

BOARD OF  
BUILDING AND SAFETY  
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CITY OF LOS ANGELES  
CALIFORNIA



KAREN BASS  
MAYOR

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

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

JOHN WEIGHT  
EXECUTIVE OFFICER

July 29, 2024

Council District: # 7

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

JOB ADDRESS: 9111 NORTH ORION AVENUE, LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 2656-028-018  
Re: Invoice #790825-5

Pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Los Angeles Department of Building and Safety (LADBS) investigated and identified code violations at: **9111 North Orion Avenue, Los Angeles, CA** ("Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

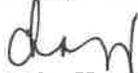
Pursuant to Section 98.0421, the property owner was issued an order on August 17, 2019, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the LADBS are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
Late Charge/Collection fee (250%)	840.00
System Development Surcharge late fee	50.40
Title Report fee	30.00
<b>Grand Total</b>	<b>\$ 1,276.56</b>

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 **\$1,276.56** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that Council instruct LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$1,276.56** 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

  
Ana Mae Yutan  
Chief, LADBS Resource Management Bureau

Lien confirmed by  
City Council on:



ATTEST: HOLLY L. WOLCOTT, CITY CLERK

BY: \_\_\_\_\_  
DEPUTY



1649 BUCKINGHAM RD.  
LOS ANGELES, CA 90019  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

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## ***Property Title Report***

***Work Order No. T17302***  
***Dated as of: 10/27/2022***

***Prepared for: City of Los Angeles***

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### ***SCHEDULE A***

***(Reported Property Information)***

***APN #: 2656-028-018***

***Property Address: 9111 N ORION AVE      City: Los Angeles      County: Los Angeles***

### **VESTING INFORMATION**

***Type of Document: QUITCLAIM DEED***

***Grantee : IGLESIA DE DIOS PENTECOSTAL, I.M.***

***Grantor : JESUS E. FUENTES***

***Deed Date : 04/29/2002***

***Recorded : 05/13/2002***

***Instr No. : 02-1100566***

***MAILING ADDRESS: IGLESIA DE DIOS PENTECOSTAL, I.M.  
401 E SANTA ANA BLVD, SANTA ANA, CA 92701***

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

***Lot Number: 49,50 Tract No: 11895 Brief Description: TRACT NO 11895 LOT COM S ON W LINE OF ORION AVE 187 FT FROM N LINE OF LOT 49 TH S ON SD W LINE 62 FT TH N 89 30'30 WTO E LINE***

### **MORTGAGES/LIENS**

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

LEAD SHEET

02-110566

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
4:41 PM MAY 13 2002

SPACE ABOVE THIS LINE FOR RECORDERS USE

TITLE(S)

*Deed*

FEE

D.T.T.

FEE \$30	W
A.F.N.F. 94	2

CODE  
20

NCPF Code 19

\$ 6

CODE  
19

CODE  
9

NOTIFICATION SENT \$4  
©

Assessor's Identification Number (AIN)

To Be Completed By Examiner OR Title Company In Black Ink

Number of Parcels Shown

2656

028

018

001

THIS FORM IS NOT TO BE DUPLICATED

02-1100566

RECORDING REQUESTED BY

J. Douglas Kirk, Esq.  
2201 Dupont Drive, Suite 820  
Irvine, Ca 92612

WHEN RECORDED MAIL TO

NAME J. Douglas Kirk, Esq.

MAILING 2201 Dupont Drive,  
ADDRESS Suite 820

CITY, STATE Irvine, CA  
ZIP CODE 92612

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLE(S)

QUITCLAIM DEED

Legal  
Solutions 13-201  
Co Plus

RECORDING REQUESTED BY

2656-028-018

WHEN RECORDED MAIL TO

NAME J. Douglas Kirk, Esq.

