

CITY OF LOS ANGELES

CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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PRESIDENT

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VICE PRESIDENT

CORISSA HERNANDEZ
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KAREN BASS
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

June 15, 2026

Council District: # 15

Honorable Council of the
City of Los Angeles
Room 395, City Hall

JOB ADDRESS: 438 EAST Q STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 7422-026-011
Re: Invoice #904342-2

Pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Los Angeles Department of Building and Safety (LADBS) investigated and identified code violations at: **438 East Q Street, Los Angeles, CA** ("Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Following the Department's investigation an order or orders to comply were issued on September 6, 2023 to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	660.00
Late Charge/Collection fee (250%)	1,650.00
Accumulated Interest (1%/month)	562.38
Title Report fee	30.00
Grand Total	\$ 2,902.38

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$2,902.38** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that Council instruct LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$2,902.38** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY

Ana Mae Yutan
Chief, LADBS Resource Management Bureau

ATTEST: PATRICE LATTIMORE, CITY CLERK

Lien confirmed by
City Council on:

BY:

DEPUTY



1649 BUCKINGHAM RD.
LOS ANGELES, CA 90019
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T18798
Dated as of: 02/27/2026

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 7422-026-011

Property Address: 438 E Q ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : MARK ALMANZA

Grantor : MARK ALMANZA ADMINISTRATOR FOR THE ESTATE OF FRANK ALMANZA

Deed Date : 08/06/1999 Recorded : 08/13/1999

Instr No. : 99-1523988

MAILING ADDRESS: MARK ALMANZA
438 E Q ST, WILMINGTON, CA 90744-1549

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 88 Tract No: 25425 Brief Description: TRACT # 25425 LOT 88

MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 08/13/1999 Document #: 99-1523989

Loan Amount: \$123,650

Lender Name: CHASE MANHATTAN MORTGAGE CORPORATION

Borrowers Name: MARK ALMANZA

MAILING ADDRESS: CHASE MANHATTAN MORTGAGE CORPORATION
1500 NORTH 19TH STREET MONROE, LA 71201

99 1523988

RECORDED/FILED IN OFFICIAL RECORDS RECORDER'S OFFICE LOS ANGELES COUNTY CALIFORNIA AUG 13 1999 AT 8 A.M.

SPACE ABOVE THIS LINE RESERVED FOR RECORDER S USE

15180
621-

TITLE(S)

Deed

FEE CODE	N/A	N/A	0	20	9_	19	04	19
REC FEE	NO PAGES	NO TITLES	PCOR	D A FEE	SURVEY MON	NOTIF	INVOL LIEN	NON CONF

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EXAMINER S INT

Assessor s Identification Number (AIN)
To Be Completed By Examiner Or Title Company In Black Ink

7422-026-011

Number of Parcels Shown

001



Revision Number

99 1523988

RECORDING REQUESTED BY
First American Title Company
AND WHEN RECORDED MAIL TO
Mark Almanza
438 E. "Q" Street
Wilmington, CA 90744

FEE
\$7
C

A P N 7422-26-11

Order No. 9922200-43

Space Above This Line for Recorder's Use Only

Escrow No 17052-D

GRANT DEED

LA 108

144

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS COUNTY \$ 151.80 & CITY

[X] computed on full value of property conveyed, or
[] computed on full value less value of liens or encumbrances remaining at time of sale,
[] unincorporated area, [X] City of Los Angeles, and

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,
Mark Almanza, Administrator for the Estate of Frank Almanza

hereby GRANT(S) to Mark Almanza, a Single man

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

Lot 88 of Tract 25425, in the City of Los Angeles, County of Los Angeles, State of California as per map recorded in Book 657, Page(s) 22 to 24 of Maps. of Maps in the Office of the County Recorder of said County.

