

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

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JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER

FRANK BUSH
EXECUTIVE OFFICER

October 13, 2015

Council District: # 4

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

JOB ADDRESS: **2655 EAST 7TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5189-012-018**

On August 03, 2011, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **2655 East 7th Street, Los Angeles, California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Pursuant to Section 98.0421, the property owner was issued an order on August 03, 2011, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	840.00
Title Report fee	42.00
Grand Total	\$ 1,288.56

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$1,288.56** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City 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 the City Council instruct the Department to deposit to Dept. 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$1,288.56** 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


Steve Ongele
Chief, Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

BY: _____
DEPUTY



5711 W. SLAUSON AVE., SUITE 170
 CULVER CITY, CA 90230
 Phone 310-649-2020 310-649-0030 Fax

Property Title Report

Work Order No. T11946
Dated as of: 07/02/2015

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #:

Property Address: 2655 E 7TH ST ✓

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: Grant Deed

Grantee : Prudencio Ontiveros Chavez, a single man and Jose A. Hernandez Torres, a single man and Manuel Mares Ramos a single man all as joint tenants

Grantor : Prudencio Ontiveros Chavez, a single man

Deed Date : 10/19/2010

Recorded : 10/25/2010

Instr No. : 20101521756

MAILING ADDRESS: Prudencio Ontiveros Chavez and Jose A. Hernandez Torres, and Manuel Mares Ramos
 2655 East 7th Street, Los Angeles, CA 90023

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Lot 33, M. L. Wicks Stephenson Avenue Tract No. 2, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 10 Page (s) 53 of Maps, in the office of the County recorder of said County.

Assessor's Parcel No: 5189-012-018

MORTGAGES/LIENS

Type of Document: A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Amount : \$12,950.00

Dated : 8/29/1968

Trustor : Refugio V. Rizo and Armida V. Rizo

INTUITIVE REAL ESTATE SOLUTIONS
5711 W. SLAUSON AVE., SUITE 170
CULVER CITY, CA 90230
Phone 310-649-2020 310-649-0030 Fax

Work Order No. T11946

SCHEDULE B (Continued)

Trustee : Montebello Escrow Corporation, a California Corporation
Beneficiary : Anna Froloff and James Paul Froloff
Recorded : 10/7/1968 **Instr No. :** 2368

Mailing Address: Commonwealth Land Title Company, 3480 Vine ST No. 100, Riverside, CA 92507
Mailing Address: Mortgage Electronic Registration Systems, Inc., P.O. Box 2026, Flint, MI 48501-2026.

Mailing Address: Axis Capital Group Inc, 4640 Admiralty Way, Ste 500, Marina Del Rey, CA 90292

Type of Document: A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Amount : \$532,500.00 **Dated :** 10/7/2010

Trustor : Prudencio Ontiveros Chavez

Trustee : Commonwealth Land Title Company

Beneficiary : MERS, Inc., as nominee for Axis Capital Group Inc

Loan No. : MIN 1001073-1102450333-7

Recorded : 10/15/2010 **Instr No. :** 20101473859

Maturity Date is: 7/14/2082

Mailing Address: Commonwealth Land Title Company, 3480 Vine ST No. 100, Riverside, CA 92507

Mailing Address: Mortgage Electronic Registration Systems, Inc., P.O. Box 2026, Flint, MI 48501-2026.

Mailing Address: Axis Capital Group Inc, 4640 Admiralty Way, Ste 500, Marina Del Rey, CA 90292

Type of Document: A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Amount : \$532,500.00 **Dated :** 10/7/2010

Trustor : Prudencio Ontiveros Chavez

Trustee : Senior official with responsibility for single family Mortgage Insurance Programs in the department of Housing and urban Development field office with Jurisdiction over the property described below, or a designee of that official

Beneficiary : Secretary of Housing and Urban Development

Recorded : 10/15/2010 **Instr No. :** 20101473860

Maturity Date is: 7/14/2082

MAILING ADDRESS: The Secretary of Housing and Urban Development
451 Seventh Street, S.W, Washington, DC 20410

