOWLEDGE THAT THEY HAVE READ AND UNDERSTAND THE MEANING AND RAMIFICATIONS OF THIS WAIVER PROVISION.

7.16 Addresses for Notices to Beneficiary.

Able Investment Services, LLC
3753 Howard Hughes Parkway #200
Las Vegas, NV, 89169

With a copy to:

Able Investment Services, LLC
c/o ADL Property Management, Inc.
2845 S. Westwood Bl.
Los Angeles, CA 90064

7.17 Special Cross-Default Provisions.

(a) The Loan is secured by multiple Deeds of Trust as follows:

(i) This Deed of Trust from **16805 Sierra Hwy LLC, a California limited liability company** granting Beneficiary a security interest in that certain real property commonly referred to as 16805 Sierra Highway, Canyon Country, CA 91351 (APN 3231-025-028, 3231-025-026 and 3231-025-027) (the Property which is the subject of this Deed of Trust); and

(ii) A Deed of Trust from **JC Fox and Elizabeth Anne Fox, husband and wife as joint tenants** granting Beneficiary a security interest in that certain real property commonly referred to as 27447 Diane Marie Circle, Santa Clarita, CA 91350 (APN 2849-010-025); and

(iii) A Deed of Trust from **Robert Wayne Chadwick and Stacy Maria Chadwick, Trustees to The Robert Wayne Chadwick and Stacy Maria Chadwick AB Living Trust, dated December 13, 2014** granting Beneficiary a security interest in that certain real property commonly referred to as 28147 Rodgers Drive, Santa Clarita, CA 91350 (APN 2812-028-047)

(b) It is expressly agreed that any default of the under any other Deed of Trust provided as security for the Loan shall be an event of default under this Deed of Trust and any default hereunder shall be a Default under the other Deeds of Trust.

7.18 Notice to Trustor. The Address for Notice to the Trustor is:

16805 Sierra Hwy LLC
a California limited liability company
16805 Sierra Hwy.
Santa Clarita, CA 91351

(Signature(s) on Following Page)

SIGNATURE PAGE TO
DEED OF TRUST WITH
ASSIGNMENT OF RENTS AND FIXTURE FILING

TRUSTOR:

IN WITNESS THEREOF, Trustor has executed this Deed of Trust as of the day and year set forth below.

TRUSTOR:

16805 Sierra Hwy LLC
a California limited liability company

Dated: November 28, 2023

By: 

Robert Wayne Chadwick, Managing Member
Robert Wayne Chadwick, managing member

Dated: November 28, 2023

By: 

Stacy Maria Chadwick, Managing Member
Stacy Maria Chadwick

Dated: November 28, 2023

By: 

JC Fox, Managing Member

JC Fox

Dated: November 28, 2023

By: 

Henry Patrick Butterfield, Managing Member

Henry Patrick
Butterfield

(Remainder of Page Intentionally Blank)

ACKNOWLEDGMENT

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

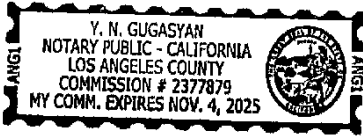
}
} ss.
}

On Nov-28-2023, 2023 before me, Y.N. GUGASYAN,
Notary Public, personally appeared **Robert Wayne Chadwick**, 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.

(S E A L)



Notary Public in and for said County and State

ACKNOWLEDGMENT

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

)

) ss.

COUNTY OF LOS ANGELES

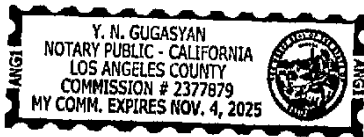
)

On NOV - 28 - 2023, 2023 before me, Y. N. GUGASYAN,
Notary Public, personally appeared Stacy Maria Chadwick, 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.

(SEAL)



Y. N. GUGASYAN
Notary Public in and for said County and State

ACKNOWLEDGMENT

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

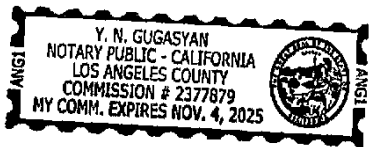
)
} ss.
)

On NOV - 28 - 2023, 2023 before me, Y.N. GUGASYAN,
Notary Public, personally appeared JC Fox, 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.

(S E A L)



Notary Public in and for said County and State

ACKNOWLEDGMENT

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

)

) ss.

COUNTY OF LOS ANGELES

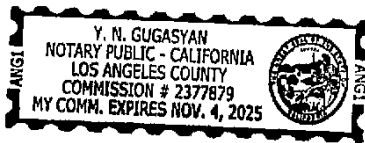
)

On NOV-28-2023, 2023 before me, Y. N. GUGASYAN,
Notary Public, personally appeared Henry Patrick Butterfield, 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.

(SEAL)



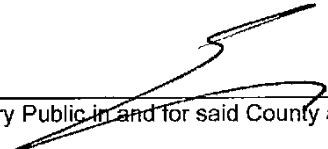

Notary Public in and for said County and State

EXHIBIT A

LEGAL DESCRIPTION

Property Address: 16805 Sierra Highway, Santa Clarita, CA 91351

APN: 3231-025-028, 3231-025-026 and 3231-025-027

Real property in the County of Los Angeles, State of California, described as follows:

PARCEL A1: (APN 3231-025-28)

Lot 23 of Tract No. 12792, in the County of Los Angeles, State of California, as per map recorded in Book 249, Page 31 of Maps, in the Office of the County Recorder of said County.

EXCEPT therefrom the Northeasterly 40.00 feet thereof.

PARCEL A2: (APN 3231-025-26)

The Southwest 20.00 feet of Lot 22 of Tract No. 12792, in the County of Los Angeles, State of California, as per map recorded in Book 249, Page 31 of Maps, in the Office of the County Recorder of said County.

PARCEL A3: (APN 3231-025-27)

The Northeast 80.00 feet of Lot 22 of Tract No. 12792, in the County of Los Angeles, State of California, as per map recorded in Book 249, Page 31 of Maps, in the Office of the County Recorder of said County

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