

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 28, 2014

Council District: # 7

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

JOB ADDRESS: **12743 WEST WINGO STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2624-005-010**

On April 24, 2014, 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: **12743 West Wingo 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.

Following the Department's investigation an order or orders to comply were issued 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.

In addition, pursuant to Section 98.0421, the property owner was issued an order on September 24, 2013 and October 24, 2013 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	550.00
Code Violation Investigation fee	672.00
System Development Surcharge	40.32
System Development Surcharge late fee	100.80
Accumulated Interest (1%/month)	229.73
Late Charge/Collection fee (250%)	3,055.00
Title Report fee	42.00
Grand Total	\$ 4,689.85

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 **\$4,689.85** 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 **\$4,689.85** 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 Ongel
Chief, Resource Management Bureau

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY

EXHIBIT A



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

Property Title Report

Work Order No. T10546
Dated as of: 07/16/2014

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 2624-005-010

Property Address: 12743 W WINGO ST ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: ANDREW AMIR I. STERLING A MARRIED MAN AND BRENDA GARCIA A SINGLE WOMAN AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

Grantee: BRENDA GARCIA, A SINGLE WOMAN

Instrument: 20140147194

Book/Page: N/A

Dated: 01/07/2014

Recorded: 02/11/2014

MAILING ADDRESS: MISS BRENDA GARCIA,
12743 WINGO STREET, PACOIMA CA 91331.

TAX MAILING ADDRESS: MISS BRENDA GARCIA,
12743 WINGO STREET, PACOIMA CA 91331.

SCHEDULE B

LEGAL DESCRIPTION

LOT 10 OF TRACT NO. 16670, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 381 PAGES 23 AND 24, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

MORTGAGES/LIENS

Type of Instrument SHORT FORM DEED OF TRUST

Trustor/Mortgagor: BRENDA GARCIA, A SINGLE WOMAN

Lender/Beneficiary: BUDGET FINANCE COMPANY, A CALIFORNIA CORPORATION.

Trustee: MONROE ACCEPTANCE COMPANY INC., A CALIFORNIA CORPORATION.

Instrument: 20101894258

Book/Page: N/A

INTUITIVE REAL ESTATE SOLUTIONS
5711 W. Slauson Ave., Suite 170
Culver City, CA 90230
Phone: 310-691-2121 | 310-691-0954 Fax

Work Order No. 119546

SCHEDULE B (Continued)

Amount: \$250,000.00
Dated: 12/09/2010
Maturity Date: 12/09/2040

Open Ended: NO
Recorded: 12/22/2010

MAILING ADDRESS: BUDGET FINANCE COMPANY, A CALIFORNIA CORPORATION, ATTN: ROBLN U. POLRIER,
1849 SAWTELLE BLVD., STE. 700, LOS ANGELES, CALIFORNIA 90025

Type of Instrument SHORT FORM DEED OF TRUST
Trustor/Mortgagor: BRENDA GARCIA, A SINGLE WOMAN
Lender/Beneficiary: BUDGET FINANCE COMPANY, A CALIFORNIA CORPORATION.
Trustee: MONROE ACCEPTANCE CORP

Instrument: 20140147195
Amount: \$13,000.00
Dated: 01/23/2014
Maturity Date: 01/23/2044

Book/Page: N/A
Open Ended: NO
Recorded: 02/11/2014

MAILING ADDRESS: BUDGET FINANCE COMPANY,
1849 SAWTELLE BLVD., STE. 700, LOS ANGELES, CALIFORNIA 90025

ADDITIONAL MAILING ADDRESS: BRENDA GARCIA,
12743 WINGO STREET PACOIMA CA 91331.

Type of Instrument MISCELLANEOUS
NOTICE OF BULIDING(S), STRUCTURE(S), OR PREMISES CLASSIFIED AS EITHER
HAZARDOUS, SUBSTANDARD OR A NUISANCE – ABATEMENT PROCEEDINGS,
DATED 05/02/2014, RECORDED 05/02/2014 AS INSTRUMENT NO. 20140460258.

MAILING ADDRESS: DEPARTMENT OF BUILDING AND SAFETY CODE ENFORCEMENT BUREAU,
3550 WILSHIRE BLVD., SUITE 1800, LOS ANGELES, CA 90010.