STREET ADDRESS 2201 Dupont Drive, Suite 820

CITY & STATE Irvine, CA 92612

SPACE ABOVE THIS LINE FOR RECORDERS USE

### Quitclaim Deed

ALL PTE  
2656 028 018

The undersigned grantor(s) declare(s): *This is a bona fide gift and the grantor received nothing in return, R&T 11911.*  
Documentary transfer tax is \$ 0  
( ) computed on full value of property conveyed, or  
( ) computed on full value less value of liens and encumbrances remaining at time of sale.  
( ) Unincorporated area: ( ) City of Los Angeles  
( X ) Realty not sold.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
JESUS E. FUENTES, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

hereby REMISE(S), RELEASE(S) AND FOREVER QUITCLAIM(S) to  
Iglesia de Dios Pentecostal, I.M. (Pentecostal Church of God)

the property in Los Angeles County, State of California, described as:  
LOT A OF PARCEL MAP LA NO. 983 AS RECORDED IN BOOK 9 OF PAGE 22 OF PARCEL MAPS, OF THE COUNTY RECORDER ON NOVEMBER 21, 1967

Mail tax statements to \_\_\_\_\_

Date 04/29/2002

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES } SS.

On 04/29/2002 before me, the undersigned, a Notary Public in and for said State, personally appeared, JESUS E. FUENTES

JESUS E. FUENTES

*Jesus E. Fuentes*

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name IS subscribed to the within instrument and acknowledged that HE executed the same. Witness my hand and official seal.

Signature Francisco A. Ramirez  
FRANCISCO A. RAMIREZ, "NOTARY PUBLIC"  
Name (Typed or Printed)



# EXHIBIT B

ASSIGNED INSPECTOR: **JASON BRANNON**  
JOB ADDRESS: **9111 NORTH ORION AVENUE, LOS ANGELES, CA**  
ASSESSOR PARCEL NO. (APN): **2656-028-018**

Date: **July 29, 2024**

Last Full Title: **10/27/2022**

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

- 1) IGLESIA DE DIOS PENTECOSTAL, I.M.  
401 EAST SANTA ANA BOULEVARD  
SANTA ANA, CA 92701

CAPACITY: OWNER

**Property Detail Report**  
**For Property Located At :**  
**9111 ORION AVE, NORTH HILLS, CA 91343-3207**



<b>Owner Information</b>			
Owner Name:	IGLESIA DE DIOS PENTECOSTAL		
Mailing Address:	401 E SANTA ANA BLVD, SANTA ANA CA 92701-4176 C009		
Vesting Codes:	// CO		
<b>Location Information</b>			
Legal Description:	TRACT NO 11895 LOT COM S ON W LINE OF ORION AVE 187 FT FROM N LINE OF LOT 49 TH S ON SD W LINE 62 FT TH N 89 30'30" W TO E LINE OF SAN DIEGO FRWY TH N THEREON 62.02 FT TH S 89 30'30" E 115.45 FT TO LOT 50		
County:	LOS ANGELES, CA	APN:	2656-028-018
Census Tract / Block:	1172.01 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	11895
Legal Book/Page:	218-30	Map Reference:	8-B5 /
Legal Lot:	50	Tract #:	11895
Legal Block:		School District:	LOS ANGELES
Market Area:	NOH	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	LOMITA
<b>Owner Transfer Information</b>			
Recording/Sale Date:	05/13/2002 / 04/29/2002	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	1100566		
<b>Last Market Sale Information</b>			
Recording/Sale Date:	07/10/1997 /	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	/
Document #:	1040238	2nd Mtg Amount/Type:	/
Deed Type:	QUIT CLAIM DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:	OLD REPUBLIC TITLE		
Lender:			
Seller Name:	MENA YOLANDA		
<b>Prior Sale Information</b>			
Prior Rec/Sale Date:	07/10/1997 /	Prior Lender:	MISCELLANEOUS FIN
Prior Sale Price:	\$125,000	Prior 1st Mtg Amt/Type:	\$75,000 / CONV
Prior Doc Number:	1040237	Prior 1st Mtg Rate/Type:	/ FIXED RATE LOAN
Prior Deed Type:	GRANT DEED		
<b>Property Characteristics</b>			
Year Built / Eff:	1947 / 1958	Total Rooms/Offices	6
Gross Area:	1,254	Total Restrooms:	2
Building Area:	1,254	Roof Type:	
Tot Adj Area:		Roof Material:	COMPOSITION SHINGLE
Above Grade:		Construction:	
# of Stories:	1	Foundation:	RAISED
Other Improvements:	FENCE;ADDITION Building Permit	Exterior wall:	SHINGLE SIDING
		Basement Area:	
		Air Cond:	
		Pool:	
		Quality:	
		Condition:	
<b>Site Information</b>			
Zoning:	LAC2	Acres:	0.16
Lot Area:	7,070	Lot Width/Depth:	62 x 114
Land Use:	OFFICE BUILDING	Res/Comm Units:	1 / 1
Site Influence:		County Use:	OFFICE BLDG (1700)
		State Use:	
		Water Type:	
		Sewer Type:	
<b>Tax Information</b>			
Total Value:	\$199,045	Assessed Year:	2022
Land Value:	\$143,373	Improved %:	28%
Improvement Value:	\$55,672	Tax Year:	2021
Total Taxable Value:		Property Tax:	\$228.81
		Tax Area:	8859
		Tax Exemption:	MISC

