

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

December 30, 2025

Council District: # 9

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

JOB ADDRESS: 7700 SOUTH AVALON BOULEVARD, LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 6023-025-006  
Re: Invoice #849958-5

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: **7700 South Avalon Boulevard, 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 October 13, 2021 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

*evf* ATTEST: PATRICE LATTIMORE, CITY CLERK

Lien confirmed by  
City Council on:

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. T18595***  
*Dated as of: 09/19/2025*

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

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***SCHEDULE A***

***(Reported Property Information)***

***APN #: 6023-025-006***

***Property Address: 7700 S AVALON BLVD    City: Los Angeles    County: Los Angeles***

**VESTING INFORMATION**

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

***Grantee: RICHARD L. BIZEL AND BIZEL HOFF DEF BENE PLAN***

***Grantor: CITY OF LOS ANGELES***

***Deed Date : 12/07/2003***

***Recorded : 05/17/2004***

***Instr No. : 04-1252881***

***MAILING ADDRESS: RICHARD L. BIZEL AND BIZEL HOFF DEF BENE PLAN  
6308 WOODMAN AVE STE 101, VAN NUYS, CA 91401-2367***

***SCHEDULE B***

**LEGAL DESCRIPTION**

***Lot Number: 114 Tract No: 6097 Brief Description: TRACT NO 6097 LOT 114***

**MORTGAGES/LIENS**

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

This page is part of your document - DO NOT DISCARD

04 1252881

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
1:01 PM MAY 17 2004

TITLE(S) :

\_\_\_\_\_



FEE

D.T.T

FEE \$11 YY  
DAF \$2 3

CODE  
20

CODE  
19

CODE  
9

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

THIS FORM NOT TO BE DUPLICATED

RECORDING REQUEST BY  
CITY OF LOS ANGELES

04 1252881

WHEN RECORDED MAIL TO  
AND MAIL TAX STATEMENTS TO  
Richard L. Bizel  
6308 Woodman Avenue, Suite 101  
Van Nuys, CA 91401-2367

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SPACE ABOVE THIS LINE IS FOR RECORDERS' USE

This conveyance confirms title in the  
grantee (Rev. & Tax. 11911).

R/W 47000-878

## QUITCLAIM DEED

APN# 6023-025-006  
AKA 7700 Avalon Blvd

The CITY OF LOS ANGELES, a municipal corporation, pursuant to the provisions of Section 7 35 9 of Article 4 6 of Chapter 1 of Division 7 of the Los Angeles Administrative Code, does hereby remise, release and forever quitclaim to

**Richard L. Bizel and Bizel Hoff Def Bene Plan**

all right, title and interest, acquired by deed recorded on November 28, 2001, as Document No 01-2259358 of Official Records, in the Office of the County Recorder of Los Angeles County, in and to the real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows

**Lot 114, Tract 6097, Bk 68, Pgs 25-28 of Maps**

SUBJECT to a lien in favor of the City of Los Angeles revived, pursuant to Section 7 35.9 of Article 4.6 of Chapter 1 of Division 7 of the Los Angeles Administrative Code, and previously established by a Certificate of Assessment, recorded on December 12, 1995, as Document No. 95-1975200 of Official Records, in the Office of the County Recorder of Los Angeles County

SUBJECT to all other existing liens for assessments or bonds for public improvements or maintenance charges

SUBJECT to covenants, conditions, restrictions, reservations, easements, rights and rights-of-way of record and easements and rights-of-way for public purposes

SUBJECT to all County Taxes now due or delinquent, including penalties and interest

**IT IS INTENDED BY THIS DEED TO CONVEY ONLY SUCH RIGHT, TITLE AND INTEREST ACQUIRED BY THE GRANTOR HEREIN BY VIRTUE OF THE DEED HEREINABOVE SET FORTH AFFECTING THE ABOVE DESCRIBED PROPERTY.**

04 1252881

IN WITNESS WHEREOF the City of Los Angeles, through its Board of Public Works, as directed by its City Council pursuant to Ordinance No. 175596, enacted on December 7, 2003, has caused this Quitclaim Deed to be executed on its behalf this 12<sup>th</sup> day of May, 2004

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BOARD OF PUBLIC WORKS OF  
THE CITY OF LOS ANGELES

By:   
RICHARD W. BROWN  
CHIEF REAL ESTATE OFFICER II



# EXHIBIT B

ASSIGNED INSPECTOR: DANIEL GUEVARA

Date: December 30, 2025

JOB ADDRESS: 7700 SOUTH AVALON BOULEVARD, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 6023-025-006

Last Full Title: 09/19/2025

Last Update to Title:

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## LIST OF OWNERS AND INTERESTED PARTIES

- 1) RICHARD L. BIZEL AND BIZEL HOFF DEF BENE PLAN  
6308 WOODMAN AVENUE, SUITE 101  
VAN NUYS, CA 91401-2367  
CAPACITY: OWNERS
  
- 2) A. M. MATWICK AS CO-TRUSTEE OF MATWICK TRUST  
6308 WOODMAN AVENUE, SUITE 101  
VAN NUYS, CA 91401-2367  
CAPACITY: OWNER

**Property Detail Report**

**For Property Located At :**  
**7700 AVALON BLVD, LOS ANGELES, CA 90003-2327**



RealQuest

**Owner Information**

Owner Name: **BIZEL RICHARD L/BIZEL HOFF DEF BENE PLAN &**  
 Mailing Address: **6308 WOODMAN AVE STE 101, VAN NUYS CA 91401-2367 C047**  
 Vesting Codes: **/ A / TR**

**Location Information**

Legal Description:	<b>TRACT NO 6097 LOT 114</b>	APN:	<b>6023-025-006</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>2395.02 / 2</b>	Subdivision:	<b>6</b>
Township-Range-Sect:		Map Reference:	<b>52-C6 /</b>
Legal Book/Page:	<b>12-174</b>	Tract #:	<b>6</b>
Legal Lot:	<b>114</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	<b>LOS ANGELES</b>
Market Area:	<b>C37</b>	Munic/Township:	<b>L.A. SANTA</b>
Neighbor Code:			

**Owner Transfer Information**

Recording/Sale Date:	<b>02/20/2008 / 02/11/2008</b>	Deed Type:	<b>GIFT DEED</b>
Sale Price:		1st Mtg Document #:	
Document #:	<b>297378</b>		

**Last Market Sale Information**

Recording/Sale Date:	<b>10/08/1998 /</b>	1st Mtg Amount/Type:	<b>\$175,409 / FHA</b>
Sale Price:	<b>\$180,000</b>	1st Mtg Int. Rate/Type:	<b>/</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	<b>/</b>
Document #:	<b>1838125</b>	2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>CORPORATION GRANT DEED</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	
New Construction:	<b>Y</b>	Multi/Split Sale:	
Title Company:			
Lender:	<b>STUART WRIGHT MTG INC</b>		
Seller Name:	<b>NORTH BEVERLY DEV INC</b>		

**Prior Sale Information**

Prior Rec/Sale Date:	<b>07/13/1992 / 07/1992</b>	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	<b>/</b>
Prior Doc Number:	<b>1267184</b>	Prior 1st Mtg Rate/Type:	<b>/</b>
Prior Deed Type:	<b>TRUSTEE DEED</b>		

**Property Characteristics**

Year Built / Eff:	<b>/</b>	Total Rooms/Offices:		Garage Area:	
Gross Area:		Total Restrooms:		Garage Capacity:	
Building Area:		Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

**Site Information**

Zoning:	<b>LAR3</b>	Acres:	<b>0.13</b>	County Use:	<b>VACANT INDUSTRIAL (300V)</b>
Lot Area:	<b>5,504</b>	Lot Width/Depth:	<b>x</b>	State Use:	
Land Use:	<b>INDUSTRIAL LOT</b>	Res/Comm Units:	<b>/</b>	Water Type:	
Site Influence:				Sewer Type:	

**Tax Information**

Total Value:	\$49,518	Assessed Year:	2024	Property Tax:	\$774.73
Land Value:	\$49,518	Improved %:		Tax Area:	6659
Improvement Value:		Tax Year:	2024	Tax Exemption:	
Total Taxable Value:	\$49,518				

**Comparable Sales Report**

For Property Located At



**7700 AVALON BLVD, LOS ANGELES, CA 90003-2327**

20 Comparable(s) Selected.

Report Date: 10/02/2025

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$180,000	\$318,000	\$13,885,000	\$4,734,250
Bldg/Living Area	0	0	0	0
Price/Sqft	\$0.00	\$0.00	\$0.00	\$0.00
Year Built	0	0	0	0
Lot Area	5,504	185	41,053	8,606
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$49,518	\$7,237	\$1,857,114	\$482,824
Distance From Subject	0.00	1.90	7.52	3.82