ADDITIONAL MAILING ADDRESS: BRENDA GARCIA,
12743 W WINGO ST, LOS ANGELES, CA 91331.

NOTICE OF PENDING LIEN, DATED 04/22/2014, RECORDED 05/02/2014 AS
INSTRUMENT NO. 20140460736.

MAILING ADDRESS: DEPARTMENT OF BUILDING AND SAFETY, FINANCIAL SERVICES DIVISION,
201 N. FIGUEROA ST., 9TH FLOOR, LOS ANGELES, CA 90012.

ADDITIONAL MAILING ADDRESS: STERLING ANDREW,
9025 WILSHIRE BLVD #301, BEVERLY HILLS CA, 90211

02/11/2014



20140147194

RECORDING REQUESTED BY:
ORANGE COAST TITLE COMPANY

AND WHEN RECORDED MAIL TO:

MISS BRENDA GARCIA

12743 WINGO STREET
PACDIMA CA 91331

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 1547465-01

Escrow No.: 013977-NS

GRANT DEED

58

RECORDING REQUESTED BY
WINGO COAST TITLE COMPANY

AND WHEN RECORDED MAIL TO:

MISC BRENDA GARCIA

12743 WINGO STREET
PACOIMA CA 91331

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 1547466-01 Escrow No.: 013977-NS

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) *signed in counterparts*
DOCUMENTARY TRANSFER TAX is \$NONE
 computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale. *Q*
 Unincorporated area *City of Los Angeles*

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

ANDREW AMIR I. STERLING A MARRIED MAN AND BRENDA GARCIA A. SINGLE WOMAN AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

hereby GRANT(s) to:
BRENDA GARCIA, a Single Woman

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

the real property in the County of Los Angeles, State of California, described as:
 LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF
 Also Known as: 12743 WINGO STREET, PACOIMA, CA 91331
 AP#: 2624-005-010

DATED January 7, 2014
 STATE OF CALIFORNIA
 COUNTY OF *Los Angeles*
 On *Jan 10, 2014*
 before me, *Fahimeh Zomorodian*
 A Notary Public personally appeared
Andrew Amiri Sterling
 who proved to me on the basis of satisfactory evidence to be the person whose name is 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 on the instrument the person or the entity upon behalf of which the person 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]
 ANDREW AMIR I. STERLING

[Signature]
 BRENDA GARCIA

[Signature]
 Signature (Seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

FAHIMEH ZOMORODIAN
 Commission # 1973158
 Notary Public - California
 Los Angeles County
 My Comm. Expires Apr 21, 2016

EXECUTED IN COUNTERPART

5B

RECORDING REQUESTED BY:
ORANGE COAST TITLE COMPANY OF SOUTHERN CALIFORNIA

AND WHEN RECORDED MAIL TO:

MISS BRENDA GARCIA

12743 WINGO STREET
PACOIMA CA 91331

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 1547465-01 Escrow No.: 013977-NS

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) *Signed in Counterparts*
DOCUMENTARY TRANSFER TAX is \$NONE
[] 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 City of *LOS ANGELES*

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

ANDREW AMIR I. STERLING A MARRIED MAN AND BRENDA GARCIA A. SINGLE WOMAN AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

hereby GRANT(s) to:

BRENDA GARCIA, a Single Woman

the real property in the County of Los Angeles, State of California, described as:
LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF
Also Known as: 12743 WINGO STREET, PACOIMA, CA 91331
AP#: 2624-005-010

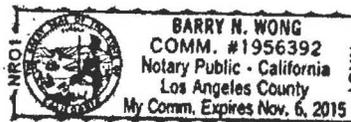
**This is a bonafide gift and
the grantor received nothing
in return, R & T 11911**

DATED **January 7, 2014**
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
On 1-10-2014
before me, BARRY N. WONG
A Notary Public personally appeared
BRENDA GARCIA

ANDREW AMIR I. STERLING
[Signature]

BRENDA GARCIA

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)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

EXECUTED IN COUNTERPART

5B

331140
 RECORDING REQUESTED BY:
 Stewart Title of California



WHEN RECORDED MAIL TO:

Budget Finance Company, a California Corporation
 1849 Sawtelle Blvd., Ste. 700
 Attn: Robin U. Poirier
 Los Angeles, California 90025

ORDER NO. 7732-331140
 ESCROW NO 7702-331140

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

262400-010

APN: 2624-005-010

This Deed of Trust, made this 9th day of December, 2010, between
 Brenda Garcia, a Single Woman

herein called TRUSTOR, whose address is 12743 Wingo Street, Los Angeles, CA 91331
 Monroe Acceptance Company Inc., a California Corporation, herein called TRUSTEE, and
 Budget Finance Company, a California Corporation, whose address is 1849 Sawtelle Blvd., Ste. 700, Los Angeles,
 CA 90025

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:

For complete legal description, additional terms and conditions, see exhibit "A" attached hereto.
 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 \$250,000.00 executed by Trustor in favor of Beneficiary by order 3. Payment of such further sums as the
 then record owner of said property hereafter may borrow from Beneficiary, when evidenced by another note (or notes) reciting it
 is so secured.

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 under date, in the book and at
 the page of Official Records in the office of the county recorder of the county where said property is located, noted below
 opposite the name of such county, viz.:

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	435	684	Kings	792	833	Placer	895	301	Sierra	29	335
Alpine	1	250	Lake	362	39	Plumas	151	5	Siskiyou	468	181
Amador	104	348	Lassen	171	471	Riverside	3005	523	Solano	1105	182
Butte	1145	1	Los Angeles	T2055	899	Sacramento	4331	62	Sonoma	1851	689
Calaveras	145	152	Madera	810	170	San Benito	271	383	Stanislaus	1715	456
Colusa	296	617	Mann	1508	339	San Bernardino	5567	61	Sutter	572	297
Contra Costa	3978	47	Mariposa	77	292	San Francisco	A332	905	Tehama	401	289
Del Norte	78	414	Mendocino	579	530	San Joaquin	2470	311	Tnnity	93	366
El Dorado	568	456	Merced	1547	538	San Luis Obispo	1151	12	Tulare	2294	275
Fresno	4626	572	Modoc	184	851	San Mateo	4078	420	Tuolumne	135	47
Glen	422	184	Mono	52	429	Santa Barbara	1878	860	Ventura	2062	386
Humboldt	657	527	Monterey	2194	538	Santa Clara	5336	341	Yolo	653	245
Imperial	1081	501	Napa	639	86	Santa Cruz	1431	494	Yuba	334	486
Inyo	147	598	Nevada	305	320	Shasta	684	528			
Kern	3427	60	Orange	5889	611	San Diego	Series 2, Book 1961, Page 183887				

FOR SIGNATURE(S) SEE SHORT FORM DEED OF TRUST SIGNATURE PAGE ATTACHED HERETO AND MADE A PART HEREOF

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3

ORDER NO. 2010120900
ESCROW NO. 77823110

(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.

* If the Trustor shall sell, convey, or alienate said property or any part thereof, or any interest therein, or shall be divested of his title or any interest therein in any manner or way, whether voluntarily or involuntarily, without the written consent of the beneficiary being first had and obtained, beneficiary shall have the right, at its option, to declare any indebtedness or obligation secured hereby, irrespective of the maturity date specified in any Note evidencing the same, immediately due and payable.


Brenda Garcia

DATE: December 9, 2010

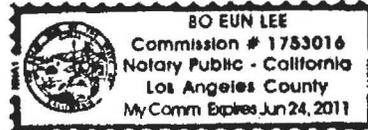
STATE OF CALIFORNIA

COUNTY OF Los Angeles

On December 9, 2010 before me, Bo Eun Lee, a Notary Public personally appeared Brenda Garcia, 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)

SHORT FORM DEED OF TRUST CONTINUED ON NEXT PAGE

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

5

ORDER NO.

