

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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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
Grand Total	\$ 1,276.56

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 **\$1,276.56** 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

Property Title Report

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

Prepared for: City of Los Angeles

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

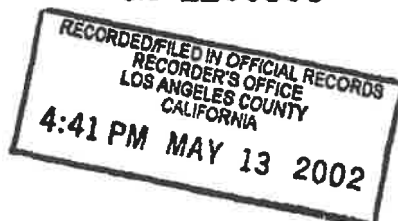
Lot Number: 49,50 Tract No: 11895 Brief Description: TRACT NO 11895 LOT COM S ON W LINE OF ORION AVE 187 FT FROM N LINE OF LOT 49 TH S ON SD W LINE 62 FT TH N 89 30'30 WTO E LINE

MORTGAGES/LIENS

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



02-1100566



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
CA 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

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

9

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:

.....

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



RealQuest

Owner Information

Owner Name: IGLESIA DE DIOS PENTECOSTAL
 Mailing Address: 401 E SANTA ANA BLVD, SANTA ANA CA 92701-4176 C009
 Vesting Codes: // CO

Location Information

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

Owner Transfer Information

Recording/Sale Date:	05/13/2002 / 04/29/2002	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	1100566		

Last Market Sale Information

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		

Prior Sale Information

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		

Property Characteristics

Year Built / Eff:	1947 / 1958	Total Rooms/Offices	6	Garage Area:	
Gross Area:	1,254	Total Restrooms:	2	Garage Capacity:	
Building Area:	1,254	Roof Type:		Parking Spaces:	2
Tot Adj Area:		Roof Material:	COMPOSITION SHINGLE	Heat Type:	HEATED
Above Grade:		Construction:		Air Cond:	
# of Stories:	1	Foundation:	RAISED	Pool:	
Other Improvements:	FENCE; ADDITION Building Permit	Exterior wall:	SHINGLE SIDING	Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	LAC2	Acres:	0.16	County Use:	OFFICE BLDG (1700)
Lot Area:	7,070	Lot Width/Depth:	62 x 114	State Use:	
Land Use:	OFFICE BUILDING	Res/Comm Units:	1 / 1	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$199,045	Assessed Year:	2022	Property Tax:	\$228.81
Land Value:	\$143,373	Improved %:	28%	Tax Area:	8859
Improvement Value:	\$55,672	Tax Year:	2021	Tax Exemption:	MISC
Total Taxable Value:					

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

Distance From Subject: 7.04 (miles)

Comp #:	1				
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#:	/		

Distance From Subject: 7.66 (miles)

Comp #:	2		
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 /
County:	LOS ANGELES, CA	Census Tract:	1243.00
Subdivision:	9651	Zoning:	LACR
Rec Date:	02/23/2022	Prior Rec Date:	07/19/2010
Sale Date:	02/15/2022	Prior Sale Date:	06/03/2010
Sale Price:	\$880,000	Prior Sale Price:	\$195,000
Sale Type:	FULL	Prior Sale Type:	FULL
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:	LOS ANGELES, CA	Census Tract:	3109.00	Total Rooms/Offices:	
Subdivision:	8462	Zoning:	BUC3*	Total Restrooms:	
Rec Date:	03/24/2022	Prior Rec Date:	04/06/2021	Yr Built/Eff:	1947 / 1974
Sale Date:	03/16/2022	Prior Sale Date:	03/17/2021	Air Cond:	
Sale Price:	\$1,800,000	Prior Sale Price:	\$1,250,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	334848	Acres:	0.06		
1st Mtg Amt:		Lot Area:	2,472		
Total Value:	\$601,800	# of Stories:			
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/		

Comp #: **4** Distance From Subject: **9.51 (miles)**

Address: **3625 CAHUENGA BLVD W, LOS ANGELES, CA 90068-1205**

Owner Name: **SC CAHUENGA PROPERTIES LLC**

Seller Name: **3623 CAHUENGA LLC**

APN:	2425-005-009	Map Reference:	23-F5 /	Building Area:	1,295
County:	LOS ANGELES, CA	Census Tract:	1437.00	Total Rooms/Offices:	
Subdivision:	5593	Zoning:	LAC2	Total Restrooms:	
Rec Date:	11/02/2022	Prior Rec Date:	05/20/2011	Yr Built/Eff:	1930 / 1958
Sale Date:	10/17/2022	Prior Sale Date:	05/18/2011	Air Cond:	CENTRAL
Sale Price:	\$3,100,000	Prior Sale Price:	\$2,700,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	ROLL COMPOSITION
Document #:	1039924	Acres:	0.07		
1st Mtg Amt:	\$2,800,000	Lot Area:	2,876		
Total Value:	\$754,252	# of Stories:	1		
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/		

