

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

E. FELICIA BRANNON  
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL  
GEORGE HOVAGUIMIAN  
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

April 29, 2015

Council District: # 6

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

JOB ADDRESS: **8359 NORTH BUFFALO AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2637-020-003**

On June 18, 2013, 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: **8359 North Buffalo Avenue, 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 June 18, 2013, 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 fee	20.16
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	483.84
Accumulated Interest (1%/month)	177.76
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 1,110.16</b>

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 **\$1,110.16** 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 **\$1,110.16** 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

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

Lien confirmed by  
City Council on:

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. T11235  
Dated as of: 03/26/2015

Prepared for: City of Los Angeles

**SCHEDULE A**  
(Reported Property Information)

APN #: 2637-020-003

Property Address: 8359 N BUFFALO AVE ✓ City: Los Angeles County: Los Angeles

**VESTING INFORMATION**

Type of Document: Grant Deed

Grantee : Manuel Flores Martinez, a single man

Grantor : Marcos Gutierrez, a single man and Yolanda Ascencio, a single woman as joint tenants

Deed Date : 3/1/2004

Recorded : 3/24/2004

Instr No. : 04 0695531

Mailing Address: Manuel Flores Martinez,  
8359 Buffalo Ave. , Panorama City, CA 91402

**SCHEDULE B**

**LEGAL DESCRIPTION**

The following described property:

Lot 19 of Tract 16551, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 384, Page(s) 9 of Maps, in the Office of the County Recorder of said County.

Assessor's Parcel No: 2637-020-003

**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 : \$381,500.00

Dated : 6/30/2006

Trustor : Manuel Flores Martinez

Trustee : Town and Country Title Services, Inc.

Beneficiary : Argent Mortgage Company, LLC

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. T11235

**SCHEDULE B (Continued)**

**Recorded :** 7/18/2006

**Instr No. :** 06 1573600

**Maturity Date is:** 8/1/2036

**Mailing Address:** Argent Mortgage Company, LLC, 3 Park Plaza - 10th Floor Irvine, CA 92614.

**Mailing Address:** Town and Country Title Services, Inc. – None Shown

Assignment of the above referenced security instrument is as follows:

**Assignee :** Deutsche Bank National Trust Company, as Trustee for, Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series ARSI 2006-M3, under the pooling and servicing agreement dated September 1, 2006

**Recorded :** 2/20/2009

**Instr No. :** 20090239563

**Mailing Address:** Deutsche Bank National Trust Company,  
1761 East ST. Andrew Place , Santa Ana, CA 92705-4934.

A Substitution of Trustee under said deed of trust which names as the substituted trustee, the following:

**Trustee :** AHMSI Default Services, Inc.

**Recorded :** 5/20/2009

**Instr No. :** 20090744128

**Mailing Address:** Ahmsi Default Services, Inc., 6501 Irvine Center Drive, Irvine, CA 92618

3/24/04

8

RECORDING REQUESTED BY

**SOUTHLAND TITLE**  
AND WHEN RECORDED MAIL TO:

Manuel Flores Martinez  
8359 Buffalo Street  
Panorama City, CA 91402

04 0695531

Space Above This Line for Recorder's Use Only

A.P.N.: 2637-020-003

Order No.: 14071486

Escrow No.: 1780YH

**GRANT DEED**

(80) (44)

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$346.50 & CITY \$1,417.50  
 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, and

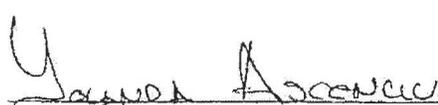
FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,  
Marcos Gutierrez, a Single man and Yolanda Ascencio, a Single Woman as Joint Tenants

hereby GRANT(S) to Manuel Flores Martinez, a Single man

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

Lot 19 of Tract 16551, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 384, Page(s) 9 of Maps, in the Office of the County Recorder of said County.

  
\_\_\_\_\_  
Marcos Gutierrez

  
\_\_\_\_\_  
Yolanda Ascencio

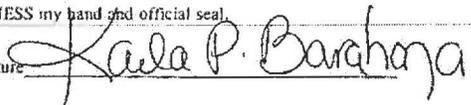
Document Date: March 1, 2004

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES )  
On MARCH 13TH, 2004 before me, KARLA P. BARAHONA

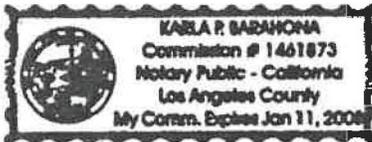
personally appeared MARCOS GUTIERREZ & YOLANDA ASCENCIO (ONLY)

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: 

This area for official notarial seal.