TRUSTOR NO. (33) (40)

The following is a copy of provisions 11 to (11) inclusive of the Trustor's deed of trust recorded in each county of California as stated in the foregoing Deed of Trust and is incorporated by reference in said Deed of Trust as if by a joint thereto as if set forth at length herein to protect the security of this Deed of Trust. Trustor agrees:

(1) To keep said property in good condition and repair, not to remove or demolish any building thereon, to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefor, to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon, not to commit or permit waste thereof, not to commit, suffer or permit any act upon said property in violation of law to cultivate, lime, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumeration herein not excluding the general.

(2) To provide maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon indebtedness secured hereby and in such order as Beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

(3) To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee, and to pay all costs and expenses including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear, and in any suits brought by Beneficiary to foreclose this Deed.

(4) To pay at least ten days before delinquency all taxes and assessments affecting said property, including assessments on appurtenant water stock, when due, all encumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto, all costs, fees and expenses of this Trust. Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice or demand upon Trustor and without releasing Trustor from any obligation hereof, may make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof or the rights or powers of Beneficiary or Trustee being authorized to enter upon said property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee, pay, purchase, contest or compromise any encumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto, and in exercising any such powers, pay necessary expenses, employ counsel and pay his reasonable fees.

(5) To pay immediately and without demand all sums so expended by Beneficiary or Trustee, with interest from date of expenditure at the amount allowed by law in effect at the date hereof, and to pay for any statement provided for by law in effect at the date hereof regarding the obligation secured hereby any amount demanded by the Beneficiary not to exceed the maximum allowed by law at the time when said statement is demanded.

(6) That any award of damages in connection with any condemnation for public use or of injury to said property or any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such moneys received by him in the same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.

(7) That by accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his rights either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.

(8) That at any time or from time to time, without liability therefor and without notice, upon written request of Beneficiary and presentation of this Deed and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may reconvey any part of said property, consent to the making of any map or plot thereof, join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien or charge hereof.

(9) That upon written request of Beneficiary state that all sums secured hereby have been paid, and upon surrender of this Deed and said note to Trustee for cancellation and retention and upon payment of its fees, Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "The person or persons legally entitled thereto". Five years after issuance of such full reconveyance, Trustee may destroy said note and this Deed (unless directed in such request to retain them).

(10) That as additional security, Trustor hereby give to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues and profits of said property, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect the rents, issues and profits of said property, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his own name sue for or otherwise collect such rents, issues and profits including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees. Upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

(11) That upon default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder Beneficiary may declare all sums secured hereby immediately due and payable by delivery to Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause to be sold said property which notice Trustee shall cause to be filed for record. Beneficiary also shall deposit with Trustee this Deed, said note and all documents evidencing expenditures secured hereby.

After the lapse of such time as may then be required by law following the recordation of said notice of default, and notice of sale having been given as then required by law, Trustee, without demand on Trustor, shall sell said property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels, and in such order as it may determine, at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the preceding postponement. Trustee shall deliver to such purchaser its deed conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor, Trustee, or Beneficiary as hereinafter defined, may purchase at such sale.

After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of title in connection with sale, Trustee shall apply the proceeds of sale to payment of all sums expended under the terms hereof, not then repaid, with accrued interest at the amount allowed by law in effect at the date hereof, all other sums then secured hereby, and the remainder, if any, to the person or persons legally entitled thereto.

(12) Beneficiary, or any successor in ownership of any indebtedness secured hereby, may from time to time, by instrument in writing, substitute a successor or successors to any Trustee named herein or acting hereunder, which instrument, executed by the Beneficiary and duly acknowledged and recorded in the office of the recorder of the county or counties where said property is situated, shall be conclusive proof of proper substitution of such successor Trustee or Trustees, who shall, without conveyance from the Trustee predecessor, succeed to all its title, estate, rights, powers and duties. Said instrument must contain the name of the original Trustor. Trustee and Beneficiary hereunder, the book and page where this Deed is recorded and the name and address of the new Trustee.

(13) That this Deed applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the owner and holder, including pledges, of the note secured hereby whether or not named as Beneficiary herein in this Deed, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

(14) That Trustee accepts this Trust when this Deed, duly executed and acknowledged and is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Trustor, Beneficiary or Trustee shall be a party unless brought by Trustee.