\*= user supplied for search only

Comp #: 1 Distance From Subject: 1.90 (miles)  
 Address: 5727 LONG BEACH AVE, LOS ANGELES, CA 90058-3819  
 Owner Name: CORONA BRYAN M R  
 Seller Name: ZION TRUST  
 APN: 5105-020-007      Map Reference: 52-D4 /      Building Area:  
 County: LOS ANGELES, CA      Census Tract: 2289.00      Total Rooms/Offices:  
 Subdivision: SLAUSON BOWENS      Zoning: LAMR1      Total Restrooms:  
 JUNCTION TR  
 Rec Date: 05/01/2025      Prior Rec Date: 07/21/1986      Yr Built/Eff: /  
 Sale Date: 04/21/2025      Prior Sale Date: 07/1986      Air Cond:  
 Sale Price: \$318,000      Prior Sale Price:  
 Sale Type: FULL      Prior Sale Type:  
 Document #: 283759      Acres: 0.12      Pool:  
 1st Mtg Amt:      Lot Area: 5,079      Roof Mat:  
 Total Value: \$557,560      # of Stories:  
 Land Use: INDUSTRIAL LOT      Park Area/Cap#: /

Comp #: 2 Distance From Subject: 1.94 (miles)  
 Address: 5969 S ALAMEDA ST, LOS ANGELES, CA 90001-1425  
 Owner Name: CPAG LA RE LLC  
 Seller Name: RANCHO ALAMEDA LLC  
 APN: 6009-034-008      Map Reference: /      Building Area:  
 County: LOS ANGELES, CA      Census Tract: 5326.07      Total Rooms/Offices:

Subdivision:	Zoning:	<b>HPM3*</b>	Total Restrooms:
Rec Date: <b>02/07/2025</b>	Prior Rec Date:	<b>08/02/2019</b>	Yr Built/Eff: /
Sale Date: <b>01/29/2025</b>	Prior Sale Date:	<b>07/31/2019</b>	Air Cond:
Sale Price: <b>\$13,885,000</b>	Prior Sale Price:	<b>\$3,200,000</b>	Pool:
Sale Type: <b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:
Document #: <b>78275</b>	Acres:	<b>0.94</b>	
1st Mtg Amt: <b>\$55,454,557</b>	Lot Area:	<b>41,053</b>	
Total Value: <b>\$1,372,417</b>	# of Stories:		
Land Use: <b>INDUSTRIAL LOT</b>	Park Area/Cap#:	/	

Comp #:	<b>3</b>	Distance From Subject: <b>1.96 (miles)</b>
Address:	<b>5959 S ALAMEDA ST, LOS ANGELES, CA 90001-1425</b>	
Owner Name:	<b>CPAG LA RE LLC</b>	
Seller Name:	<b>RANCHO ALAMEDA LLC</b>	
APN:	<b>6009-034-009</b>	Map Reference: /
County:	<b>LOS ANGELES, CA</b>	Census Tract: <b>5326.07</b>
Subdivision:	Zoning:	<b>HPM3*</b>
Rec Date: <b>02/07/2025</b>	Prior Rec Date:	<b>08/02/2019</b>
Sale Date: <b>01/29/2025</b>	Prior Sale Date:	<b>07/31/2019</b>
Sale Price: <b>\$13,885,000</b>	Prior Sale Price:	<b>\$3,200,000</b>
Sale Type: <b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #: <b>78275</b>	Acres:	<b>0.11</b>
1st Mtg Amt: <b>\$55,454,557</b>	Lot Area:	<b>4,959</b>
Total Value: <b>\$171,550</b>	# of Stories:	
Land Use: <b>INDUSTRIAL LOT</b>	Park Area/Cap#:	/

Comp #:	<b>4</b>	Distance From Subject: <b>2.84 (miles)</b>
Address:	<b>4067 S MAIN ST, LOS ANGELES, CA 90037-1035</b>	
Owner Name:	<b>SASI MAIN LLC</b>	
Seller Name:	<b>JANOFSKY J D &amp; M TRUST</b>	
APN:	<b>5111-023-027</b>	Map Reference: <b>52-B2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract: <b>2318.00</b>
Subdivision:	<b>MAIN ST BLVD TR</b>	Zoning: <b>LACM</b>
Rec Date: <b>07/17/2025</b>	Prior Rec Date:	<b>06/16/1986</b>
Sale Date: <b>07/08/2025</b>	Prior Sale Date:	<b>05/1986</b>
Sale Price: <b>\$605,000</b>	Prior Sale Price:	<b>\$18,540</b>
Sale Type: <b>FULL</b>	Prior Sale Type:	
Document #: <b>479719</b>	Acres:	<b>0.16</b>
1st Mtg Amt:	Lot Area:	<b>6,880</b>
Total Value: <b>\$37,069</b>	# of Stories:	
Land Use: <b>INDUSTRIAL LOT</b>	Park Area/Cap#:	/