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

04 0695531 3

ILLEGIBLE NOTARY DECLARATION  
GOVERNMENT CODE 27361.7

I CERTIFY UNDER PENALTY OF PERJURY THAT THE NOTARY SEAL ON  
THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS  
FOLLOWS:

NAME OF NOTARY Karla P. Barahona  
DATE COMMISSION EXPIRES Jan 11, 2008  
NOTARY IDENTIFICATION NUMBER 1461873  
MANUFACTURER / VENDOR IDENTIFICATION NUMBER NNAI  
PLACE OF EXECUTION Norwalk  
DATE 3-24-04

  
SIGNATURE (FIRM NAME IF ANY)

**LAWYERS TITLE**

2

Recording Requested By  
Argent Mortgage Company, LLC

Return To  
Argent Mortgage Company, LLC  
C/O Nationwide Title Clearing, Inc.  
2100 Alt 19 North  
Palm Harbor, FL 34683

06 1573600

2386-06-63

Prepared By: Argent Mortgage Company, LLC  
Mark Burns  
One City Boulevard West  
Orange, CA 92868

[Space Above This Line For Recording Data]

**DEED OF TRUST**

2637-020-003

**DEFINITIONS**

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated June 30, 2006 together with all Riders to this document.

(B) "Borrower" is MANUEL FLORES MARTINEZ, A Single Man

Borrower is the trustor under this Security Instrument.

(C) "Lender" is Argent Mortgage Company, LLC

Lender is a Limited Liability Company organized and existing under the laws of Delaware

0099756033 - 9501

CALIFORNIA Single Family Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

Form 3005 1/01

 (CA) (06/05)

Page 1 of 15



06/30/2006 5:24:15 PM

VMP MORTGAGE FORMS - (800)521-7291

d06 01ca (05/2005)Rev 01

07/18/06

Lender's address is 3 Park Plaza - 10th Floor Irvine, CA 92614

Lender is the beneficiary under this Security Instrument.

(D) "Trustee" is Town and Country Title Services, Inc.

(E) "Note" means the promissory note signed by Borrower and dated June 30, 2006

The Note states that Borrower owes Lender three hundred eighty-one thousand five hundred and 00/100 Dollars

(U.S. \$381,500.00 ) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than August 1, 2036

(F) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(G) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(H) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

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

(I) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(J) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

(K) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers

(L) "Escrow Items" means those items that are described in Section 3

(M) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property

(N) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(O) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument

(P) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. Section 2601 et seq) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard

07/18/06

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Initial: ME

VMP 6(CA) 10005

Page 2 of 15

06/30/2006 5:24:15 Form 3005 1/01

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06 1573600

4

to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA

(Q) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) 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 the

County of LOS ANGELES  
[Type of Recording Jurisdiction] [Name of Recording Jurisdiction]

EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF:

Parcel ID Number: 2637-020-003 which currently has the address of  
8359 BUFFALO AVENUE (Street)  
LOS ANGELES (City), California 91402 (Zip Code)  
("Property Address")

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 seized 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, Interest, Escrow Items, Prepayment Charges, and Late Charges. Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S.

0099756033 - 9501

initials M.P.

UAB -B(CA) (0005)

Page 3 of 15 06/30/2006 5:24:15 PM Form 3005 1/01

07/18/06

(05/2005)Rev 01

06 1573600

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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 executed by Borrower and recorded with it

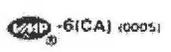
Witnesses:

\_\_\_\_\_  
MANUEL FLORES MARTINEZ (Seal)  
-Borrower

\_\_\_\_\_  
\_\_\_\_\_  
(Seal)  
-Borrower

07/18/06

0099756033 - 9501



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(05/2005)Rev 01

06 1573600

State of California

County of Los Angeles } ss:

On 01 July 2006 before me, Ioana Valerica Cordos "Notary Public"  
Day/Month/Year Notary Public

