

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

May 3, 2019

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**
Re: Invoice #746184-8

February 07, 2018 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 September 12, 2016, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	840.00
Title Report fee	38.00
Grand Total	\$ 1,284.56

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$1,284.56** be 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 **\$1,284.56** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele
Chief, Resource Management Bureau

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



P.O. BOX 5152
CULVER CITY, CA 90231
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T15710
Dated as of: 01/02/2019

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: TRUSTEE'S DEED UPON SALE

Grantee : DEUTSCHE BANK NATIONAL TRUST COMPANY

Grantor : MANUEL FLORES MARTINEZ

Deed Date : 07/21/2017

Recorded : 07/25/2017

Instr No. : 17-0833502

MAILING ADDRESS: DEUTSCHE BANK NATIONAL TRUST COMPANY
5720 PREMIER PARK DR WEST PALM BEACH FL 33407

MAILING ADDRESS: DEUTSCHE BANK NATIONAL TRUST COMPANY
8359 BUFFALO AVE PANORAMA CITY CA 91402

SCHEDULE B

LEGAL DESCRIPTION

Lot: 19 Tract No: 16551 Abbreviated Description: LOT:19 TR#:16551 TRACT # 16551 LOT 19

MORTGAGES/LIENS

We find no Open Mortgages/Deeds of Trust of Record.

This page is part of your document - DO NOT DISCARD



20170833502



Pages:
0004

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

07/25/17 AT 08:00AM

FEES :	24.00
TAXES :	0.00
OTHER :	0.00
PAID :	24.00



LEADSHEET



201707250270044

00014014970



008478161

SEQ:
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

TSG1506-CA-2000703_7b7t

TS No.: 2015-03168-CA

RECORDING REQUESTED BY:
Premium Title of California

AND WHEN RECORDED TO:
**Deutsche Bank National Trust Company,
as Trustee for Ameriquest Mortgage
Securities Inc., Asset-Backed Pass-Through
Certificates, Series ARSI 2006-M3
C/o Ocwen Loan Servicing, LLC
Attention: Vault Department
5720 Premier Park Drive
West Palm Beach
FL- 33407**

Forward Tax Statements to
the address given above

SPACE ABOVE LINE FOR RECORDER'S USE

TS No.: 2015-03168-CA

Order No.: 1506-CA-2630703

TRUSTEE'S DEED UPON SALE

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

Transfer Tax: \$0.00

THIS TRANSACTION IS EXEMPT FROM THE REQUIREMENTS OF THE REVENUE AND TAXATION CODE, SECTION 480.3

The Grantee Herein was the Foreclosing Beneficiary.
The Amount of the Unpaid Debt was **\$468,524.39**
The Amount Paid by the Grantee was **\$468,524.39**
Said Property is in the City of **Los Angeles**, County of **Los Angeles**

Western Progressive, LLC , as Trustee, (whereas so designated in the Deed of Trust hereunder more particularly described or as duly appointed Trustee) does hereby **GRANT** and **CONVEY** to

Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series ARSI 2006-M3

TRUSTEE'S DEED UPON SALE

Order No.: 1506-CA-2630703

(herein called Grantee) but without covenant or warranty, expressed or implied, all right title and interest conveyed to and now held by it as Trustee under the Deed of Trust in and to the property situated in the county of **Los Angeles**, State of California, described as follows:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 19 OF TRACT NO. 16551, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 384, PAGES 9 TO 11 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by , **MANUEL FLORES MARTINEZ, A SINGLE MAN** as Trustor, dated 06/30/2006, recorded on 07/18/2006 , instrument number 06 1573600 , Book --- , Page --- and rerecorded on --- as --- of the Official Records in the office of the Recorder of **Los Angeles**, California under the authority and powers vested in the Trustee designated in the Deed of Trust or as the duly appointed Trustee, default having occurred under the Deed of Trust pursuant to the Notice of Default and Election to Sell under the Deed of Trust. Trustee having complied with all applicable statutory requirements of the State of California and performed all duties required by the Deed of Trust including, among other things, as applicable, the mailing of copies of notices or the publication of a copy of the Notice of Default or the personal delivery of the copy of the Notice of Default or the posting and mailing of copies of the Notice of Sale or the publication of a copy thereof.

TRUSTEE'S DEED UPON SALE

Order No.: 1506-CA-2630703

At the place fixed in the Notice of Trustee's Sale, said Trustee did sell said property above described at public auction on **07/19/2017** to said Grantee, being the highest bidder at said sale for the amount bid, being **\$468,524.39** in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said Deed of Trust, receipt thereof is hereby acknowledged in full/partial satisfaction of the debt secured by said Deed of Trust.

Date: **July 21, 2017**

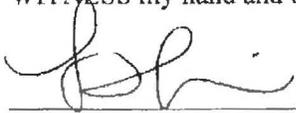
Western Progressive, LLC

By:  _____
Iman Walcott, Trustee Sale Assistant

STATE OF Georgia
COUNTY OF Fulton

On **July 21, 2017** before me, **Laterrika Thompkins** Personally appeared **Iman Walcott** 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.