MAILING ADDRESS: Senior official with responsibility for single family Mortgage Insurance Programs in the department of Housing and urban Development field office with Jurisdiction over the property described below, or a designer of that official- None Shown

Type of Document: An abstract of judgment for the amount shown below and other amounts due:

Debtor : Prudencio Chavez

Creditor : City of Los Angeles, Housing Department (Enforcement Services Section)

INTUITIVE REAL ESTATE SOLUTIONS
5711 W. SLAUSON AVE., SUITE 170
CULVER CITY, CA 90230
Phone 310-649-2020 310-649-0030 Fax

Work Order No. T11946

SCHEDULE B (Continued)

Date Entered : 11/9/2006

County : Los Angeles

Case No. : 26796

Returned To Recorded : 11/22/2006 **Instr No. :** 06 2604087

MAILING ADDRESS: Prudencio Chavez, 711 S McDonnell Ave, Los Angeles, CA 90022

MAILING ADDRESS: City of Los Angeles, Housing Department (Enforcement Services Section), PO
Box 17460, Los Angeles, CA 90017

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PROVIDENT TITLE COMPANY

RECORDING REQUESTED BY:

Order No.
Escrow No.
Parcel No. 5189-012-018



AND WHEN RECORDED MAIL TO:

PRUDENCIO ONTIVEROS CHAVEZ
2655 EAST 7TH STREET
LOS ANGELES, CA 90023

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$ and CITY \$0.00

- ☐ computed on full value of property conveyed, or
☐ computed on full value less liens or encumbrances remaining at the time of sale.
☐ unincorporated area. ☐ Los Angeles, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Prudencio Ontiveros Chavez, a single man

hereby GRANT(S) to

Prudencio Ontiveros Chavez, a single man and Jose A. Hernandez Torres, a single man and Manuel Mares
Ramos a single man all as Joint Tenants

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

This is a bonafide gift and the Grantor received nothing in return, R & T 11911.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Mail Tax Statement to: SAME AS ABOVE or Address Noted Below

Date October 19, 2010


Prudencio Ontiveros Chavez

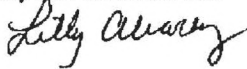
STATE OF)
COUNTY OF Los Angeles) S.S.

On October 19, 2010, before me, Lilly Alvarez notary public
a notary public in and for said State, personally appeared Prudencio Ontiveros Chavez
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)



RECORDING REQUESTED BY

RECORDED AT REQUEST ON
AMERICAN TITLE CO.
AND WHEN RECORDED MAIL TO

Name Mrs. Anna Froloff and
Street Mr. James Paul Froloff
Address 3435 East 5th Street
City & State Los Angeles, California

2368

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CALIF.
30 Min. J 1 A.M. OCT 7 1968
RAY E. LEE, County Recorder



10-2-60

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

This Deed of Trust, made this 29th day of August, 1968, between

REFUGIO V. RIZO and ARMIDA V. RIZO, husband and wife, herein called TRUSTOR,
whose address is 2659 East 7th Street, Los Angeles, California (number and street) (city) (zone) (state)

MONTEBELLO ESCROW CORPORATION, a California corporation, herein called TRUSTEE, and
ANNA FROLOFF, a widow and JAMES PAUL FROLOFF, a married man, mother and son as joint tenants, herein called BENEFICIARY.

Witnesseth: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE, that property in
Los Angeles County, California, described as:
Lot 33 of M. W. Wicks Stephenson Avenue Tract # 2 as per map recorded in Book 10 Page 53 of
Maps in the office of the County Recorder of said County.

This is a 1st Deed of Trust on subject property.

Should the Trustor or his successors in interest, without the consent in writing of the
Beneficiary sell, transfer or convey or permit to be sold, transferred or conveyed, his
interest in the property, or any part thereof, then Beneficiary may declare all sums
secured hereby immediately due and payable.

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority given to and conferred
upon Beneficiary by paragraph (10) of the provisions incorporated herein by reference to collect and apply such rents, issues and profits.
For the Purpose of Securing: 1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of
the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the principal sum of
\$ 12,950.00 executed by Trustor in favor of Beneficiary or order.