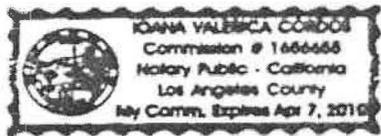
personally appeared Haruel Flores Martinez

personally known to me (or proven 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

Notary Public

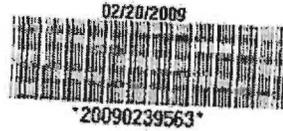
(Seal)



07/18/06

06 1573600

RECORDING REQUESTED BY  
NATIONWIDE TITLE CLEARING  
(AND WHEN RECORDED MAIL TO)  
AMERICAN HOME MTG SERVICING  
C/O NTC 2100 Alt. 19 North  
Palm Harbor, FL 34683



CRL L#: 0099756033  
Assignee L#: 4001356152  
Investor L#: 0099756033  
Custodian: 85  
Effective Date: 02/11/2009

CORPORATE ASSIGNMENT OF DEED OF TRUST

FOR GOOD AND VALUABLE CONSIDERATION,  
the sufficiency of which is hereby acknowledged, the undersigned, ARGENT MORTGAGE COMPANY, LLC BY CITI RESIDENTIAL LENDING INC. ITS ATTORNEY-IN-FACT, WHOSE ADDRESS IS 10801 E. 6TH STREET, RANCHO CUCAMONGA, CA 91730, (ASSIGNOR), by these presents does convey, grant, sell, assign, transfer and set over the described Deed of Trust together with the certain note(s) described therein, without recourse, representation or warranty, together with all right, title and interest secured thereby, all liens, and any rights due or to become due thereon to DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR, AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES ARSI 2006-M3, UNDER THE POOLING AND SERVICING AGREEMENT DATED SEPTEMBER 1, 2006, WHOSE ADDRESS IS 1761 EAST ST. ANDREW PLACE, SANTA ANA, CA 92705-4934, (ASSIGNEE)  
Said Deed made by MANUEL FLORES MARTINEZ and recorded on 07/18/2006 as Inst# 06 1573600 in Book Page in the office of the LOS ANGELES County Recorder, CA.  
Property more commonly known as: 8359 BUFFALO AVENUE, LOS ANGELES, CA 91402

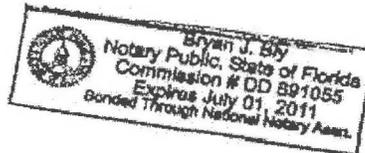
Dated: 02/09/2009  
ARGENT MORTGAGE COMPANY, LLC BY CITI RESIDENTIAL LENDING INC. ITS ATTORNEY-IN-FACT

By: [Signature]  
CRYSTAL MOORE VICE PRESIDENT

STATE OF FLORIDA COUNTY OF PINELLAS  
The foregoing instrument was acknowledged before me THIS 09TH DAY OF FEBRUARY IN THE YEAR 2009 by CRYSTAL MOORE, well known to me to be the VICE PRESIDENT of ARGENT MORTGAGE COMPANY, LLC BY CITI RESIDENTIAL LENDING INC. ITS ATTORNEY-IN-FACT a corporation, on behalf of the corporation.

[Signature]  
BRYAN J. BLY DD 891055 Notary Public

My Commission expires: 07/01/2011  
Prep by: Jessica Pretwell/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152



CRLAS 9312030 1/31 CJ2042655



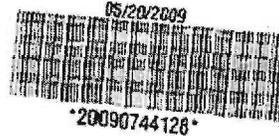
\*9312030\*

form5/FRMCA1

RECORDING REQUESTED BY

T.D. SERVICE COMPANY

and when recorded mail to  
T.D. SERVICE COMPANY  
1820 E. FIRST ST., SUITE 210  
P.O. BOX 11988  
SANTA ANA, CA 92711-1988



2

090270275

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**SUBSTITUTION OF TRUSTEE**

T.S. No: H386171 CA Unit Code: H Loan No: 4001386152/MARTINEZ  
AP #: 2637-020-003  
Property Address: 8359 BUFFALO AVENUE, LOS ANGELES, CA 91402

NOTICE IS HEREBY GIVEN: That the undersigned present beneficiary desires to substitute a new Trustee under the Deed of Trust hereinafter referred to in the place and stead of the present Trustee thereunder, in the manner provided for in said Deed of Trust and does hereby substitute AHMSI DEFAULT SERVICES, INC., 6501 Irvine Center Drive, Irvine, CA 92618