SHORT FORM DEED OF TRUST CONTINUED ON NEXT PAGE

SCHEDULE A

Order No.: 331140
Amount of Insurance: \$257,500.00
Date of Policy: December 22, 2010 at 8:00 AM

Prepared by: California Regional Production Center
Title Officer: Alex Tayco
Policy No.: O-2228-397787
Premium: \$990.00

1. Name of Insured:
Brenda Garcia; Budget Finance Company, a California corporation
2. The estate or interest in the land which is covered by this policy is:
Fee
3. Title to the estate or interest in the land is vested in:
Brenda Garcia, a single woman
4. The land referred to in this policy is described as follows:
(See Attached Legal Description)

RECORDING REQUESTED BY:
FINANCIAL INSTITUTION/ORDINARY TRUSTEE/OUT OF STATE RECORDING

NRD WHEN RECORDED MAIL TO:

BUDGET FINANCE COMPANY
1349 SANVILLE BL SR 100
LOS ANGELES CA 90025

THIS SPACE FOR RECORDER'S USE ONLY:

Escrow No.: 013977-NS

Title Order No.: 1547465-01

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made January 23, 2014

A.P. #2624-005-010

Brenda Garcia, a Single woman, herein called Trustor,
whose address is 12743 WINGO STREET PACOIMA CA 91331 and

MONROE ACCEPTANCE CORP, a California Corporation, herein called Trustee, and , 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:
LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF
Also Known as: 12743 WINGO STREET, PACOIMA, CA

This deed of trust is second and junior in lien to a deed of trust recording concurrently herewith.

***Budget Finance Company, a California Corporation**

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 extensions or renewal thereof, in the principal sum of **\$13,000.00** executed by Trustor in favor of Beneficiary or order. 3. Payment of such further sums as the then record owner of said property may borrow from Beneficiary, when evidenced by another note (or notes) reciting it is so secured.

DATED January 23, 2014

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

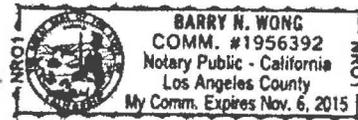
On 1-23-2014

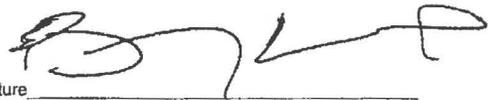
before me, BARRY N. WONG

A Notary Public personally appeared
BRENDA GARCIA


BRENDA GARCIA

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)

6B

RECORDING REQUEST BY
City of Los Angeles
FILES RECORDED MAIL TO

Department of Building and Safety
Code Enforcement Bureau
3550 Wilshire Blvd., Suite 1800
Los Angeles, CA
90010



SPACE ABOVE THIS LINE FOR RECORDER'S USE

**NOTICE OF BUILDING(S), STRUCTURE(S), OR PREMISES CLASSIFIED AS EITHER
HAZARDOUS, SUBSTANDARD OR A NUISANCE - ABATEMENT PROCEEDINGS**

Notice is hereby given that, pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (LAMC), the Department of Building and Safety has determined the building(s), structure(s), premises or portion(s) thereof, located at the site described below, to be a SUBSTANDARD property, as defined in Section 91.8902 (LAMC). The owner of the property has been duly notified pursuant to the above code section.

If the owner or any other party having or acquiring any right, title or interest in the property fails or refuses to comply with the notice as ordered, the Department shall initiate procedures that will result in the work being done under City Contract. The costs, plus administrative fees, will be assessed as a lien against the property.

This notice will continue in force until the Department of Building and Safety records a subsequent notice of termination.

For further information regarding this notice and the status of Department proceedings, please feel free to contact the Code Enforcement Bureau Inspector listed below.