Said Tract being a subdivision of the surface and subsurface to a depth of 500 Feet measured vertically from the surface as the same existed on february 16. 1960, of a portion of Lot V111 of the 111 Acre Range of new San Pedro, as per map recorded in Book 6 Pages 66 and 67 of Deed, in the office of the county recorder of said county

Property more commonly known as 438 East "Q" Street, (Wilmington area) Los Angeles, CA 90744

By Mark Almanza, Administrator
Mark Almanza, Administrator

Document Date August 6, 1999

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)
On August 9, 1999 before me,
Debbie S. Crandall

personally appeared
Mark Almanza***

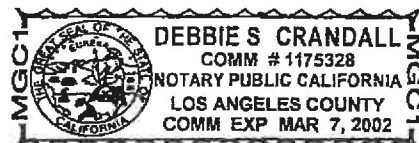
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s)
whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they
executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the
instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the
instrument

WITNESS my hand and official seal

Signature

Debbie S. Crandall

This area for official notarial seal



9922200-43

NOTARIAL SEAL

99 1523989

RECORDED/FILED IN OFFICIAL RECORDS	
RECORDER'S OFFICE	
LOS ANGELES COUNTY	
CALIFORNIA	
AUG 13 1999	AT 8 AM

SPACE ABOVE THIS LINE RESERVED FOR RECORDER S USE

TITLE(S)

FEE CODE	N/A	N/A	0	20	9_	19	04	19
REC FEE	NO PAGES	NO TITLES	PCOR	D A FEE	SURVEY MON	NOTIF	INVOL LIEN	NON CONF
	8							

EXAMINER S INT

Assessor s Identification Number (AIN)
To Be Completed By Examiner Or Title Company In Black Ink

Number of Parcels Shown

Revision Number

99 1523989

RECORDING REQUESTED BY:

FIRST AMERICAN TITLE COMPANY LOS ANGELES

AND WHEN RECORDED MAIL TO:

Chase Manhattan Mortgage Corporation
Final Documents
1500 North 19th Street
Monroe, LA 71201

Loan # 1595169267

FEE \$ 26 C

APN-7422-026-011

DEED OF TRUST

D.A FEE Code 20 \$ 2

THIS DEED OF TRUST ("Security Instrument") is made on August 5, 1999
Mark Almanza, a Single Man

The trustor is

("Borrower") The trustee is First American Title

("Trustee"). The beneficiary is Chase Manhattan Mortgage Corporation

which is organized and existing under the laws of The United States of America, and whose
address is 343 Thornall Street, Edison, NJ

("Lender") Borrower owes Lender the principal sum of
One hundred twenty-three thousand six hundred fifty and 00/100

Dollars (U S \$ 123,650.00)

This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for
monthly payments, with the full debt, if not paid earlier, due and payable on September 1, 2029

This Security Instrument secures to Lender (a) the repayment of the debt evidenced by the Note, with interest, and all renewals,
extensions and modifications of the Note, (b) the payment of all other sums, with interest, advanced under paragraph 7 to
protect the security of this Security Instrument, and (c) the performance of Borrower's covenants and agreements under this
Security Instrument and the Note For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of
sale, the following described property located in LOS ANGELES County, California
See attached Schedule A

which has the address of 438 E Q St, (Wilmington Area), Los Angeles
California 90744

[Zip Code] ("Property Address"),

[Street, City],

CALIFORNIA-Single Family-FNMA/FHLMC

UNIFORM INSTRUMENT Form 3005 9/90

12MP-6R(CA) (19806) Initials MAA Amended 8/91

VMP MORTGAGE FORMS - (800)521-7291

Page 1 of 6



9922200-43

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property All replacements and additions shall also be covered by this Security Instrument All of the foregoing is referred to in this Security Instrument as the "Property "

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest; Prepayment and Late Charges.** Borrower shall promptly pay when due the principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note

2. **Funds for Taxes and Insurance.** Subject to applicable law or to a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") for (a) yearly taxes and assessments which may attain priority over this Security Instrument as a lien on the Property, (b) yearly leasehold payments or ground rents on the Property, if any, (c) yearly hazard or property insurance premiums, (d) yearly flood insurance premiums, if any, (e) yearly mortgage insurance premiums, if any, and (f) any sums payable by Borrower to Lender, in accordance with the provisions of paragraph 8, in lieu of the payment of mortgage insurance premiums These items are called "Escrow Items " Lender may, at any time, collect and hold Funds in an amount not to exceed the maximum amount a lender for a federally related mortgage loan may require for Borrower's escrow account under the federal Real Estate Settlement Procedures Act of 1974 as amended from time to time, 12 U S C Section 2601 *et seq* ("RESPA"), unless another law that applies to the Funds sets a lesser amount If so, Lender may, at any time, collect and hold Funds in an amount not to exceed the lesser amount Lender may estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with applicable law