TOWN AND COUNTRY TITLE SERVICES, INC. was the original Trustee in the Deed of Trust hereinafter described:

Trustor: MANUEL FLORES MARTINEZ

Recorded July 18, 2006 as Instr. No. 06 1573600 in Book --- Page --- of Official Records in the office of the Recorder of LOS ANGELES County; CALIFORNIA

Dated 04/13/09

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE IN TRUST FOR THE BENEFIT OF THE CERTIFICATEHOLDERS FOR AMERIQUEST MORTGAGE SECURITIES TRUST 2006-M3, ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES ARSI 2006-M3 BY CIFI RESIDENTIAL LENDING INC. AS ATTORNEY IN FACT

BY

Christina Allen -VP

BY

Becky North

-VP

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3

STATE OF Minnesota )  
COUNTY OF Dakota )SS

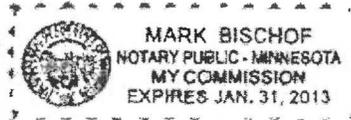
On 11-15-09 before me, Mark Bischof, a Notary Public, personally appeared Christina Allen Rocky North, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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)



4

AFFIDAVIT

T.S. No: H386171 CA Unit Code: H Loan No: 4001386152/MARTINEZ

STATE OF CALIFORNIA )  
COUNTY OF ORANGE )ss.

On 05/19/09, I mailed a copy of the attached Substitution of Trustee to the Trustee of record under the Deed of Trust described in said Substitution; and

A copy of the attached Substitution has been mailed, prior to the recording thereof, in the manner provided in Section 2924b of the Civil Code of the State of California, to all persons to whom a copy of the Notice of Default would be required to be mailed by the provisions of said section.

I declare under penalty of perjury that the foregoing is true and correct.

*Aubrie Neavel*  
Signature of Affiant

STATE OF California )  
COUNTY OF Orange )SS

On 05/19/09 before me, J RIOS, a Notary Public, personally appeared AUBRIE N. NEAVEL, 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.

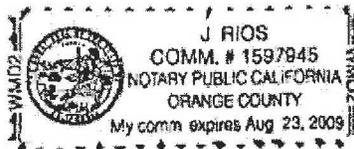
I certify under penalty of perjury under the Laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

*J Rios*

(Seal)



AFFIDAV

# EXHIBIT B

ASSIGNED INSPECTOR: JASON SUMMERS

Date: April 29, 2015

JOB ADDRESS: 8359 NORTH BUFFALO AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2637-020-003

Last Full Title: 03/26/2015

Last Update to Title:

.....

## LIST OF OWNERS AND INTERESTED PARTIES

- 1). MANUEL FLORES MARTINEZ  
8359 BUFFALO AVE  
PANORAMA CITY, CA 91402  
CAPACITY: OWNER
  
- 2). ARGENT MORTGAGE COMPANY, LLC  
3 PARK PLAZA, 10<sup>TH</sup> FLOOR  
IRVINE, CA 92614  
CAPACITY: INTERESTED PARTIES
  
- 3). DEUTSCHE BANK NATIONAL TRUST COMPANY  
1761 E. ST. ANDREW PLACE  
SANTA ANA, CA 92705-4934  
CAPACITY: INTERESTED PARTIES
  
- 4). AHMSI DEFAULT SERVICES, INC  
6501 IRVINE CENTER DR  
IRVINE, CA 92618  
CAPACITY: INTERESTED PARTIES

## Property Detail Report

For Property Located At :  
**8359 BUFFALO AVE, PANORAMA CITY, CA 91402-3921**



For Sale

## Owner Information

Owner Name: **MARTINEZ MANUEL F**  
 Mailing Address: **8359 BUFFALO AVE, PANORAMA CITY CA 91402-3921 C001**  
 Vesting Codes: **SM //**

## Location Information

Legal Description:	<b>TRACT # 16551 LOT 19</b>	APN:	<b>2637-020-003</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>1204.00 / 2</b>	Subdivision:	<b>16551</b>
Township-Range-Sect:		Map Reference:	<b>15-F1 /</b>
Legal Book/Page:	<b>384-9</b>	Tract #:	<b>16551</b>
Legal Lot:	<b>19</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	
Market Area:	<b>ARL</b>	Munic/Township:	
Neighbor Code:			