# Comparable Sales Report

For Property Located At



**9111 ORION AVE, NORTH HILLS, CA 91343-3207**

16 Comparable(s) Selected.

Report Date: 11/10/2022

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$0	\$352,000	\$6,750,000	\$1,735,969
Bldg/Living Area	1,254	1,083	1,410	1,241
Price/Sqft	\$0.00	\$293.33	\$5,240.68	\$1,402.45
Year Built	1947	1914	1983	1948
Lot Area	7,070	2,458	134,659	21,697
Bedrooms	0	2	3	2
Bathrooms/Restrooms	2	1	1	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$199,045	\$63,702	\$2,600,000	\$842,679
Distance From Subject	0.00	7.04	24.43	16.83

\*= user supplied for search only

Comp #:	1	Distance From Subject: 7.04 (miles)			
Address:	21053 DEVONSHIRE ST 104, CHATSWORTH, CA 91311-8248				
Owner Name:	AKZOK LLC				
Seller Name:	VALLENS CAROL D				
APN:	2706-019-041	Map Reference:	6-D3 /	Building Area:	1,094
County:	LOS ANGELES, CA	Census Tract:	1131.01	Total Rooms/Offices:	
Subdivision:	42397	Zoning:	LAP	Total Restrooms:	
Rec Date:	10/12/2022	Prior Rec Date:	10/05/2007	Yr Built/Eff:	1983 / 1983
Sale Date:	09/20/2022	Prior Sale Date:	08/20/2007	Air Cond:	
Sale Price:	\$485,000	Prior Sale Price:	\$325,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	980463	Acres:	0.41		
1st Mtg Amt:	\$285,000	Lot Area:	18,043		
Total Value:	\$402,256	# of Stories:			
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/		

Comp #:	2	Distance From Subject: 7.66 (miles)			
Address:	5635 CAHUENGA BLVD, NORTH HOLLYWOOD, CA 91601-2104				
Owner Name:	PAVLOS KITCHEN INC				
Seller Name:	MATIN ALIASGHAR				
APN:	2415-023-015	Map Reference:	23-F1 /	Building Area:	1,325
County:	LOS ANGELES, CA	Census Tract:	1243.00	Total Rooms/Offices:	
Subdivision:	9651	Zoning:	LACR	Total Restrooms:	
Rec Date:	02/23/2022	Prior Rec Date:	07/19/2010	Yr Built/Eff:	1947 / 1947
Sale Date:	02/15/2022	Prior Sale Date:	06/03/2010	Air Cond:	NONE
Sale Price:	\$880,000	Prior Sale Price:	\$195,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	209142	Acres:	0.06		
1st Mtg Amt:	\$528,000	Lot Area:	2,624		
Total Value:	\$265,118	# of Stories:			
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/		