JAMES ABREU
(818)374-9862
(888)524-2845

14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401-

Case No.: 581859

Assessor's Map Book: 2624 Page: 005 Parcel: 010

Identified by Los Angeles County Tax Assessors records as:

**12743 W WINGO ST
LOS ANGELES, CA 91331**

DATED: This 2nd day of May, 2014

Owner:
GARCIA, BRENDA
12743 WINGO
PACOIMA, CA 91331

Gene Davis

May 02, 2014

For
FRANK BUSH, BUREAU CHIEF
CODE ENFORCEMENT BUREAU
CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY

RECORDING REQUESTED BY
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

Department of Building and Safety
Financial Services Division
201 N. Figueroa St., 9th Floor
Los Angeles, CA 90012

05/02/2014



20140460736

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter 1 of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 6018131)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

TR 16670 10 M B 381-23/24

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

APN 2624-005-010
AKA 12743 W WINGO ST
LOS ANGELES

Owner:

STERLING ANDREW
9025 WILSHIRE BLVD #301
BEVERLY HILLS CA, 90211

DATED: This 22nd Day of April, 2014

CITY OF LOS ANGELES

By 

Steve Ongele, Bureau Chief
Resource Management Bureau

EXHIBIT B

ASSIGNED INSPECTOR: JAMES ABREU
JOB ADDRESS: 12743 WEST WINGO STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 2624-005-010

Date: October 28, 2014

Last Full Title: 07/16/2014

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). MISS BRENDA GARCIA
12743 WINGO STREET
PACOIMA, CA. 91331-3447
CAPACITY: OWNER

- 2). BUDGET FINANCE COMPANY
ATTN: ROBLN U POLRIER
1849 SAWTELLE BLVD., SUITE 700
LOS ANGELES, CA. 90025
CAPACITY: INTERESTED PARTIES

- 3). ANDREW STERLING
9025 WILSHIRE BLVD., #301
BEVERLY HILLS, CA. 90211
CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :
12743 WINGO ST, PACOIMA, CA 91331-3447



Owner Information

Owner Name: **GARCIA BRENDA**
 Mailing Address: **12743 WINGO ST, PACOIMA CA 91331-3447 C019**
 Vesting Codes: **SW / /**

Location Information

Legal Description:	TRACT # 16670 LOT 10	APN:	2624-005-010
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1048.10 / 2	Subdivision:	16670
Township-Range-Sect:		Map Reference:	9-B4 / 502-E4
Legal Book/Page:	381-23	Tract #:	16670
Legal Lot:	10	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	PAC	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	02/11/2014 / 01/07/2014	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	147195
Document #:	147194		

Last Market Sale Information

Recording/Sale Date:	12/22/2010 / 12/09/2010	1st Mtg Amount/Type:	\$250,000 / CONV
Sale Price:	\$257,500	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	1894258
Document #:	1894257	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$162.56
New Construction:		Multi/Split Sale:	
Title Company:	STEWART TITLE/CA		
Lender:	BUDGET FIN CO		
Seller Name:	BUDGET FIN CO		

Prior Sale Information

Prior Rec/Sale Date:	06/24/1998 / 03/04/1998	Prior Lender:	PACIFIC FIRST BANCORP
Prior Sale Price:	\$141,000	Prior 1st Mtg Amt/Type:	\$139,111 / FHA
Prior Doc Number:	1062205	Prior 1st Mtg Rate/Type:	/ FIX
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	DETACHED GARAGE	Construction:	FRAME
Living Area:	1,584	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	3	Finish Bsmnt Area:		Pool:	POOL
Bath(F/H):	1 /	Basement Type:		Air Cond:	EVAP COOLER
Year Built / Eff:	1950 / 1959	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	RAISED	Quality:	AVERAGE
# of Stories:	1.00	Roof Material:	COMPOSITION	Condition:	GOOD
			SHINGLE		

Other Improvements: **FENCE;FENCED YARD**

Site Information

Zoning:	LAR1	Acres:	0.18	County Use:	SINGLE FAMILY RESID (0108)
Lot Area:	7,887	Lot Width/Depth:	54 x 146	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	PUBLIC
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$366,000	Assessed Year:	2014	Property Tax:	\$3,513.13
Land Value:	\$200,000	Improved %:	45%	Tax Area:	13
Improvement Value:	\$166,000	Tax Year:	2013	Tax Exemption:	
Total Taxable Value:	\$366,000				