## Owner Transfer Information

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

## Last Market Sale Information

Recording/Sale Date:	<b>03/24/2004 / 03/01/2004</b>	1st Mtg Amount/Type:	<b>\$252,000 / CONV</b>
Sale Price:	<b>\$315,000</b>	1st Mtg Int. Rate/Type:	<b>7.99 / ADJ</b>
Sale Type:	<b>UNKNOWN</b>	1st Mtg Document #:	<b>695532</b>
Document #:	<b>695531</b>	2nd Mtg Amount/Type:	<b>\$63,000 / CONV</b>
Deed Type:	<b>GRANT DEED</b>	2nd Mtg Int. Rate/Type:	<b>/ FIXED</b>
Transfer Document #:		Price Per SqFt:	<b>\$136.48</b>
New Construction:		Multi/Split Sale:	
Title Company:	<b>SOUTHLAND TITLE CO.</b>		
Lender:	<b>ACCREDITED HM LENDERS</b>		
Seller Name:	<b>GUTIERREZ MARCOS</b>		

## Prior Sale Information

Prior Rec/Sale Date:	<b>12/11/2002 / 08/12/2002</b>	Prior Lender:	<b>EZ FNDG CORP</b>
Prior Sale Price:	<b>\$250,000</b>	Prior 1st Mtg Amt/Type:	<b>\$237,276 / FHA</b>
Prior Doc Number:	<b>3024582</b>	Prior 1st Mtg Rate/Type:	<b>/ FIX</b>
Prior Deed Type:	<b>GRANT DEED</b>		

## Property Characteristics

Gross Area:		Parking Type:	<b>PARKING AVAIL</b>	Construction:	
Living Area:	<b>2,308</b>	Garage Area:		Heat Type:	<b>CENTRAL</b>
Tot Adj Area:		Garage Capacity:	<b>1</b>	Exterior wall:	<b>STUCCO</b>
Above Grade:		Parking Spaces:	<b>1</b>	Porch Type:	
Total Rooms:	<b>6</b>	Basement Area:		Patio Type:	
Bedrooms:	<b>4</b>	Finish Bsmnt Area:		Pool:	<b>POOL</b>
Bath(F/H):	<b>3 /</b>	Basement Type:		Air Cond:	<b>CENTRAL</b>
Year Built / Eff:	<b>1950 / 1976</b>	Roof Type:		Style:	<b>CONVENTIONAL</b>
Fireplace:	<b>/</b>	Foundation:	<b>SLAB</b>	Quality:	
# of Stories:	<b>1.00</b>	Roof Material:	<b>GRAVEL &amp; ROCK</b>	Condition:	
Other Improvements:	<b>FENCE;ADDITION</b>				

## Site Information

Zoning:	<b>LAR1</b>	Acres:	<b>0.14</b>	County Use:	<b>SINGLE FAMILY RESID (0101)</b>
Lot Area:	<b>5,927</b>	Lot Width/Depth:	<b>54 x 110</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>/</b>	Water Type:	
Site Influence:				Sewer Type:	<b>TYPE UNKNOWN</b>

## Tax Information

Total Value:	<b>\$419,000</b>	Assessed Year:	<b>2014</b>	Property Tax:	<b>\$5,352.14</b>
Land Value:	<b>\$206,000</b>	Improved %:	<b>51%</b>	Tax Area:	<b>13</b>
Improvement Value:	<b>\$213,000</b>	Tax Year:	<b>2014</b>	Tax Exemption:	
Total Taxable Value:	<b>\$419,000</b>				

## Comparable Summary

For Property Located At



**8359 BUFFALO AVE, PANORAMA CITY, CA 91402-3921**

**4 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: 4

	Subject Property	Low	High	Average
Sale Price	\$315,000	\$402,000	\$737,000	\$502,000
Bldg/Living Area	2,308	2,242	2,579	2,401
Price/Sqft	\$136.48	\$155.87	\$328.72	\$212.09
Year Built	1950	1950	1998	1967
Lot Area	5,927	5,231	23,226	10,380
Bedrooms	4	3	5	4
Bathrooms/Restrooms	3	2	3	3
Stories	1.00	1.00	2.00	1.25
Total Value	\$419,000	\$113,159	\$495,000	\$300,173
Distance From Subject	0.00	0.35	0.49	0.44