Comp #:	3	Distance From Subject: 9.31 (miles)			
Address:	1715 W MAGNOLIA BLVD 7, BURBANK, CA 91506				
Owner Name:	GEOGDZHYAN GEVORK G				
Seller Name:	REINKE C F & A M 2017 TRUST				
APN:	2448-018-004	Map Reference:	17-C6 /	Building Area:	1,250

County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>3109.00</b>	Total Rooms/Offices:	
Subdivision:	<b>8462</b>	Zoning:	<b>BUC3*</b>	Total Restrooms:	
Rec Date:	<b>03/24/2022</b>	Prior Rec Date:	<b>04/06/2021</b>	Yr Built/Eff:	<b>1947 / 1974</b>
Sale Date:	<b>03/16/2022</b>	Prior Sale Date:	<b>03/17/2021</b>	Air Cond:	
Sale Price:	<b>\$1,800,000</b>	Prior Sale Price:	<b>\$1,250,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>334848</b>	Acres:	<b>0.06</b>		
1st Mtg Amt:		Lot Area:	<b>2,472</b>		
Total Value:	<b>\$601,800</b>	# of Stories:			
Land Use:	<b>OFFICE BUILDING</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>4</b>	Distance From Subject: <b>9.51 (miles)</b>			
Address:	<b>3625 CAHUENGA BLVD W, LOS ANGELES, CA 90068-1205</b>				
Owner Name:	<b>SC CAHUENGA PROPERTIES LLC</b>				
Seller Name:	<b>3623 CAHUENGA LLC</b>				
APN:	<b>2425-005-009</b>	Map Reference:	<b>23-F5 /</b>	Building Area:	<b>1,295</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1437.00</b>	Total Rooms/Offices:	
Subdivision:	<b>5593</b>	Zoning:	<b>LAC2</b>	Total Restrooms:	
Rec Date:	<b>11/02/2022</b>	Prior Rec Date:	<b>05/20/2011</b>	Yr Built/Eff:	<b>1930 / 1958</b>
Sale Date:	<b>10/17/2022</b>	Prior Sale Date:	<b>05/18/2011</b>	Air Cond:	<b>CENTRAL</b>
Sale Price:	<b>\$3,100,000</b>	Prior Sale Price:	<b>\$2,700,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	<b>ROLL COMPOSITION</b>
Document #:	<b>1039924</b>	Acres:	<b>0.07</b>		
1st Mtg Amt:	<b>\$2,800,000</b>	Lot Area:	<b>2,876</b>		
Total Value:	<b>\$754,252</b>	# of Stories:	<b>1</b>		
Land Use:	<b>OFFICE BUILDING</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>5</b>	Distance From Subject: <b>9.76 (miles)</b>			
Address:	<b>22708 VENTURA BLVD, WOODLAND HILLS, CA 91364-1333</b>				
Owner Name:	<b>AMADEUS ONE LLC</b>				
Seller Name:	<b>DANIELYAN BABKEN</b>				
APN:	<b>2040-031-003</b>	Map Reference:	<b>13-A2 /</b>	Building Area:	<b>1,088</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1372.03</b>	Total Rooms/Offices:	
Subdivision:	<b>6170</b>	Zoning:	<b>LAC4</b>	Total Restrooms:	
Rec Date:	<b>09/08/2022</b>	Prior Rec Date:	<b>10/15/2018</b>	Yr Built/Eff:	<b>1955 / 1955</b>
Sale Date:	<b>04/16/2022</b>	Prior Sale Date:	<b>10/09/2018</b>	Air Cond:	
Sale Price:	<b>\$1,083,000</b>	Prior Sale Price:	<b>\$500,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>883468</b>	Acres:	<b>0.07</b>		
1st Mtg Amt:	<b>\$641,160</b>	Lot Area:	<b>3,246</b>		
Total Value:	<b>\$745,000</b>	# of Stories:			
Land Use:	<b>OFFICE BUILDING</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>6</b>	Distance From Subject: <b>15.15 (miles)</b>			
Address:	<b>3620 OVERLAND AVE, LOS ANGELES, CA 90034-6310</b>				
Owner Name:	<b>3620 OVERLAND LLC</b>				
Seller Name:	<b>BARK HAUS LLC</b>				
APN:	<b>4314-010-086</b>	Map Reference:	<b>42-B6 /</b>	Building Area:	<b>1,288</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2699.03</b>	Total Rooms/Offices:	
Subdivision:	<b>HARRISON CURTIS &amp; SWEETSERS</b>	Zoning:	<b>LAC2</b>	Total Restrooms:	<b>1</b>
Rec Date:	<b>04/22/2022</b>	Prior Rec Date:	<b>10/31/2018</b>	Yr Built/Eff:	<b>1916 / 1920</b>
Sale Date:	<b>03/29/2022</b>	Prior Sale Date:	<b>10/22/2018</b>	Air Cond:	<b>YES</b>
Sale Price:	<b>\$6,750,000</b>	Prior Sale Price:	<b>\$4,750,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>442637</b>	Acres:	<b>0.14</b>		
1st Mtg Amt:	<b>\$4,725,000</b>	Lot Area:	<b>6,275</b>		
Total Value:	<b>\$2,496,547</b>	# of Stories:			
Land Use:	<b>OFFICE BUILDING</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>7</b>	Distance From Subject: <b>15.19 (miles)</b>			
Address:	<b>4489 W PICO BLVD, LOS ANGELES, CA 90019-4244</b>				
Owner Name:	<b>HARD KNOCKS PROPERTIES LLC</b>				
Seller Name:	<b>4489 PICO LLC</b>				
APN:	<b>5082-011-003</b>	Map Reference:	<b>43-C3 /</b>	Building Area:	<b>1,083</b>