To Protect the Security of This Deed of Trust, Trustor Agrees: By the execution and delivery of this Deed of Trust and the note
secured hereby, that provisions (1) to (14), inclusive, of the fictitious deed of trust recorded in the counties set forth below, and in the
book and at the page of Official Records in the office of the county recorder where said property is located, noted below opposite the name
of such county, viz:

COUNTY	DATE	BOOK	PAGE	COUNTY	DATE	BOOK	PAGE
LOS ANGELES	OCTOBER 2, 1964	13965	221	SAN BERNARDINO	OCTOBER 2, 1964	6244	337
ORANGE	OCTOBER 2, 1964	7245	113	VENTURA	OCTOBER 6, 1964	2642	251
RIVERSIDE	OCTOBER 5, 1964	3818	249				

(which provisions, identical in all counties, are printed on the reverse hereof) hereby are adopted and incorporated herein and made a
part hereof as fully as though set forth herein at length; that he will observe and perform said provisions; and that the references to
property, obligations, and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this
Deed of Trust.

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his
address hereinbefore set forth.

In accordance with Section 2924b, Civil Code, request is hereby made by the undersigned TRUSTOR that a copy of any Notice
of Default and a copy of any Notice of Sale under Deed of Trust recorded

in Book _____, Page _____, Official Records of Los Angeles County, California, as affecting
above described property, executed by _____
as Trustor in which _____
is named as Beneficiary, and _____
be mailed to _____
whose address is _____ (Number and Street) _____ (City) _____ (State) _____ (Zip)



CHARLENE J. CHAVEZ
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
(City)

STATE OF CALIFORNIA,)
COUNTY OF LOS ANGELES) SS.
On SEPTEMBER 27, 1968, before me, the under-
signed, a Notary Public in and for said State, personally appeared
Refugio V. Rizo and
Armida V. Rizo

known to me
to be the persons whose names are subscribed to the within CHARLENE J. CHAVEZ
instrument and acknowledged that they executed the same duly Commission Expires Aug. 5, 1969, (area for official notarial seal)

WITNESS my hand and official seal
Signature _____
Name (Typed or Printed) _____

Signature of Trustor
Refugio V. Rizo

Armida V. Rizo. Armida V. Rizo

Title Order No. 165267-4

Escrow or Loan No. 3759-CJC

FOR USE IN LOS ANGELES, ORANGE, RIVERSIDE, SAN BERNARDINO, AND VENTURA COUNTIES ONLY

OCT 7 1968

2368

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**DEED OF TRUST
(HOME EQUITY CONVERSION)**

Requested by and returned to:
Trailing Docs Management Company
Sun West Mortgage Company, Inc
18303 Gridley Road, Cerritos, CA 90703

FHA Case Number: 197-5107981-951-255
Loan Number: 110245033300
MLN: 1001073-1102450333-7

State of California

**DEED OF TRUST
THIS DEED OF TRUST SECURES A REVERSE MORTGAGE**

THIS DEED OF TRUST ("Security Instrument") is made on **October 07, 2010**. The trustor is **PRUDENCIO ONTIVEROS CHAVEZ, A SINGLE MAN** whose address is **2655, 2655 1/2, 2657 EAST 7TH STREET, LOS ANGELES, CA 90023-1444** ("Borrower"). The trustee is **COMMONWEALTH LAND TITLE COMPANY, 3480 VINE ST # 100, RIVERSIDE, CA 92507** ("Trustee"). *The beneficiary under this Security Instrument is Mortgage Electronic Registration Systems, Inc. ("MERS") (solely as nominee for Lender and Lender's successors and assigns) and the successors and assigns of MERS. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.* The lender is **AXIS CAPITAL GROUP INC**, which is organized and existing under the laws of United States, and whose address is **4640 ADMIRALTY WAY, STE 500, MARINA DEL REY, CA 90292**, ("Lender"). Borrower has agreed to repay to Lender amounts which Lender is obligated to advance, including future advances, under the terms of a Home Equity Conversion Loan Agreement dated the same date as this Security Instrument ("Loan Agreement"). The agreement to repay is evidenced by Borrower's Note dated the same date as this Security Instrument ("Note"). 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, up to a maximum principal amount of **Five Hundred Thirty-Two Thousand Five Hundred and 00/100 Dollars (\$532,500.00)**, (b) the payment of all other sums, with interest, advanced under Paragraph 5 to protect the security of this Security Instrument or otherwise due under the terms of this Security Instrument, and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. The full debt, including amounts described in (a), (b), and (c) above, if not paid earlier, is due and payable on **July 14, 2082**. 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, which has the address of