Comp #:	<b>5</b>	Distance From Subject: <b>3.22 (miles)</b>
Address:	<b>3851 S GRAND AVE, LOS ANGELES, CA 90037-1345</b>	
Owner Name:	<b>UNIVERSITY OF STHRN CALIFORNIA</b>	
Seller Name:	<b>RAZI GRAND PROPERTY LLC</b>	
APN:	<b>5122-026-015</b>	Map Reference: /
County:	<b>LOS ANGELES, CA</b>	Census Tract: <b>2311.00</b>
Subdivision:	<b>ZOBELEINS GRAND AVE</b>	Zoning: <b>LACM</b>
	<b>&amp; FIGUEROA ST TR</b>	
Rec Date: <b>05/06/2025</b>	Prior Rec Date:	<b>09/27/2021</b>
Sale Date: <b>05/02/2025</b>	Prior Sale Date:	<b>08/31/2021</b>
Sale Price: <b>\$850,000</b>	Prior Sale Price:	<b>\$650,000</b>
Sale Type: <b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #: <b>295848</b>	Acres:	<b>0.14</b>
1st Mtg Amt:	Lot Area:	<b>6,102</b>
Total Value: <b>\$676,260</b>	# of Stories:	
Land Use: <b>INDUSTRIAL LOT</b>	Park Area/Cap#:	/

Comp #: **6** Distance From Subject: **3.53 (miles)**  
 Address: **,, CA**  
 Owner Name: **KZK PROPERTIES LLC**  
 Seller Name: **VERNON 2288 LLC**  
 APN: **6302-007-032** Map Reference: **/** Building Area:  
 County: **LOS ANGELES, CA** Census Tract: Total Rooms/Offices:  
 Subdivision: **6402** Zoning: **VEM\*** Total Restrooms:  
 Rec Date: **04/01/2025** Prior Rec Date: Yr Built/Eff: **/**  
 Sale Date: **01/10/2025** Prior Sale Date: Air Cond:  
 Sale Price: **\$12,600,000** Prior Sale Price: Pool:  
 Sale Type: **FULL** Prior Sale Type: Roof Mat:  
 Document #: **203898** Acres: **0.24**  
 1st Mtg Amt: **\$10,000,000** Lot Area: **10,422**  
 Total Value: **\$93,057** # of Stories:  
 Land Use: **INDUSTRIAL LOT** Park Area/Cap#: **/**

Comp #: **7** Distance From Subject: **3.68 (miles)**  
 Address: **,, CA**  
 Owner Name: **ASPIRE QOF LLC**  
 Seller Name: **PACIFIC ART PUBLISHING LLC**  
 APN: **4006-014-001** Map Reference: **51-C5 /** Building Area:  
 County: **LOS ANGELES, CA** Census Tract: Total Rooms/Offices:  
 Subdivision: **HYDE PARK** Zoning: **LAM1** Total Restrooms:  
 Rec Date: **07/28/2025** Prior Rec Date: **07/03/2012** Yr Built/Eff: **/**  
 Sale Date: **07/18/2025** Prior Sale Date: **06/21/2012** Air Cond:  
 Sale Price: **\$3,900,000** Prior Sale Price: **\$1,215,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **505709** Acres: **0.00**  
 1st Mtg Amt: Lot Area: **185**  
 Total Value: **\$7,237** # of Stories:  
 Land Use: **INDUSTRIAL LOT** Park Area/Cap#: **/**

Comp #: **8** Distance From Subject: **3.69 (miles)**  
 Address: **,, CA**  
 Owner Name: **ASPIRE QOF LLC**  
 Seller Name: **PACIFIC ART PUBLISHING LLC**  
 APN: **4006-014-002** Map Reference: **51-C5 /** Building Area:  
 County: **LOS ANGELES, CA** Census Tract: Total Rooms/Offices:  
 Subdivision: **HYDE PARK** Zoning: **LAM1** Total Restrooms:  
 Rec Date: **07/28/2025** Prior Rec Date: **07/03/2012** Yr Built/Eff: **/**  
 Sale Date: **07/18/2025** Prior Sale Date: **06/21/2012** Air Cond:  
 Sale Price: **\$3,900,000** Prior Sale Price: **\$1,215,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **505709** Acres: **0.11**  
 1st Mtg Amt: Lot Area: **4,793**  
 Total Value: **\$120,724** # of Stories:  
 Land Use: **INDUSTRIAL LOT** Park Area/Cap#: **/**