County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2128.00</b>	Total Rooms/Offices:	
Subdivision:	<b>3788</b>	Zoning:	<b>LAC4</b>	Total Restrooms:	
Rec Date:	<b>03/31/2022</b>	Prior Rec Date:	<b>02/14/2020</b>	Yr Built/Eff:	<b>1938 / 1940</b>
Sale Date:	<b>03/23/2022</b>	Prior Sale Date:	<b>12/17/2019</b>	Air Cond:	<b>NONE</b>
Sale Price:	<b>\$975,000</b>	Prior Sale Price:	<b>\$850,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>359667</b>	Acres:	<b>0.12</b>		
1st Mtg Amt:	<b>\$500,750</b>	Lot Area:	<b>5,102</b>		
Total Value:	<b>\$875,982</b>	# of Stories:			
Land Use:	<b>OFFICE BUILDING</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>8</b>	Distance From Subject:	<b>18.84 (miles)</b>
Address:	<b>30423 CANWOOD ST 101, AGOURA HILLS, CA 91301-4313</b>		
Owner Name:	<b>CANWOOD 101 LLC</b>		
Seller Name:	<b>AGOURA OFFICE PROPERTY LLC</b>		
APN:	<b>2054-020-047</b>	Map Reference:	<b>102-D4 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>8003.24</b>
Subdivision:	<b>PARCEL MAP 14985</b>	Zoning:	<b>AHCPD*</b>
Rec Date:	<b>09/30/2022</b>	Prior Rec Date:	<b>07/17/2017</b>
Sale Date:	<b>06/10/2022</b>	Prior Sale Date:	<b>06/15/2017</b>
Sale Price:	<b>\$435,500</b>	Prior Sale Price:	<b>\$265,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>953660</b>	Acres:	<b>3.09</b>
1st Mtg Amt:	<b>\$268,000</b>	Lot Area:	<b>134,659</b>
Total Value:	<b>\$284,133</b>	# of Stories:	
Land Use:	<b>OFFICE BUILDING</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>9</b>	Distance From Subject:	<b>18.84 (miles)</b>
Address:	<b>30423 CANWOOD ST 115, AGOURA HILLS, CA 91301-4314</b>		
Owner Name:	<b>ROBINSON CLIFFORD/ROBINSON KIMBERLI D</b>		
Seller Name:	<b>WALTERS M &amp; S F/TR</b>		
APN:	<b>2054-020-068</b>	Map Reference:	<b>102-D4 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>8003.24</b>
Subdivision:		Zoning:	<b>AHCP</b>
Rec Date:	<b>08/22/2022</b>	Prior Rec Date:	
Sale Date:	<b>08/08/2022</b>	Prior Sale Date:	
Sale Price:	<b>\$500,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>835027</b>	Acres:	<b>3.09</b>
1st Mtg Amt:	<b>\$375,000</b>	Lot Area:	<b>134,659</b>
Total Value:	<b>\$328,884</b>	# of Stories:	
Land Use:	<b>OFFICE BUILDING</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>10</b>	Distance From Subject:	<b>19.32 (miles)</b>
Address:	<b>7123 W MANCHESTER AVE, LOS ANGELES, CA 90045-3508</b>		
Owner Name:	<b>BALLENTINE B &amp; V TRUST</b>		
Seller Name:	<b>ALBI FAMILY TRUST</b>		
APN:	<b>4113-013-009</b>	Map Reference:	<b>56-A2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2765.00</b>
Subdivision:	<b>9384</b>	Zoning:	<b>LAC4</b>
Rec Date:	<b>10/19/2022</b>	Prior Rec Date:	<b>09/16/1975</b>
Sale Date:	<b>09/09/2022</b>	Prior Sale Date:	
Sale Price:	<b>\$1,150,000</b>	Prior Sale Price:	<b>\$7,500</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>1000925</b>	Acres:	<b>0.06</b>
1st Mtg Amt:	<b>\$470,600</b>	Lot Area:	<b>2,501</b>
Total Value:	<b>\$83,809</b>	# of Stories:	
Land Use:	<b>OFFICE BUILDING</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>11</b>	Distance From Subject:	<b>20.56 (miles)</b>
Address:	<b>45 S CATALINA AVE, PASADENA, CA 91106</b>		
Owner Name:	<b>CATALINA &amp; GREEN LLC</b>		
Seller Name:	<b>975 E GREEN STREET LLC</b>		
APN:	<b>5735-026-011</b>	Map Reference:	<b>27-B4 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>4635.00</b>
Subdivision:	<b>PARKER &amp; FARRIS</b>	Zoning:	<b>PSC-</b>
		Building Area:	<b>1,130</b>
		Total Rooms/Offices:	
		Total Restrooms:	