The real property located at the address **2655, 2655 1/2, 2657 EAST 7TH STREET, LOS ANGELES, CA 90023-1444**, in the county of **LOS ANGELES**, state of **CA**, described more fully on Exhibit A attached to this Deed of Trust.

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, rights, 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 seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered. 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.

CA First Deed of Trust (Fixed)
MERS

1

**SEE EXHIBIT A
ATTACHED**

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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. Obligatory Loan Advances. Lender's responsibility to make Loan Advances under the terms of the Loan Agreement, including Loan Advances of principal to Borrower as well as Loan Advances for interest, MIP, Servicing Fees, and other charges shall be obligatory.

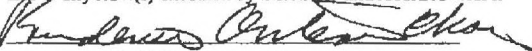
27. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s)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

<input type="checkbox"/>	Condominium Rider	<input type="checkbox"/>	PUD Rider
<input type="checkbox"/>	Shared Appreciation Rider	<input type="checkbox"/>	Other

28. Nominee Capacity of MERS. MERS serves as mortgagee of record and secured party solely as nominee, in an administrative capacity, for Lender and its successors and assigns and holds legal title to the interests granted, assigned, and transferred herein. All payments or deposits with respect to the Secured Obligations shall be made to Lender, all advances under the Loan Documents shall be made by Lender, and all consents, approvals, or other determinations required or permitted of Mortgagee herein shall be made by Lender. MERS shall at all times comply with the instructions of Lender and its successors and assigns. If necessary to comply with law or custom, MERS (for the benefit of Lender and its successors and assigns) may be directed by Lender to exercise any or all of those interests, including without limitation, the right to foreclose and sell the Property, and take any action required of Lender, including without limitation, a release, discharge or reconveyance of this Mortgage. Subject to the foregoing, all references herein to "Mortgagee" shall include Lender and its successors and assigns.

The undersigned Borrower requests that a copy of any Notice of Default and any Notice of Sale under this Security Instrument be mailed to him at the address of the Borrower set forth above. A copy of any Notice of Default and any Notice of sale will be sent only to the address contained in this recorded request. If the Borrower's address changes, a new request must be recorded

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


PRUDENCIO ONTIVEROS CHAVEZ (Borrower)

Notary Acknowledgement

State of California
County of Los Angeles

CA First Deed of Trust (Fixed)
MERS

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On October 07th 2010 before me, Aaron M. Mejia, a Notary Public, personally appeared **PRUDENCIO ONTIVEROS CHAVEZ**, 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.

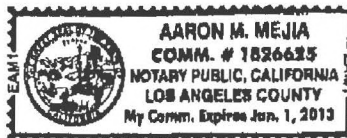
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

NOTARY MUST PRINT OR TYPE

This must be printed or typed in a manner that is photographically reproducible (GC27201.5)

Name of the Notary Aaron M. Mejia
County of notary's principal Place of business Los Angeles
Notary's phone number 562-413-4717
Notary's registration number 1826625
Commission expiration date January 1, 2013



CA First Deed of Trust (Fixed)
MERS

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PROVIDENT TITLE COMPANY

Requested by and returned to:
Trailing Docs Management Company
Sun West Mortgage Company, Inc
18303 Gridley Road, Cerritos, CA 90703



FHA Case Number: 197-5107981-951-255
Loan Number: 110245033300

State of California **SECOND FIXED RATE DEED OF TRUST**
HOME EQUITY CONVERSION
THIS DEED OF TRUST SECURES A REVERSE MORTGAGE LOAN