Comparable Summary

For Property Located At



12743 WINGO ST, PACOIMA, CA 91331-3447

3 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: 3

	Subject Property	Low	High	Average
Sale Price	\$257,500	\$375,000	\$385,000	\$378,333
Bldg/Living Area	1,584	1,433	1,634	1,528
Price/Sqft	\$162.56	\$229.50	\$268.67	\$248.46
Year Built	1950	1950	1952	1950
Lot Area	7,887	5,437	7,409	6,606
Bedrooms	3	3	4	3
Bathrooms/Restrooms	1	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$366,000	\$155,737	\$270,000	\$209,489
Distance From Subject	0.00	0.21	0.33	0.29

*= user supplied for search only

<input checked="" type="checkbox"/>	# F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property										
		12743 WINGO ST	\$257,500	1950	3	1	12/22/2010	1,584	7,887	0.0
Comparables										
<input checked="" type="checkbox"/>	1	12595 MONTAGUE ST	\$375,000	1952	3	2	09/03/2014	1,517	5,437	0.21
<input checked="" type="checkbox"/>	2	12921 BROMWICH ST	\$375,000	1950	4	2	05/30/2014	1,634	7,409	0.33
<input checked="" type="checkbox"/>	3	12914 BROMWICH ST	\$385,000	1950	3	1	06/02/2014	1,433	6,972	0.33

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

12743 WINGO ST, PACOIMA, CA 91331-3447**3 Comparable(s) Selected.**

Report Date: 10/15/2014

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$257,500	\$375,000	\$385,000	\$378,333
Bldg/Living Area	1,584	1,433	1,634	1,528
Price/Sqft	\$162.56	\$229.50	\$268.67	\$248.46
Year Built	1950	1950	1952	1950
Lot Area	7,887	5,437	7,409	6,606
Bedrooms	3	3	4	3
Bathrooms/Restrooms	1	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$366,000	\$155,737	\$270,000	\$209,489
Distance From Subject	0.00	0.21	0.33	0.29

* = user supplied for search only

Comp #:1 Distance From Subject:0.21 (miles)
 Address: **12595 MONTAGUE ST, PACOIMA, CA 91331-3430**
 Owner Name: **PEREZ ERIKA/PEREZ ADRIANA**
 Seller Name: **WINSTON INTERNATIONAL LLC**
 APN: **2624-003-016** Map Reference: **9-B4 / 502-E5** Living Area: **1,517**
 County: **LOS ANGELES, CA** Census Tract: **1048.10** Total Rooms: **5**
 Subdivision: **9194** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **09/03/2014** Prior Rec Date: **03/19/2014** Bath(F/H): **2 /**
 Sale Date: **08/28/2014** Prior Sale Date: **03/05/2014** Yr Built/Eff: **1952 / 1956**
 Sale Price: **\$375,000** Prior Sale Price: **\$280,000** Air Cond: **EVAP COOLER**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **922954** Acres: **0.12** Fireplace: **/**
 1st Mtg Amt: **\$368,207** Lot Area: **5,437** Pool:
 Total Value: **\$155,737** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:2 Distance From Subject:0.33 (miles)
 Address: **12921 BROMWICH ST, PACOIMA, CA 91331-4122**
 Owner Name: **MANSURYAN ARTOUR**
 Seller Name: **MARTINEZ JOSE C & REMEDIOS**
 APN: **2624-011-011** Map Reference: **9-B4 / 502-E5** Living Area: **1,634**
 County: **LOS ANGELES, CA** Census Tract: **1048.10** Total Rooms: **5**
 Subdivision: **16929** Zoning: **LAR1** Bedrooms: **4**
 Rec Date: **05/30/2014** Prior Rec Date: Bath(F/H): **2 /**
 Sale Date: **05/23/2014** Prior Sale Date: Yr Built/Eff: **1950 / 1963**
 Sale Price: **\$375,000** Prior Sale Price: Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: Style: **CONVENTIONAL**
 Document #: **558637** Acres: **0.17** Fireplace: **/**
 1st Mtg Amt: Lot Area: **7,409** Pool:
 Total Value: **\$202,730** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:3 Distance From Subject:0.33 (miles)
 Address: **12914 BROMWICH ST, PACOIMA, CA 91331-4121**
 Owner Name: **CHAROENSUK VORAWAT & ARINEE**
 Seller Name: **HUGHES PROPERTY MANAGEMENT LLC**
 APN: **2624-012-003** Map Reference: **9-B4 / 502-E5** Living Area: **1,433**
 County: **LOS ANGELES, CA** Census Tract: **1048.10** Total Rooms: **6**
 Subdivision: **16929** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **06/02/2014** Prior Rec Date: **11/08/2013** Bath(F/H): **1 /**
 Sale Date: **05/07/2014** Prior Sale Date: **10/16/2013** Yr Built/Eff: **1950 / 1950**
 Sale Price: **\$385,000** Prior Sale Price: **\$270,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **564691** Acres: **0.16** Fireplace: **/**
 1st Mtg Amt: **\$356,250** Lot Area: **6,972** Pool:
 Total Value: **\$270,000** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