Comp #: **5** Distance From Subject: **9.76 (miles)**

Address: **22708 VENTURA BLVD, WOODLAND HILLS, CA 91364-1333**

Owner Name: **AMADEUS ONE LLC**

Seller Name: **DANIELYAN BABKEN**

APN:	2040-031-003	Map Reference:	13-A2 /	Building Area:	1,088
County:	LOS ANGELES, CA	Census Tract:	1372.03	Total Rooms/Offices:	
Subdivision:	6170	Zoning:	LAC4	Total Restrooms:	
Rec Date:	09/08/2022	Prior Rec Date:	10/15/2018	Yr Built/Eff:	1955 / 1955
Sale Date:	04/16/2022	Prior Sale Date:	10/09/2018	Air Cond:	
Sale Price:	\$1,083,000	Prior Sale Price:	\$500,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	883468	Acres:	0.07		
1st Mtg Amt:	\$641,160	Lot Area:	3,246		
Total Value:	\$745,000	# of Stories:			
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/		

Comp #: **6** Distance From Subject: **15.15 (miles)**

Address: **3620 OVERLAND AVE, LOS ANGELES, CA 90034-6310**

Owner Name: **3620 OVERLAND LLC**

Seller Name: **BARK HAUS LLC**

APN:	4314-010-086	Map Reference:	42-B6 /	Building Area:	1,288
County:	LOS ANGELES, CA	Census Tract:	2699.03	Total Rooms/Offices:	
Subdivision:	HARRISON CURTIS & SWEETSERS	Zoning:	LAC2	Total Restrooms:	1
Rec Date:	04/22/2022	Prior Rec Date:	10/31/2018	Yr Built/Eff:	1916 / 1920
Sale Date:	03/29/2022	Prior Sale Date:	10/22/2018	Air Cond:	YES
Sale Price:	\$6,750,000	Prior Sale Price:	\$4,750,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	442637	Acres:	0.14		
1st Mtg Amt:	\$4,725,000	Lot Area:	6,275		
Total Value:	\$2,496,547	# of Stories:			
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/		

Comp #: **7** Distance From Subject: **15.19 (miles)**

Address: **4489 W PICO BLVD, LOS ANGELES, CA 90019-4244**

Owner Name: **HARD KNOCKS PROPERTIES LLC**

Seller Name: **4489 PICO LLC**

APN:	5082-011-003	Map Reference:	43-C3 /	Building Area:	1,083
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County:	LOS ANGELES, CA	Census Tract:	2128.00	Total Rooms/Offices:	
Subdivision:	3788	Zoning:	LAC4	Total Restrooms:	
Rec Date:	03/31/2022	Prior Rec Date:	02/14/2020	Yr Built/Eff:	1938 / 1940
Sale Date:	03/23/2022	Prior Sale Date:	12/17/2019	Air Cond:	NONE
Sale Price:	\$975,000	Prior Sale Price:	\$850,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	359667	Acres:	0.12		
1st Mtg Amt:	\$500,750	Lot Area:	5,102		
Total Value:	\$875,982	# of Stories:			
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/		

Comp #: 8 Distance From Subject: 18.84 (miles)

Address: 30423 CANWOOD ST 101, AGOURA HILLS, CA 91301-4313

Owner Name: CANWOOD 101 LLC

Seller Name: AGOURA OFFICE PROPERTY LLC

APN:	2054-020-047	Map Reference:	102-D4 /	Building Area:	1,088
County:	LOS ANGELES, CA	Census Tract:	8003.24	Total Rooms/Offices:	
Subdivision:	PARCEL MAP 14985	Zoning:	AHCPD*	Total Restrooms:	
Rec Date:	09/30/2022	Prior Rec Date:	07/17/2017	Yr Built/Eff:	1983 / 1983
Sale Date:	06/10/2022	Prior Sale Date:	06/15/2017	Air Cond:	
Sale Price:	\$435,500	Prior Sale Price:	\$265,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	953660	Acres:	3.09		
1st Mtg Amt:	\$268,000	Lot Area:	134,659		
Total Value:	\$284,133	# of Stories:			
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/		

Comp #: 9 Distance From Subject: 18.84 (miles)

Address: 30423 CANWOOD ST 115, AGOURA HILLS, CA 91301-4314

Owner Name: ROBINSON CLIFFORD/ROBINSON KIMBERLI D

Seller Name: WALTERS M & S F/TR

APN:	2054-020-068	Map Reference:	102-D4 /	Building Area:	1,410
County:	LOS ANGELES, CA	Census Tract:	8003.24	Total Rooms/Offices:	
Subdivision:		Zoning:	AHCP	Total Restrooms:	
Rec Date:	08/22/2022	Prior Rec Date:		Yr Built/Eff:	1983 / 1983
Sale Date:	08/08/2022	Prior Sale Date:		Air Cond:	
Sale Price:	\$500,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	835027	Acres:	3.09		
1st Mtg Amt:	\$375,000	Lot Area:	134,659		
Total Value:	\$328,884	# of Stories:			
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/		

Comp #: 10 Distance From Subject: 19.32 (miles)