THIS DEED OF TRUST ("Security Instrument" or "Second Security Instrument") is made on **October 07, 2010**. The trustor is **PRUDENCIO ONTIVEROS CHAVEZ, A SINGLE MAN**, whose address is **2655, 2655 1/2, 2657 EAST 7TH STREET, LOS ANGELES, CA 90023-1444** ("Borrower"). The trustee is the SENIOR OFFICIAL WITH RESPONSIBILITY FOR SINGLE FAMILY MORTGAGE INSURANCE PROGRAMS IN THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FIELD OFFICE WITH JURISDICTION OVER THE PROPERTY DESCRIBED BELOW, OR A DESIGNEE OF THAT OFFICIAL ("Trustee"). The beneficiary is the Secretary of Housing and Urban Development, whose address is 451 Seventh Street, S.W., Washington, DC 20410, ("Lender" or "Secretary"). Borrower has agreed to repay to Lender amounts which Lender is obligated to advance, including future advances, under the terms of a Home Equity Conversion Loan Agreement dated the same date as this Security Instrument ("Loan Agreement"). The agreement to repay is evidenced by Borrower's Note dated the same date as this Security Instrument ("Second Note"). This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Second Note, including all future advances, with interest, and all renewals, extensions and modifications of the Second Note, up to a maximum principal amount of **Five Hundred Thirty-Two Thousand Five Hundred and 00/100 Dollars (U.S \$532,500.00)**; (b) the payment of all other sums, with interest, advanced under Paragraph 5 to protect the security of this Security Instrument or otherwise due under the terms of this Security Instrument, and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Second Note. The full debt, including all amounts described in (a), (b), and (c) above, if not paid earlier, is due and payable on **July 14, 2082**. 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, which has the address of:

2655, 2655 1/2, 2657 EAST 7TH STREET, LOS ANGELES, CA 90023-1444, and is described more fully on Exhibit A attached to and hereby incorporated into this Deed of Trust ("Property Address")

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, rights, 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 mortgage, grant and convey the Property and that the Property is only encumbered by a First Security Instrument given by Borrower and dated the same date as this Security Instrument ("First Security Instrument"). 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.** Borrower shall pay when due the principal of, and interest on, the debt
- CA Second Deed of Trust (Fixed)

-1-

	Condominium Rider		PUD Rider
	Shared Appreciation Rider		Other

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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.

Prudencio Ontiveros Chavez
PRUDENCIO ONTIVEROS CHAVEZ (Borrower)

Notary Acknowledgement

State of California
County of Los Angeles

On October 7, 2010 before me, Aaron M. Mejia, a Notary Public, personally appeared Prudencio Ontiveros Chavez 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 Aaron M. Mejia [SEAL]
(This area for official notary seal)

NOTARY MUST PRINT OR TYPE

This must be printed or typed in a manner that is photographically reproducible (GC27201.5)

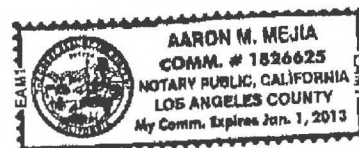
Name of the Notary: Aaron M. Mejia

County of notary's principal Place of business: Los Angeles

Notary's phone number: 562-413-4717

Notary's registration number: 1826625

Commission expiration date: January 1st 2013



CA Second Deed of Trust (Fixed)

-7-

RECORDING REQUEST
City of Los Angeles

WHEN RECORDED MAIL TO:

Los Angeles Housing Department
Enforcement Services Section
PO Box 17460
Los Angeles, CA 90017

ATTN: Nino Ilano

06 2604087

2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**NOTICE OF BUILDING(S), STRUCTURE(S), OR PREMISES PLACED INTO
THE RENT ESCROW ACCOUNT PROGRAM (REAP)**

Notice is hereby given that, pursuant to the provisions of Article 2 of Chapter XVI Section 162.11 of the Los Angeles Municipal Code (LAMC), the Los Angeles Housing Department has placed the building(s), structure(s), premises or portion(s) thereof, located at the site described below in the Rent Escrow Account Program, Case # 26796 , for outstanding habitability violations issued by a citing agency. In addition, LAMC section 162.12 allows the Housing Department to collect a non-refundable administrative fee of \$50.00 per residential unit accepted into REAP per month. Contact the Housing Department at the number below to determine the amount of administrative fees currently due. The owner of the property has been duly notified pursuant to the above code sections.