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is such an institution) or in any Federal Home Loan Bank Lender shall apply the Funds to pay the Escrow Items Lender may not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge However, Lender may require Borrower to pay a one-time charge for an independent real estate tax reporting service used by Lender in connection with this loan, unless applicable law provides otherwise Unless an agreement is made or applicable law requires interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds Borrower and Lender may agree in writing, however, that interest shall be paid on the Funds Lender shall give to Borrower, without charge, an annual accounting of the Funds, showing credits and debits to the Funds and the purpose for which each debit to the Funds was made The Funds are pledged as additional security for all sums secured by this Security Instrument

If the Funds held by Lender exceed the amounts permitted to be held by applicable law, Lender shall account to Borrower for the excess Funds in accordance with the requirements of applicable law If the amount of the Funds held by Lender at any time is not sufficient to pay the Escrow Items when due, Lender may so notify Borrower in writing, and, in such case Borrower shall pay to Lender the amount necessary to make up the deficiency Borrower shall make up the deficiency in no more than twelve monthly payments, at Lender's sole discretion

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender If, under paragraph 21, Lender shall acquire or sell the Property, Lender, prior to the acquisition or sale of the Property, shall apply any Funds held by Lender at the time of acquisition or sale as a credit against the sums secured by this Security Instrument

3. **Application of Payments.** Unless applicable law provides otherwise, all payments received by Lender under paragraphs 1 and 2 shall be applied: first, to any prepayment charges due under the Note, second, to amounts payable under paragraph 2, third, to interest due, fourth, to principal due, and last, to any late charges due under the Note

4. **Charges; Liens.** Borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may attain priority over this Security Instrument, and leasehold payments or ground rents, if any Borrower shall pay these obligations in the manner provided in paragraph 2, or if not paid in that manner, Borrower shall pay them on time directly to the person owed payment Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph If Borrower makes these payments directly, Borrower shall promptly furnish to Lender receipts evidencing the payments

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender, (b) contests in good faith the lien by, or defends against enforcement of the lien in, legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien, or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument If Lender determines that any part of the Property is subject to a lien which may attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien Borrower shall satisfy the lien or take one or more of the actions set forth above within 10 days of the giving of notice

4

5. Hazard or Property Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage" and any other hazards, including floods or flooding, for which Lender requires insurance. This insurance shall be maintained in the amounts and for the periods that Lender requires. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's approval which shall not be unreasonably withheld. If Borrower fails to maintain coverage described above, Lender may, at Lender's option, obtain coverage to protect Lender's rights in the Property in accordance with paragraph 7.

All insurance policies and renewals shall be acceptable to Lender and shall include a standard mortgage clause. Lender shall have the right to hold the policies and renewals. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, if the restoration or repair is economically feasible and Lender's security is not lessened. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. If Borrower abandons the Property, or does not answer within 30 days a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may collect the insurance proceeds. Lender may use the proceeds to repair or restore the Property or to pay sums secured by this Security Instrument, whether or not then due. The 30-day period will begin when the notice is given.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of the payments. If under paragraph 21 the Property is acquired by Lender, Borrower's right to any insurance policies and proceeds resulting from damage to the Property prior to the acquisition shall pass to Lender to the extent of the sums secured by this Security Instrument immediately prior to the acquisition.