\*= user supplied for search only

✓ # F	Address	Sale Price	Yr Bilt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
<b>Subject Property</b>									
	8359 BUFFALO AVE	\$315,000	1950	4	3	03/24/2004	2,308	5,927	0.0
<b>Comparables</b>									
✓ 1	13455 REEDLEY ST	\$429,000	1969	4	3	11/20/2014	2,295	5,231	0.35
✓ 2	13409 TRUESDALE ST	\$737,000	1952	4	2	09/05/2014	2,242	23,226	0.46
✓ 3	8122 BROADLEAF AVE	\$440,000	1950	5	3	09/08/2014	2,488	6,094	0.48
✓ 4	8773 MATILIJA AVE	\$402,000	1998	3	3	01/06/2015	2,579	6,971	0.49

**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**8359 BUFFALO AVE, PANORAMA CITY, CA 91402-3921****4 Comparable(s) Selected.**

Report Date: 04/27/2015

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$315,000	\$402,000	\$737,000	\$502,000
Bldg/Living Area	2,308	2,242	2,579	2,401
Price/Sqft	\$136.48	\$155.87	\$328.72	\$212.09
Year Built	1950	1950	1998	1967
Lot Area	5,927	5,231	23,226	10,380
Bedrooms	4	3	5	4
Bathrooms/Restrooms	3	2	3	3
Stories	1.00	1.00	2.00	1.25
Total Value	\$419,000	\$113,159	\$495,000	\$300,173
Distance From Subject	0.00	0.35	0.49	0.44

\* = user supplied for search only

Comp #1 Distance From Subject:0.35 (miles)  
 Address: **13455 REEDLEY ST, VAN NUYS, CA 91402-4023**  
 Owner Name: **PAVON CARLOS R/AMAYA JESSICA B**  
 Seller Name: **MCKIMMEY FAMILY TRUST**  
 APN: **2637-013-043** Map Reference: **15-F1 /** Living Area: **2,295**  
 County: **LOS ANGELES, CA** Census Tract: **1197.00** Total Rooms: **7**  
 Subdivision: **30719** Zoning: **LAR1** Bedrooms: **4**  
 Rec Date: **11/20/2014** Prior Rec Date: **11/08/1999** Bath(F/H): **3 /**  
 Sale Date: **10/23/2014** Prior Sale Date: **11/03/1999** Yr Built/Eff: **1969 / 1969**  
 Sale Price: **\$429,000** Prior Sale Price: Air Cond: **CENTRAL**  
 Sale Type: **FULL** Prior Sale Type: Style: **CONVENTIONAL**  
 Document #: **1246636** Acres: **0.12** Fireplace: **Y / 1**  
 1st Mtg Amt: **\$421,229** Lot Area: **5,231** Pool: **POOL**  
 Total Value: **\$113,159** # of Stories: **2.00** Roof Mat: **GRAVEL & ROCK**  
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #2 Distance From Subject:0.46 (miles)  
 Address: **13409 TRUESDALE ST, PANORAMA CITY, CA 91402-4039**  
 Owner Name: **REVELES JOSE & LILLYBETH**  
 Seller Name: **KOCHHEIM FAMILY TRUST**  
 APN: **2637-014-020** Map Reference: **15-F1 /** Living Area: **2,242**  
 County: **LOS ANGELES, CA** Census Tract: **1197.00** Total Rooms: **7**  
 Subdivision: **8513** Zoning: **LAR1** Bedrooms: **4**  
 Rec Date: **09/05/2014** Prior Rec Date: **09/03/1974** Bath(F/H): **2 /**  
 Sale Date: **07/16/2014** Prior Sale Date: Yr Built/Eff: **1952 / 1965**  
 Sale Price: **\$737,000** Prior Sale Price: **\$29,500** Air Cond: **CENTRAL**  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**  
 Document #: **936078** Acres: **0.53** Fireplace: **Y / 1**  
 1st Mtg Amt: Lot Area: **23,226** Pool: **POOL**  
 Total Value: **\$231,967** # of Stories: **1.00** Roof Mat: **GRAVEL & ROCK**  
 Land Use: **SFR** Park Area/Cap#: **/ 4** Parking: **PARKING AVAIL**