Rec Date:	<b>06/13/2022</b>	Prior Rec Date:	<b>10/16/2014</b>	Yr Built/Eff:	<b>1948 / 1948</b>
Sale Date:	<b>05/11/2022</b>	Prior Sale Date:	<b>10/09/2014</b>	Air Cond:	<b>NONE</b>
Sale Price:	<b>\$5,500,000</b>	Prior Sale Price:	<b>\$3,700,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>624055</b>	Acres:	<b>0.23</b>		
1st Mtg Amt:	<b>\$3,325,000</b>	Lot Area:	<b>9,849</b>		
Total Value:	<b>\$2,344,331</b>	# of Stories:			
Land Use:	<b>OFFICE BUILDING</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>12</b>	Distance From Subject: <b>21.91 (miles)</b>			
Address:	<b>5324 PACIFIC BLVD, HUNTINGTON PARK, CA 90255</b>				
Owner Name:	<b>MUNOZ ARMANDO J</b>				
Seller Name:	<b>BROTHERS AUTO COATING INC</b>				
APN:	<b>6309-020-001</b>	Map Reference:	<b>52-F3 /</b>	Building Area:	<b>1,395</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5325.00</b>	Total Rooms/Offices:	
Subdivision:	<b>HUNTINGTON PARK</b>	Zoning:	<b>HPM2*</b>	Total Restrooms:	
Rec Date:	<b>06/01/2022</b>	Prior Rec Date:	<b>08/16/2021</b>	Yr Built/Eff:	<b>1919 / 1920</b>
Sale Date:	<b>05/10/2022</b>	Prior Sale Date:	<b>04/28/2021</b>	Air Cond:	<b>NONE</b>
Sale Price:	<b>\$995,000</b>	Prior Sale Price:	<b>\$650,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>585559</b>	Acres:	<b>0.16</b>		
1st Mtg Amt:	<b>\$995,000</b>	Lot Area:	<b>7,001</b>		
Total Value:	<b>\$650,000</b>	# of Stories:			
Land Use:	<b>OFFICE BUILDING</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>13</b>	Distance From Subject: <b>23.13 (miles)</b>			
Address:	<b>2328 S ATLANTIC BLVD, MONTEREY PARK, CA 91754-6806</b>				
Owner Name:	<b>RANH MINH D</b>				
Seller Name:	<b>BRENDA COBLE LIVING TRUST</b>				
APN:	<b>5266-001-017</b>	Map Reference:	<b>46-A4 /</b>	Building Area:	<b>1,250</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>4827.01</b>	Total Rooms/Offices:	
Subdivision:	<b>10759</b>	Zoning:	<b>MPC2YY</b>	Total Restrooms:	
Rec Date:	<b>06/16/2022</b>	Prior Rec Date:	<b>01/04/1993</b>	Yr Built/Eff:	<b>1954 / 1954</b>
Sale Date:	<b>06/09/2022</b>	Prior Sale Date:		Air Cond:	
Sale Price:	<b>\$480,000</b>	Prior Sale Price:		Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:	
Document #:	<b>640610</b>	Acres:	<b>0.06</b>		
1st Mtg Amt:	<b>\$130,000</b>	Lot Area:	<b>2,458</b>		
Total Value:	<b>\$63,702</b>	# of Stories:			
Land Use:	<b>OFFICE BUILDING</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>14</b>	Distance From Subject: <b>24.21 (miles)</b>			
Address:	<b>3017 W BEVERLY BLVD, MONTEBELLO, CA 90640-2214</b>				
Owner Name:	<b>CORTEZ GEORGE SR</b>				
Seller Name:	<b>POWER CONSCIOUS INC</b>				
APN:	<b>6343-001-027</b>	Map Reference:	<b>46-B6 /</b>	Building Area:	<b>1,200</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5302.02</b>	Total Rooms/Offices:	
Subdivision:	<b>8502</b>	Zoning:	<b>MNC2*</b>	Total Restrooms:	
Rec Date:	<b>07/01/2022</b>	Prior Rec Date:	<b>10/10/2017</b>	Yr Built/Eff:	<b>1961 / 1961</b>
Sale Date:	<b>05/26/2022</b>	Prior Sale Date:	<b>09/20/2017</b>	Air Cond:	
Sale Price:	<b>\$352,000</b>	Prior Sale Price:	<b>\$190,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>687434</b>	Acres:	<b>0.06</b>		
1st Mtg Amt:	<b>\$281,600</b>	Lot Area:	<b>2,548</b>		
Total Value:	<b>\$471,767</b>	# of Stories:			
Land Use:	<b>OFFICE BUILDING</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>15</b>	Distance From Subject: <b>24.38 (miles)</b>			
Address:	<b>4276 FLORENCE AVE, BELL, CA 90201-3524</b>				
Owner Name:	<b>SADEGHPOUR SEPEHR/REZAI RAUHIE</b>				
Seller Name:	<b>ZAKARYAN FRIDA</b>				
APN:	<b>6225-004-036</b>	Map Reference:	<b>53-C6 /</b>	Building Area:	<b>1,260</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5336.03</b>	Total Rooms/Offices:	
Subdivision:	<b>349</b>	Zoning:	<b>BLC3R*</b>	Total Restrooms:	<b>1</b>
Rec Date:	<b>07/08/2022</b>	Prior Rec Date:	<b>09/18/2019</b>	Yr Built/Eff:	<b>1914 / 1960</b>
Sale Date:	<b>06/16/2022</b>	Prior Sale Date:	<b>09/10/2019</b>	Air Cond:	