EXHIBIT D

ASSIGNED INSPECTOR: **JAMES ABREU**

Date: October 28, 2014

JOB ADDRESS: **12743 WEST WINGO STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2624-005-010**

CASE#: 581859

ORDER NO: A-3500521

EFFECTIVE DATE OF ORDER TO COMPLY: **April 24, 2014**

COMPLIANCE EXPECTED DATE: **May 4, 2014**

DATE COMPLIANCE OBTAINED: **No Compliance to Date**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3500521

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT
VAN AMBATIELOS
VICE-PRESIDENT
E. FELICIA BRANNON
VICTOR H. CUEVAS
GEORGE HOVAGUIMIAN

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.
SUPERINTENDENT OF BUILDING
INTERIM GENERAL MANAGER

SUBSTANDARD ORDER AND NOTICE OF FEE

BRENDA GARCIA
12743 WINGO
PACOIMA, CA 91331

On APR 23 2014 the
Date
undersigned mailed this notice by
regular mail, postage prepaid, to
the addressee as shown on the last
equalized assessment roll.

CASE #: 581859
ORDER #: A-3500521
EFFECTIVE DATE: April 24, 2014
COMPLIANCE DATE: May 04, 2014

OWNER OF
SITE ADDRESS: 12743 W WINGO ST
ASSESSORS PARCEL NO.: 2624-005-010
ZONE: R1; One-Family Zone

Signature

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, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WILL BE BILLED TO THE PROPERTY OWNER. The invoice/notice will be sent to the owner as it appears on the last equalized assessment roll. 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:

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be SUBSTANDARD as pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

VIOLATION(S):

1. The building or premises is Substandard due to illegal occupancy..

You are therefore ordered to: Discontinue the use and occupancy of all buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies.

Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Garage and addition behind garage.

2. The garage has been converted to habitable space without the required permits and approvals.

You are therefore ordered to: Discontinue the use as a dwelling and restore the garage to its originally permitted use as a garage.

Code Section(s) in Violation: 12.21A.1.(a), 12.21A4(a), 12.21A4(m), 91.8902.14, 91.8105, 91.103.1 of the L.A.M.C.

Location: Garage.

3. Unapproved occupancy or use of the garage as living area.

You are therefore ordered to: Discontinue the unapproved occupancy or use of the garage as living area.

Code Section(s) in Violation: 91.104.2.5, 91.103.1, 12.26E and 12.21A.1.(a) of the L.A.M.C.

Location: Garage and addition behind garage.

4. The approximate 10x10 patio cover between garage and recreation room, 10x18 addition to rear of garage and 27x12 patio cover next to pool was/is constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s). 2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections.

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, 93.0104, 94.103.1.1, 95.112.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Back yard

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition.

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.

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 98.041 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.

NOTICE:

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency(LAMC 151.09.A.11 & 163.00 to 163.07) For information, call the Los Angeles Housing Department (LAHD) at (213) 808-8888 or go to: <http://lahd.lacity.org>

If you have any questions or require any additional information please feel free to contact me at (818)374-9862. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: James Abreu

Date: April 23, 2014

JAMES ABREU
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9862
James.Abreu@lacity.org

James Abreu
REVIEWED BY

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com.
OFFICIAL USE

7011 2970 0004 2867 6770

Postage	\$	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		

Postmark Here

BRENDA GARCIA
12743 W. WINGO ST
PACOIMA, CA 91331

J ABREU/12743 WINGO



CODE ENFORCEMENT I
For routine City business and non-emerg
www.ladbs.org