WITNESS my hand and official seal.



Laterrika Thompkins

(Seal)

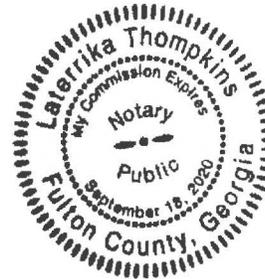


EXHIBIT B

ASSIGNED INSPECTOR: EMIL OPFFER

Date: May 3, 2019

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

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

Last Full Title: 01/02/2019

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). DEUTSCHE BANK NATIONAL TRUST COMPANY CAPACITY: OWNER
AMERIQUEST SERIES ARSI 2006-M3
C/O OCWEN LOAN SERVICING LLC
5720 PREMIER PARK DR
WEST PALM BEACH, FL, 33407

- 2). DEUTSCHE BANK NATIONAL TRUST COMPANY CAPACITY: OWNER
8359 BUFFALO AVE
PANORAMA CITY, CA, 91402

Property Detail Report

For Property Located At :

8359 BUFFALO AVE, PANORAMA CITY, CA 91402-3921



Owner Information

📍 For Sale

Owner Name: **DEUTSCHE BK NAT ARSI 2006-M3**
 Mailing Address: **8359 BUFFALO AVE, PANORAMA CITY CA 91402-3921 C001**
 Vesting Codes: **// CE**

Location Information

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

Owner Transfer Information

Recording/Sale Date:	07/25/2017 / 07/19/2017	Deed Type:	TRUSTEE'S DEED (FORECLOSURE)
Sale Price:	\$468,524	1st Mtg Document #:	
Document #:	833502		

Last Market Sale Information

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

Prior Sale Information

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

Property Characteristics

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

Site Information

Zoning:	LAR1	Acres:	0.14	County Use:	SINGLE FAMILY RESID (0101)
Lot Area:	5,927	Lot Width/Depth:	54 x 110	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$520,000	Assessed Year:	2018	Property Tax:	\$6,492.54
Land Value:	\$295,000	Improved %:	43%	Tax Area:	13
Improvement Value:	\$225,000	Tax Year:	2018	Tax Exemption:	
Total Taxable Value:	\$520,000				

EXHIBIT D

ASSIGNED INSPECTOR: **EMIL OPFFER**

Date: **May 3, 2019**

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

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

CASE#: **803530**

ORDER NO: **A-4622099**

EFFECTIVE DATE OF ORDER TO COMPLY: **February 7, 2018**

COMPLIANCE EXPECTED DATE: **March 9, 2018**

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

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-4622099

1061023201865529

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

FRANK M. BUSH GENERAL MANAGER

OSAMA YOUNAN, P.E. EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

ARSI 2006-M3 DEUTSCHE BANK NATIONAL TRUST TR AMERIQUEST SERIES 5720 PREMIER PARK DR WEST PALM BEACH, FL 33407

The undersigned mailed this notice by regular mail, postage prepaid, to the addressee on this day,

JAN 31 2018

CASE #: 803530

ORDER #: A-4622099 EFFECTIVE DATE: February 07, 2018 COMPLIANCE DATE: March 09, 2018

OWNER OF SITE ADDRESS: 8359 N BUFFALO AVE

To the address as shown on the last equalized assessment roll. Initialed by [Signature]

ASSESSORS PARCEL NO.: 2637-020-003 ZONE: R1; One-Family Zone

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

FURTHER, 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:

VIOLATION(S):

1. The Dwelling and garage or portion thereof is in need of general maintenance and repair.

You are therefore ordered to: 1) Repair, replace and or maintain the Garge door, electrical wiring. 2) Continue to maintain in good repair.

Code Section(s) in Violation: 91.8104, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Attached garage

Comments: Repair, replace and or maintain the Garge door, electrical wiring. Continue to maintain in good repair.

2. Open storage within the required yards.

You are therefore ordered to: Discontinue the open storage of rubbish, garbage, trash and debris from the premises. Including but not limited to furniture, boxes, clothing, tools, equipment, trash and other miscellaneous items in the required yard(s).

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



CODE ENFORCEMENT BUREAU For routine City business and non-emergency services: Call 3-1-1 www.ladbs.org

Code Section(s) in Violation: 12.03, 12.21A.1.(a) and 12.21C.1.(g) of the L.A.M.C.

Location: Front of lot

Comments: Remove the rubbish, trash and debris from the premises, including but not limited to furniture, boxes, clothing, tools, equipment, trash and other miscellaneous items in the required yards. Maintain the premises in a clean and sanitary 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 **\$660.00** may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

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

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

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

PENALTY WARNING:

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) 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.

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CODE ENFORCEMENT BUREAU
For routine City business and non-emergency services: Call 3-1-1
www.ladbs.org

1061023201865529

If you have any questions or require any additional information please feel free to contact me at (818)374-9845.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector : 

Date: January 30, 2018

JEFFREY DIFIORE
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9845
Jeffrey.Difiore@lacity.org


REVIEWED BY

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