Sale Price:	<b>\$640,000</b>	Prior Sale Price:	<b>\$500,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>705466</b>	Acres:	<b>0.19</b>		
1st Mtg Amt:		Lot Area:	<b>8,214</b>		
Total Value:	<b>\$515,282</b>	# of Stories:			
Land Use:	<b>OFFICE BUILDING</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>16</b>	Distance From Subject: <b>24.43 (miles)</b>			
Address:	<b>921 MANHATTAN BEACH BLVD, MANHATTAN BEACH, CA 90266-5119</b>				
Owner Name:	<b>921 MANHATTAN BCH PTRS LLC</b>				
Seller Name:	<b>POWERSCOURT PARTNERS LLC</b>				
APN:	<b>4170-011-015</b>	Map Reference:	<b>62-C4 /</b>	Building Area:	<b>1,322</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>6203.03</b>	Total Rooms/Offices:	
Subdivision:	<b>1638</b>	Zoning:	<b>MNCL</b>	Total Restrooms:	
Rec Date:	<b>10/24/2022</b>	Prior Rec Date:	<b>12/09/2021</b>	Yr Built/Eff:	<b>1952 / 1965</b>
Sale Date:	<b>10/14/2022</b>	Prior Sale Date:	<b>09/24/2021</b>	Air Cond:	<b>CENTRAL</b>
Sale Price:	<b>\$2,650,000</b>	Prior Sale Price:	<b>\$2,600,000</b>	Pool:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>1011382</b>	Acres:	<b>0.11</b>		
1st Mtg Amt:	<b>\$2,120,000</b>	Lot Area:	<b>4,627</b>		
Total Value:	<b>\$2,600,000</b>	# of Stories:	<b>1</b>		
Land Use:	<b>OFFICE BUILDING</b>	Park Area/Cap#:	<b>/</b>		