6. Occupancy, Preservation, Maintenance and Protection of the Property; Borrower's Loan Application; Leaseholds. Borrower shall occupy, establish, and use the Property as Borrower's principal residence within sixty days after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender otherwise agrees in writing, which consent shall not be unreasonably withheld, or unless extenuating circumstances exist which are beyond Borrower's control. Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate, or commit waste on the Property. Borrower shall be in default if any forfeiture action or proceeding, whether civil or criminal, is begun that in Lender's good faith judgment could result in forfeiture of the Property or otherwise materially impair the lien created by this Security Instrument or Lender's security interest. Borrower may cure such a default and reinstate, as provided in paragraph 18, by causing the action or proceeding to be dismissed with a ruling that, in Lender's good faith determination, precludes forfeiture of the Borrower's interest in the Property or other material impairment of the lien created by this Security Instrument or Lender's security interest. Borrower shall also be in default if Borrower, during the loan application process, gave materially false or inaccurate information or statements to Lender (or failed to provide Lender with any material information) in connection with the loan evidenced by the Note, including, but not limited to, representations concerning Borrower's occupancy of the Property as a principal residence. If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.

7. Protection of Lender's Rights in the Property. If Borrower fails to perform the covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture or to enforce laws or regulations), then Lender may do and pay for whatever is necessary to protect the value of the Property and Lender's rights in the Property. Lender's actions may include paying any sums secured by a lien which has priority over this Security Instrument, appearing in court, paying reasonable attorneys' fees and entering on the Property to make repairs. Although Lender may take action under this paragraph 7, Lender does not have to do so.

Any amounts disbursed by Lender under this paragraph 7 shall become additional debt of Borrower secured by this Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

8. Mortgage Insurance. If Lender required mortgage insurance as a condition of making the loan secured by this Security Instrument, Borrower shall pay the premiums required to maintain the mortgage insurance in effect. If, for any reason, the mortgage insurance coverage required by Lender lapses or ceases to be in effect, Borrower shall pay the premiums required to obtain coverage substantially equivalent to the mortgage insurance previously in effect, at a cost substantially equivalent to the cost to Borrower of the mortgage insurance previously in effect, from an alternate mortgage insurer approved by Lender. If substantially equivalent mortgage insurance coverage is not available, Borrower shall pay to Lender each month a sum equal to one-twelfth of the yearly mortgage insurance premium being paid by Borrower when the insurance coverage lapsed or ceased to be in effect. Lender will accept, use and retain these payments as a loss reserve in lieu of mortgage insurance. Loss reserve

Initials 
Form 3005 9/90

1

payments may no longer be required, at the option of Lender, if mortgage insurance coverage (in the amount and for the period that Lender requires) provided by an insurer approved by Lender again becomes available and is obtained. Borrower shall pay the premiums required to maintain mortgage insurance in effect, or to provide a loss reserve, until the requirement for mortgage insurance ends in accordance with any written agreement between Borrower and Lender or applicable law.

9. Inspection. Lender or its agent may make reasonable entries upon and inspections of the Property. Lender shall give Borrower notice at the time of or prior to an inspection specifying reasonable cause for the inspection.

10. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender.

In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. In the event of a partial taking of the Property in which the fair market value of the Property immediately before the taking is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the taking, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the taking, divided by (b) the fair market value of the Property immediately before the taking. Any balance shall be paid to Borrower. In the event of a partial taking of the Property in which the fair market value of the Property immediately before the taking is less than the amount of the sums secured immediately before the taking, unless Borrower and Lender otherwise agree in writing or unless applicable law otherwise provides, the proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemnor offers to make an award or settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the proceeds, at its option, either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of such payments.

11. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successors in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

12. Successors and Assigns Bound; Joint and Several Liability; Co-signers. The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 17. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument, (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without that Borrower's consent.

13. Loan Charges. If the loan secured by this Security Instrument is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit, and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge under the Note.

14. Notices. Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to Lender's address stated herein or any other address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.

15. Governing Law; Severability. This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the Note are declared to be severable.

16. Borrower's Copy. Borrower shall be given one conformed copy of the Note and of this Security Instrument.

17. **Transfer of the Property or a Beneficial Interest in Borrower.** If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Security Instrument

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

18. **Borrower's Right to Reinstate.** If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earlier of (a) 5 days (or such other period as applicable law may specify for reinstatement) before sale of the Property pursuant to any power of sale contained in this Security Instrument, or (b) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note as if no acceleration had occurred, (b) cures any default of any other covenants or agreements, (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees, and (d) takes such action as Lender may reasonably require to assure that the lien of this Security Instrument, Lender's rights in the Property and Borrower's obligation to pay the sums secured by this Security Instrument shall continue unchanged. Upon reinstatement by Borrower, this Security Instrument and the obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under paragraph 17.