For further information regarding this notice and the status of Department proceedings, please contact the Enforcement & Inspection Division between 8:00 a.m. and 4:30 p.m., Monday through Friday at (213) 808-8500.

Assessor's Map Book

5189

Page 012

Parcel 018

In the City of Los Angeles, County of Los Angeles, State of California, as per **Maps** recorded in
The Office of the Los Angeles County Recorder of said County.

And known as: 2655 E 7TH ST Los Angeles CA 90023

Dated: 11/9/2006

CITY OF LOS ANGELES
Housing Department General Manager
MERCEDES M. MARQUEZ

Owner

PRUDENCIO CHAVEZ
711 S MCDONNELL AVE
LOS ANGELES CA 90022

By: 

Marc Lipton, Supervisor
Rent Escrow Account Program

EXHIBIT B

ASSIGNED INSPECTOR: **ROGER BRUCE**
JOB ADDRESS: **2655 EAST 7TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5189-012-018**

Date: **October 27, 2015**

Last Full Title: **07/02/2015**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- | | | |
|-----|---|------------------------------|
| 1). | PRUDENCIO ONTIVEROS CHAVEZ, JOSE A. HERNANDEZ TORRES AND MANUEL MARES RAMOS
2655 E. 7 TH ST.
LOS ANGELES, CA 90023 | CAPACITY: OWNERS |
| | | |
| 2). | AXIS CAPITAL GROUP, INC.
4640 ADMIRALTY WAY, SUITE 500
MARINA DEL REY, CA 90292 | CAPACITY: INTERESTED PARTIES |
| | | |
| 3). | THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT
451 SEVENTH STREET S.W.
WASHINGTON, D.C. 20410 | CAPACITY: INTERESTED PARTIES |
| | | |
| 4). | LOS ANGELES HOUSING AND COMMUNITY DEVELOPMENT DEPT.
ENFORCEMENT SERVICES SECTION
P.O. BOX 17460
LOS ANGELES, CA 90017 | CAPACITY: INTERESTED PARTIES |

Property Detail Report

For Property Located At :
2655 E 7TH ST, LOS ANGELES, CA 90023-1444



CoreLogic

RealQuest Professional

Owner Information

Owner Name: CHAVEZ PRUDENCIO O/RAMOS MANUEL M
 Mailing Address: 2655 E 7TH ST, LOS ANGELES CA 90023-1444 C005
 Vesting Codes: / /

Location Information

Legal Description:	M L WICKS STEPHENSON AVE TRACT # 2 LOT 33	
County:	LOS ANGELES, CA	APN: 5189-012-018
Census Tract / Block:	2047.00 / 2	Alternate APN:
Township-Range-Sect:		Subdivision: 2
Legal Book/Page:		Map Reference: 45-A5 /
Legal Lot:	33	Tract #: 2
Legal Block:		School District: LOS ANGELES
Market Area:	BOYH	School District Name:
Neighbor Code:		Munic/Township:

Owner Transfer Information

Recording/Sale Date:	09/08/2015 / 08/31/2015	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	1103623		

Last Market Sale Information

Recording/Sale Date:	09/27/1991 / 07/1991	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	/
Document #:	1533948	2nd Mtg Amount/Type:	/
Deed Type:	QUIT CLAIM DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	