Comp #3 Distance From Subject:0.48 (miles)  
 Address: **8122 BROADLEAF AVE, PANORAMA CITY, CA 91402-5404**  
 Owner Name: **TUMASYAN HARUTYUN**  
 Seller Name: **NAVARRO ALEJANDRO**  
 APN: **2213-006-011** Map Reference: **15-E2 /** Living Area: **2,488**  
 County: **LOS ANGELES, CA** Census Tract: **1203.00** Total Rooms: **4**  
 Subdivision: **14887** Zoning: **LAR1** Bedrooms: **5**  
 Rec Date: **09/08/2014** Prior Rec Date: **01/27/2011** Bath(F/H): **3 /**  
 Sale Date: **08/05/2014** Prior Sale Date: **09/21/2010** Yr Built/Eff: **1950 / 1991**  
 Sale Price: **\$440,000** Prior Sale Price: **\$345,000** Air Cond: **CENTRAL**  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**  
 Document #: **939655** Acres: **0.14** Fireplace: **/**  
 1st Mtg Amt: **\$352,000** Lot Area: **6,094** Pool: **POOL**  
 Total Value: **\$360,566** # of Stories: **1.00** Roof Mat: **GRAVEL & ROCK**  
 Land Use: **SFR** Park Area/Cap#: **/ 1** Parking: **ATTACHED GARAGE**

Comp #4 Distance From Subject:0.49 (miles)  
 Address: **8773 MATILJA AVE, PANORAMA CITY, CA 91402-3319**  
 Owner Name: **KING OF DIAMONDS TRUST**  
 Seller Name: **TAHMIZIAN VICTORIA**  
 APN: **2637-003-019** Map Reference: **8-E6 /** Living Area: **2,579**  
 County: **LOS ANGELES, CA** Census Tract: **1199.00** Total Rooms: **5**  
 Subdivision: **15477** Zoning: **LAR1** Bedrooms: **3**  
 Rec Date: **01/06/2015** Prior Rec Date: **10/09/2014** Bath(F/H): **3 /**  
 Sale Date: **11/25/2014** Prior Sale Date: **09/24/2014** Yr Built/Eff: **1998 / 1998**  
 Sale Price: **\$402,000** Prior Sale Price: **\$311,000** Air Cond: **CENTRAL**  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**  
 Document #: **10619** Acres: **0.16** Fireplace: **/**  
 1st Mtg Amt: Lot Area: **6,971** Pool: **POOL**  
 Total Value: **\$495,000** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**  
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

# EXHIBIT D

ASSIGNED INSPECTOR: JASON SUMMERS

Date: April 29, 2015

JOB ADDRESS: 8359 NORTH BUFFALO AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2637-020-003

CASE#: 501962

ORDER NO: A-3269969

EFFECTIVE DATE OF ORDER TO COMPLY: June 18, 2013

COMPLIANCE EXPECTED DATE: July 18, 2013

DATE COMPLIANCE OBTAINED: July 23, 2013

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-3269969

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

HELENA JUBANY  
PRESIDENT  
VAN AMBATIELOS  
VICE-PRESIDENT  
E. FELICIA BRANNON  
VICTOR H. CUEVAS  
SEPAND SAMZADEH

CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
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

ORDER TO COMPLY AND NOTICE OF FEE

MARTINEZ, MANUEL F  
8359 BUFFALO AVE  
PANORAMA CITY, CA 91402

Date JUN 11 2013  
undersigned mailed this notice by  
regular mail, postage prepaid, to  
the addressee as shown on the last  
equalized assessment roll.

CASE #: 501962  
ORDER #: A-3269969  
EFFECTIVE DATE: June 18, 2013  
COMPLIANCE DATE: July 18, 2013

OWNER OF  
SITE ADDRESS: 8359 N BUFFALO AVE  
ASSESSORS PARCEL NO.: 2637-020-003  
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 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:

VIOLATION(S):

1. The garage has been converted to a business without the required permits and approvals.

You are therefore ordered to: Discontinue the use as a business 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.

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 day 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 98.04 II 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 (818)374-9847.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: \_\_\_\_\_

Date: June 11, 2013

RUSSELL SCHOONOVER  
14410 SYLVAN STREET SUITE 105  
VAN NUYS, CA 91401  
(818)374-9847

Russell.Schoonover@lacity.org



REVIEWED BY