19. **Sale of Note; Change of Loan Servicer.** The Note or a partial interest in the Note (together with this Security Instrument) may be sold one or more times without prior notice to Borrower. A sale may result in a change in the entity (known as the "Loan Servicer") that collects monthly payments due under the Note and this Security Instrument. There also may be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the change in accordance with paragraph 14 above and applicable law. The notice will state the name and address of the new Loan Servicer and the address to which payments should be made. The notice will also contain any other information required by applicable law.

20. **Hazardous Substances.** Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property that is in violation of any Environmental Law. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property.

Borrower shall promptly give Lender written notice of any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge. If Borrower learns, or is notified by any governmental or regulatory authority, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law.

As used in this paragraph 20, "Hazardous Substances" are those substances defined as toxic or hazardous substances by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in this paragraph 20, "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection.

NON-UNIFORM COVENANTS Borrower and Lender further covenant and agree as follows:

21. **Acceleration; Remedies.** Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under paragraph 17 unless applicable law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to bring a court action to assert the non-existence of a default or any other defense of Borrower to acceleration and sale. If the default is not cured on or before the date specified in the notice, Lender, at its option, may require immediate payment in full of all sums secured by this Security Instrument without further demand and may invoke the power of sale and any other remedies permitted by applicable law. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 21, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

If Lender invokes the power of sale, Lender shall execute or cause Trustee to execute a written notice of the occurrence of an event of default and of Lender's election to cause the Property to be sold. Trustee shall cause this notice to be recorded in each county in which any part of the Property is located. Lender or Trustee shall mail copies of the notice as prescribed by applicable law to Borrower and to the other persons prescribed by applicable law. Trustee shall give public notice of sale to the persons and in the manner prescribed by applicable law. After the time required by applicable law, Trustee, without demand on Borrower, shall sell the Property at public auction to the highest bidder at the time and place and under the terms designated in the notice of sale in one or more parcels and in any order Trustee determines. Trustee may postpone sale of all or any parcel of the Property by public announcement at the time and place of any previously scheduled sale. Lender or its designee may purchase the Property at any sale.

Initials

Form 3005 9/90

Trustee shall deliver to the purchaser Trustee's deed conveying the Property without any covenant or warranty, expressed or implied. The recitals in the Trustee's deed shall be prima facie evidence of the truth of the statements made therein. Trustee shall apply the proceeds of the sale in the following order: (a) to all expenses of the sale, including, but not limited to, reasonable Trustee's and attorneys' fees; (b) to all sums secured by this Security Instrument; and (c) any excess to the person or persons legally entitled to it.

22. **Reconveyance.** Upon payment of all sums secured by this Security Instrument, Lender shall request Trustee to reconvey the Property and shall surrender this Security Instrument and all notes evidencing debt secured by this Security Instrument to Trustee. Trustee shall reconvey the Property without warranty and without charge to the person or persons legally entitled to it. Such person or persons shall pay any recordation costs.

23. **Substitute Trustee.** Lender, at its option, may from time to time appoint a successor trustee to any Trustee appointed hereunder by an instrument executed and acknowledged by Lender and recorded in the office of the Recorder of the county in which the Property is located. The instrument shall contain the name of the original Lender, Trustee and Borrower, the book and page where this Security Instrument is recorded and the name and address of the successor trustee. Without conveyance of the Property, the successor trustee shall succeed to all the title, powers and duties conferred upon the Trustee herein and by applicable law. This procedure for substitution of trustee shall govern to the exclusion of all other provisions for substitution.

24. **Request for Notices.** Borrower requests that copies of the notices of default and sale be sent to Borrower's address which is the Property Address.

25. **Statement of Obligation Fee.** Lender may collect a fee not to exceed the maximum amount permitted by law for furnishing the statement of obligation as provided by Section 2943 of the Civil Code of California.