# EXHIBIT D

ASSIGNED INSPECTOR: **JASON BRANNON**  
JOB ADDRESS: **9111 NORTH ORION AVENUE, LOS ANGELES, CA**  
ASSESSOR PARCEL NO. (APN): **2656-028-018**

Date: **July 29, 2024**

CASE NO.: **874698**  
ORDER NO.: **A-5098950**

EFFECTIVE DATE OF ORDER TO COMPLY: **August 17, 2019**  
COMPLIANCE EXPECTED DATE: **September 16, 2019**  
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

.....

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

**VIOLATIONS:**

SEE ATTACHED ORDER # A-5098950

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATELOS  
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

IGLESIA DE DIOS PENTECOSTAL  
401 E SANTA ANA BLVD  
SANTA ANA, CA 92701

CASE #: 874698  
ORDER #: A-5098950  
EFFECTIVE DATE: August 17, 2019  
COMPLIANCE DATE: September 16, 2019

The undersigned hereby certifies this notice  
by regular mail, postage prepaid,  
to the addressee on this day.

AUG 12 2019

to the address as shown on the  
last equalized assessment roll.  
Initiated by

OWNER OF  
SITE ADDRESS: 9111 N ORION AVE  
ASSESSORS PARCEL NO.: 2656-028-018  
ZONE: C2; Commercial 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. **Unapproved occupancy or use of the G-1 occupancy retail store as a church.**

You are therefore ordered to: Discontinue the unapproved occupancy or use of the retail store as a church.

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.

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

INSPECTOR COPY

**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 err or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

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

Any questions regarding the order to comply and compliance matters contact the inspector noted below at (818)374-9862.

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

Inspector : James Abreu Date: August 07, 2019

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

REVIEWED BY

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.



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