Address: 7123 W MANCHESTER AVE, LOS ANGELES, CA 90045-3508

Owner Name: BALLENTINE B & V TRUST

Seller Name: ALBI FAMILY TRUST

APN:	4113-013-009	Map Reference:	56-A2 /	Building Area:	1,375
County:	LOS ANGELES, CA	Census Tract:	2765.00	Total Rooms/Offices:	
Subdivision:	9384	Zoning:	LAC4	Total Restrooms:	
Rec Date:	10/19/2022	Prior Rec Date:	09/16/1975	Yr Built/Eff:	1950 / 1950
Sale Date:	09/09/2022	Prior Sale Date:		Air Cond:	
Sale Price:	\$1,150,000	Prior Sale Price:	\$7,500	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	1000925	Acres:	0.06		
1st Mtg Amt:	\$470,600	Lot Area:	2,501		
Total Value:	\$83,809	# of Stories:			
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/		

Comp #: 11 Distance From Subject: 20.56 (miles)

Address: 45 S CATALINA AVE, PASADENA, CA 91106

Owner Name: CATALINA & GREEN LLC

Seller Name: 975 E GREEN STREET LLC

APN:	5735-026-011	Map Reference:	27-B4 /	Building Area:	1,130
County:	LOS ANGELES, CA	Census Tract:	4635.00	Total Rooms/Offices:	
Subdivision:	PARKER & FARRIS	Zoning:	PSC-	Total Restrooms:	

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

Comp #: 12 Distance From Subject: 21.91 (miles)

Address: 5324 PACIFIC BLVD, HUNTINGTON PARK, CA 90255

Owner Name: MUNOZ ARMANDO J

Seller Name: BROTHERS AUTO COATING INC

APN:	6309-020-001	Map Reference:	52-F3 /	Building Area:	1,395
County:	LOS ANGELES, CA	Census Tract:	5325.00	Total Rooms/Offices:	
Subdivision:	HUNTINGTON PARK	Zoning:	HPM2*	Total Restrooms:	
Rec Date:	06/01/2022	Prior Rec Date:	08/16/2021	Yr Built/Eff:	1919 / 1920
Sale Date:	05/10/2022	Prior Sale Date:	04/28/2021	Air Cond:	NONE
Sale Price:	\$995,000	Prior Sale Price:	\$650,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	585559	Acres:	0.16		
1st Mtg Amt:	\$995,000	Lot Area:	7,001		
Total Value:	\$650,000	# of Stories:			
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/		

Comp #: 13 Distance From Subject: 23.13 (miles)

Address: 2328 S ATLANTIC BLVD, MONTEREY PARK, CA 91754-6806

Owner Name: RANH MINH D

Seller Name: BRENDA COBLE LIVING TRUST

APN:	5266-001-017	Map Reference:	46-A4 /	Building Area:	1,250
County:	LOS ANGELES, CA	Census Tract:	4827.01	Total Rooms/Offices:	
Subdivision:	10759	Zoning:	MPC2YY	Total Restrooms:	
Rec Date:	06/16/2022	Prior Rec Date:	01/04/1993	Yr Built/Eff:	1954 / 1954
Sale Date:	06/09/2022	Prior Sale Date:		Air Cond:	
Sale Price:	\$480,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	640610	Acres:	0.06		
1st Mtg Amt:	\$130,000	Lot Area:	2,458		
Total Value:	\$63,702	# of Stories:			
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/		

Comp #: 14 Distance From Subject: 24.21 (miles)

Address: 3017 W BEVERLY BLVD, MONTEBELLO, CA 90640-2214

Owner Name: CORTEZ GEORGE SR

Seller Name: POWER CONSCIOUS INC

APN:	6343-001-027	Map Reference:	46-B6 /	Building Area:	1,200
County:	LOS ANGELES, CA	Census Tract:	5302.02	Total Rooms/Offices:	
Subdivision:	8502	Zoning:	MNC2*	Total Restrooms:	
Rec Date:	07/01/2022	Prior Rec Date:	10/10/2017	Yr Built/Eff:	1961 / 1961
Sale Date:	05/26/2022	Prior Sale Date:	09/20/2017	Air Cond:	
Sale Price:	\$352,000	Prior Sale Price:	\$190,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	687434	Acres:	0.06		
1st Mtg Amt:	\$281,600	Lot Area:	2,548		
Total Value:	\$471,767	# of Stories:			
Land Use:	OFFICE BUILDING	Park Area/Cap#:	/		

Comp #: 15 Distance From Subject: 24.38 (miles)

Address: 4276 FLORENCE AVE, BELL, CA 90201-3524

Owner Name: SADEGHPOUR SEPEHR/REZAI RAUHIE

Seller Name: ZAKARYAN FRIDA

APN:	6225-004-036	Map Reference:	53-C6 /	Building Area:	1,260
County:	LOS ANGELES, CA	Census Tract:	5336.03	Total Rooms/Offices:	
Subdivision:	349	Zoning:	BLC3R*	Total Restrooms:	1
Rec Date:	07/08/2022	Prior Rec Date:	09/18/2019	Yr Built/Eff:	1914 / 1960
Sale Date:	06/16/2022	Prior Sale Date:	09/10/2019	Air Cond:	

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

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

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

OWNER OF
SITE ADDRESS: 9111 N ORION AVE
ASSESSORS PARCEL NO.: 2656-028-018
ZONE: C2; Commercial Zone

The undersigned hereby gives 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.
Initialed by

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 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.

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

Date: August 07, 2019


REVIEWED BY

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