26. **Riders to this Security Instrument.** If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument.

[Check applicable box(es)]

- | | | |
|--|---|---|
| ☐ Adjustable Rate Rider | ☐ Condominium Rider | ☐ 1-4 Family Rider |
| ☐ Graduated Payment Rider | ☐ Planned Unit Development Rider | ☐ Biweekly Payment Rider |
| ☐ Balloon Rider | ☐ Rate Improvement Rider | ☐ Second Home Rider |
| ☐ VA Rider | ☐ Other(s) [specify] | |

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

Witnesses.


Mark Almanza

(Seal)

-Borrower

(Seal)

-Borrower

(Seal)

-Borrower

(Seal)

-Borrower

State of California
County of Los Angeles

} ss.

On August 9, 1999

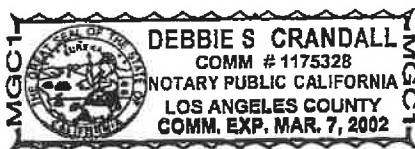
before me, Debbie S. Crandall

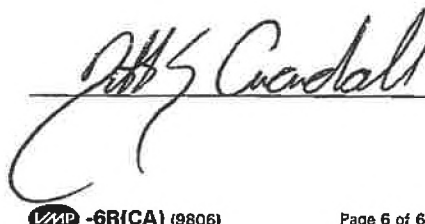
personally appeared

MARK ALMANZA

(or 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.

WITNESS my hand and official seal




Debbie S. Crandall

(Seal)

Legal Description

Schedule A

LOT 88 OF TRACT 25425, IN THE CITY OF LOS ANGELES, IN BOOK 657 PAGES 22 TO 24 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

SAID TRACT BEING A SUBDIVISION OF THE SURFACE AND SUBSURFACE TO A DEPTH OF 500 FEET MEASURED VERTICALLY FROM THE SURFACE AS THE SAME EXISTED ON FEBRUARY 16, 1960, OF A PORTION OF LOT VIII OF THE III ACRE RANGE OF NEW SAN PEDRO, AS PER MAP RECORDED IN BOOK 6 PAGES 66 AND 67 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY



EXHIBIT B

ASSIGNED INSPECTOR: **STUART BYLES**
JOB ADDRESS: **438 EAST Q STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **7422-026-011**

Date: June 15, 2026

Last Full Title: **02/27/2026**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1) MARK ALMANZA
438 EAST Q STREET
WILMINGTON, CA 90744-1549

CAPACITY: OWNER
- 2) CHASE MANHATTAN MORTGAGE CORPORATION
1500 NORTH 19TH STREET
MONROE, LA 71201

CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :

438 E Q ST, WILMINGTON, CA 90744-1549



RealQuest

Owner Information

Owner Name: ALMANZA MARK
 Mailing Address: 438 E Q ST, WILMINGTON CA 90744-1549 C015
 Vesting Codes: SI / /

Location Information

Legal Description: TRACT # 25425 LOT 88
 County: LOS ANGELES, CA APN: 7422-026-011
 Census Tract / Block: 2941.10 / 3 Alternate APN: 25425
 Township-Range-Sect: 657-22 Subdivision: /
 Legal Book/Page: 88 Map Reference: 25425
 Legal Lot: 196 School District: LOS ANGELES
 Market Area: 196 School District Name: LOS ANGELES
 Neighbor Code: Munic/Township: LOS ANGELES

Owner Transfer Information

Recording/Sale Date: / Deed Type:
 Sale Price: 1st Mtg Document #:
 Document #:

Last Market Sale Information

Recording/Sale Date: 08/13/1999 / 08/06/1999 1st Mtg Amount/Type: \$123,650 / CONV
 Sale Price: \$138,000 1st Mtg Int. Rate/Type: / FIXED
 Sale Type: FULL 1st Mtg Document #: 1523989
 Document #: 1523988 2nd Mtg Amount/Type: /
 Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt: \$102.53
 New Construction: Multi/Split Sale:
 Title Company: HERKS TITLE AGCY
 Lender: CHASE MANHATTAN MTG
 Seller Name: ALMANZA FRANK;PAULINE