Lender:
 Seller Name: RIZO REFUGIO V

Prior Sale Information

Prior Rec/Sale Date:	10/07/1968 /	Prior Lender:	
Prior Sale Price:	\$15,000	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:	2,480	Garage Area:		Heat Type:
Tot Adj Area:		Garage Capacity:		Exterior wall:
Above Grade:		Parking Spaces:		Porch Type:
Total Rooms:		Basement Area:		Patio Type:
Bedrooms:	6	Finish Bsmnt Area:		Pool:
Bath(F/H):	4 /	Basement Type:		Air Cond:
Year Built / Eff:	1927 / 1960	Roof Type:		Style:
Fireplace:	/	Foundation:		Quality:
# of Stories:		Roof Material:		Condition:
Other Improvements:				

Site Information

Zoning:	LAR2	Acres:	0.14	County Use:	MULTI-FAMILY 3-UNIT (0300)
Lot Area:	6,159	Lot Width/Depth:	x	State Use:	
Land Use:	TRIPLEX	Res/Comm Units:	3 /	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$100,914	Assessed Year:	2015	Property Tax:	\$1,512.14
Land Value:	\$16,498	Improved %:	84%	Tax Area:	4
Improvement Value:	\$84,416	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$100,914				

Comparable Summary

For Property Located At



CoreLogic®

RealQuest Professional

2655 E 7TH ST, LOS ANGELES, CA 90023-1444**0 Comparable(s) found.** (Click on the address to view more property information)[View Report](#)[Configure Display Fields](#)[Modify Comparable Search Criteria](#)**Summary Statistics For Selected Properties: 0**

Subject Property	Low	High	Average
No comparable selected			

*= user supplied for search only

<input type="checkbox"/>	# F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property										
		2655 E 7TH ST		1927	6	4	09/27/1991	2,480	6,159	0.0

No Comps were found. Please modify search criteria.

EXHIBIT D

ASSIGNED INSPECTOR: **ROGER BRUCE**
JOB ADDRESS: **2655 EAST 7TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5189-012-018**

Date: **October 27, 2015**

CASE#: **423293**
ORDER NO: **A-2820681**

EFFECTIVE DATE OF ORDER TO COMPLY: **August 03, 2011**
COMPLIANCE EXPECTED DATE: **September 02, 2011**
DATE COMPLIANCE OBTAINED: **No Compliance To Date**

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LIST OF IDENTIFIED CODE VIOLATIONS **(ORDER TO COMPLY)**

VIOLATIONS:

SEE ATTACHED ORDER # A-2820681

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT

VAN AMBATTIELOS
VICE-PRESIDENT

VICTOR H. CUEVAS

HELENA JUBANY

ELENORE A. WILLIAMS

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

ROBERT R. "Bud" OVROM
GENERAL MANAGER

RAYMOND S. CHAN, C.E., S.E.
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

CHAVEZ, PRUDENCIO O ET AL
2655 E 7TH ST
LOS ANGELES, CA 90023

CASE #: 423293
ORDER #: A-2820681
EFFECTIVE DATE: August 03, 2011
COMPLIANCE DATE: September 02, 2011

LPK

JUL 30 2011

OWNER OF
SITE ADDRESS: 2655 E 7TH ST

ASSESSORS PARCEL NO.: 5189-012-018
ZONE: R2; Two Family Zone

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.

FURTHER, YOU ARE ORDERED TO PAY THE CODE VIOLATION INSPECTION FEE (C.V.I.F.) OF \$356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WHICH WILL BE BILLED TO YOU SEPARATELY. Section 98.0421 L.A.M.C.

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00.

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

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

VIOLATION(S):

1. The remodel of the Duplex to a Triplex was constructed without the required permits and approvals. The separation of the upper floor from the lower floor by closing off the stairwell is unapproved.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permits.
2) Restore the existing stairwell to its originally approved condition.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Reference permit #07016-70000-05126 "Convert the underfloor space to two bedrooms and family room."

NON-COMPLIANCE FEE WARNING:

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of \$550.00 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 \$1,925.00.

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.) is 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.

INVESTIGATION FEE REQUIRED:

Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.), and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00, shall be collected on each permit, license or application for inspection. Section 98.0402 (a) 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.

If you have any questions or require any additional information please feel free to contact me at (213)252-3051.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____

Date: July 28, 2011

JOHN STEPHENS
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3051

REVIEWED BY _____