Prior Sale Information

Prior Rec/Sale Date: 06/30/1970 / Prior Lender:
 Prior Sale Price: \$8,000 Prior 1st Mtg Amt/Type: /
 Prior Doc Number: Prior 1st Mtg Rate/Type: /
 Prior Deed Type: DEED (REG)

Property Characteristics

Gross Area: Parking Type: Construction:
 Living Area: 1,346 Garage Area: Heat Type: CENTRAL
 Tot Adj Area: Garage Capacity:
 Above Grade: Parking Spaces:
 Total Rooms: Basement Area:
 Bedrooms: 3 Finish Bsmnt Area:
 Bath(F/H): 2 / Basement Type:
 Year Built / Eff: 1960 / 1960 Roof Type:
 Fireplace: / Foundation:
 # of Stories: Roof Material:
 Other Improvements:

Site Information

Zoning: LAR1 Acres: 0.12 County Use: SINGLE FAMILY RESID (0100)
 Lot Area: 5,018 Lot Width/Depth: 53 x 95 State Use:
 Land Use: SFR Res/Comm Units: 1 / Water Type:
 Site Influence: Sewer Type: TYPE UNKNOWN

Tax Information

Total Value: \$71,027 Assessed Year: 2025 Property Tax: \$1,196.86
 Land Value: \$26,933 Improved %: 62% Tax Area: 400
 Improvement Value: \$44,094 Tax Year: 2025 Tax Exemption:
 Total Taxable Value: \$71,027

Comparable Sales Report

For Property Located At

438 E Q ST, WILMINGTON, CA 90744-1549



RealQuest

3 Comparable(s) Selected.

Report Date: 03/04/2026

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$138,000	\$650,000	\$750,000	\$713,333
Bldg/Living Area	1,346	1,300	1,514	1,412
Price/Sqft	\$102.53	\$456.78	\$569.23	\$507.13
Year Built	1960	1924	1952	1940

Lot Area	5,018	4,999	5,402	5,150
Bedrooms	3	3	4	3
Bathrooms/Restrooms	2	1	2	1
Stories	0.00	0.00	0.00	0.00
Total Value	\$71,027	\$66,369	\$576,300	\$274,801
Distance From Subject	0.00	0.14	0.48	0.36

*= user supplied for search only

Comp #:				Distance From Subject:	0.14 (miles)
Address:	1630 LAKME AVE, WILMINGTON, CA 90744-1416				
Owner Name:	TORRES ADRIANA R/CUEVAS JOEL				
Seller Name:	VAONA MARY A TRUST				
APN:	7422-014-027	Map Reference:	/	Living Area:	1,300
County:	LOS ANGELES, CA	Census Tract:	2941.10	Total Rooms:	
Subdivision:	1934	Zoning:	LAR1	Bedrooms:	3
Rec Date:	10/28/2025	Prior Rec Date:		Bath(F/H):	2 /
Sale Date:	09/26/2025	Prior Sale Date:		Yr Built/Eff:	1952 / 1954
Sale Price:	\$740,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	744601	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$717,800	Lot Area:	5,402	Pool:	
Total Value:	\$66,369	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:				Distance From Subject:0.46 (miles)	
Address:		1005 E CRUCES ST, WILMINGTON, CA 90744-2114			
Owner Name:		NEGRETE JOSE L M			
Seller Name:		DEERING ROBERT M			
APN:	7426-010-021	Map Reference:	/	Living Area:	1,514
County:	LOS ANGELES, CA	Census Tract:	2941.20	Total Rooms:	
Subdivision:	WILGARY TR	Zoning:	LAR1	Bedrooms:	3
Rec Date:	07/25/2025	Prior Rec Date:	06/25/2024	Bath(F/H):	1 /
Sale Date:	06/19/2025	Prior Sale Date:	04/19/2024	Yr Built/Eff:	1924 / 1947
Sale Price:	\$750,000	Prior Sale Price:	\$565,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	502070	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$736,415	Lot Area:	5,049	Pool:	
Total Value:	\$576,300	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:	3			Distance From Subject:0.48 (miles)	
Address:	829 E 246TH ST, WILMINGTON, CA 90744-1101				
Owner Name:	VICENCIO ELIZABETH/QUINTO MARIO C				
Seller Name:	SCHENEWARK RALPH TRUST				
APN:	7404-031-004	Map Reference:	/	Living Area:	1,423
County:	LOS ANGELES, CA	Census Tract:	2941.10	Total Rooms:	
Subdivision:	11986	Zoning:	LAR1	Bedrooms:	4
Rec Date:	06/30/2025	Prior Rec Date:	10/27/1980	Bath(F/H):	1 /
Sale Date:	06/19/2025	Prior Sale Date:		Yr Built/Eff:	1944 / 1948
Sale Price:	\$650,000	Prior Sale Price:	\$83,500	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	436501	Acres:	0.11	Fireplace:	/
1st Mtg Amt:	\$630,500	Lot Area:	4,999	Pool:	
Total Value:	\$181,734	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

EXHIBIT D

Date: June 15, 2026

ASSIGNED INSPECTOR: **STUART BYLES**
JOB ADDRESS: **438 EAST Q STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **7422-026-011**

CASE NO.: **910857**
ORDER NO.: **A-6046546**

EFFECTIVE DATE OF ORDER TO COMPLY: **September 6, 2023**
COMPLIANCE EXPECTED DATE: **October 6, 2023**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

.....

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # **A-6046546**

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JAVIER NUNEZ
PRESIDENT

OSELYN GEAGA-ROSENTHAL
VICE-PRESIDENT

JACOB STEVENS
MOISES ROSALES
NANCY YAP

CITY OF LOS ANGELES
CALIFORNIA



KAREN BASS
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

OSAMA YOUNAN, P.E.

GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

ORDER TO COMPLY

ALMANZA, MARK
438 E Q ST
WILMINGTON, CA 90744

The undersigned hereby certifies that this order was
by regular mail postage paid
to the address of the

AUG 24 2023

CASE #: 910857
ORDER #: A-6046546
EFFECTIVE DATE: September 06, 2023
COMPLIANCE DATE: October 06, 2023

OWNER OF
SITE ADDRESS: 438 E Q ST
PROPERTY KNOWN AS
ASSESSORS PARCEL NO.: 7422-026-011
PARCEL IDENTIFICATION NO.: 036B209 143
ZONE: R1; One-Family Zone

To the address of the
last equalized assessment
Initialed by

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:

VIOLATION(S):

1. Maintenance and repair of existing building.

You are therefore ordered to: Maintain the physical elements of the existing building by cleaning, painting, staining, refinishing or other restorative means, in a condition as close as reasonably feasible to their originally required and approved state.

Code Section(s) in Violation: 91.8104.1, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: building front fascia and two side fascias visible from the public way.

Comments: paint on building front fascias, two side fascias, adjacent wood trim, gutters and downspouts all show deteriorating paint that is chipping and peeling.

NON-COMPLIANCE FEE WARNING:

YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION(S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 days from the Compliance Date, will result in imposition of the fee noted below.

A proposed noncompliance fee in the amount of \$660.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF **\$2,310.00**.

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

PENALTY WARNING:

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

APPEAL PROCEDURES:

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

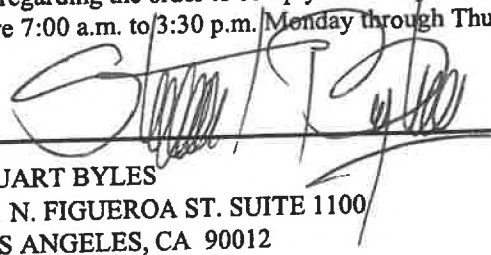
Any questions regarding invoices or how to pay fees should be directed to financial services at (213) 482-6890.

Any questions regarding the order to comply and compliance matters contact the inspector noted below at (213)252-3983.

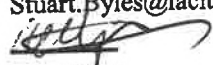
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____

Date: August 23, 2023


STUART BYLES
221 N. FIGUEROA ST. SUITE 1100
LOS ANGELES, CA 90012
(213)252-3983

Stuart.Byles@lacity.org


REVIEWED BY