Comp #: **9** Distance From Subject: **3.70 (miles)**  
 Address: **,, CA**  
 Owner Name: **ASPIRE QOF LLC**  
 Seller Name: **PACIFIC ART PUBLISHING LLC**  
 APN: **4006-014-003** Map Reference: **51-C5 /** Building Area:  
 County: **LOS ANGELES, CA** Census Tract: Total Rooms/Offices:  
 Subdivision: **HYDE PARK** Zoning: **LAM1** Total Restrooms:  
 Rec Date: **07/28/2025** Prior Rec Date: **07/03/2012** Yr Built/Eff: **/**

Sale Date:	<b>07/18/2025</b>	Prior Sale Date:	<b>06/21/2012</b>	Air Cond:
Sale Price:	<b>\$3,900,000</b>	Prior Sale Price:	<b>\$1,215,000</b>	Pool:
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:
Document #:	<b>505709</b>	Acres:	<b>0.24</b>	
1st Mtg Amt:		Lot Area:	<b>10,505</b>	
Total Value:	<b>\$241,453</b>	# of Stories:		
Land Use:	<b>INDUSTRIAL LOT</b>	Park Area/Cap#:	<b>/</b>	

Comp #:	<b>10</b>	Distance From Subject: <b>3.73 (miles)</b>		
Address:	<b>,, CA</b>			
Owner Name:	<b>ASPIRE QOF LLC</b>			
Seller Name:	<b>PACIFIC ART PUBLISHING LLC</b>			
APN:	<b>4006-014-006</b>	Map Reference:	<b>51-C5 /</b>	Building Area:
County:	<b>LOS ANGELES, CA</b>	Census Tract:		Total Rooms/Offices:
Subdivision:	<b>HYDE PARK</b>	Zoning:	<b>LAM1</b>	Total Restrooms:
Rec Date:	<b>07/28/2025</b>	Prior Rec Date:	<b>07/03/2012</b>	Yr Built/Eff:
Sale Date:	<b>07/18/2025</b>	Prior Sale Date:	<b>06/21/2012</b>	Air Cond:
Sale Price:	<b>\$3,900,000</b>	Prior Sale Price:	<b>\$1,215,000</b>	Pool:
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:
Document #:	<b>505709</b>	Acres:	<b>0.07</b>	
1st Mtg Amt:		Lot Area:	<b>2,919</b>	
Total Value:	<b>\$60,360</b>	# of Stories:		
Land Use:	<b>INDUSTRIAL LOT</b>	Park Area/Cap#:	<b>/</b>	

Comp #:	<b>11</b>	Distance From Subject: <b>3.74 (miles)</b>		
Address:	<b>,, CA</b>			
Owner Name:	<b>ASPIRE QOF LLC</b>			
Seller Name:	<b>PACIFIC ART PUBLISHING LLC</b>			
APN:	<b>4006-014-007</b>	Map Reference:	<b>63-D4 /</b>	Building Area:
County:	<b>LOS ANGELES, CA</b>	Census Tract:		Total Rooms/Offices:
Subdivision:	<b>HYDE PARK</b>	Zoning:	<b>LAM1</b>	Total Restrooms:
Rec Date:	<b>07/28/2025</b>	Prior Rec Date:	<b>07/03/2012</b>	Yr Built/Eff:
Sale Date:	<b>07/18/2025</b>	Prior Sale Date:	<b>06/21/2012</b>	Air Cond:
Sale Price:	<b>\$3,900,000</b>	Prior Sale Price:	<b>\$1,215,000</b>	Pool:
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:
Document #:	<b>505709</b>	Acres:	<b>0.10</b>	
1st Mtg Amt:		Lot Area:	<b>4,317</b>	
Total Value:	<b>\$120,724</b>	# of Stories:		
Land Use:	<b>INDUSTRIAL LOT</b>	Park Area/Cap#:	<b>/</b>	

Comp #:	<b>12</b>	Distance From Subject: <b>3.88 (miles)</b>		
Address:	<b>,, CA</b>			
Owner Name:	<b>PEREZ RANULFO/MAGANA BEATRIZ</b>			
Seller Name:	<b>ZION TRUST</b>			
APN:	<b>6132-015-060</b>	Map Reference:	<b>/</b>	Building Area:
County:	<b>LOS ANGELES, CA</b>	Census Tract:		Total Rooms/Offices:
Subdivision:	<b>ATHENS SUB 3</b>	Zoning:	<b>LAM1</b>	Total Restrooms:
Rec Date:	<b>09/10/2025</b>	Prior Rec Date:		Yr Built/Eff:
Sale Date:	<b>08/26/2025</b>	Prior Sale Date:		Air Cond:
Sale Price:	<b>\$575,000</b>	Prior Sale Price:		Pool:
Sale Type:	<b>FULL</b>	Prior Sale Type:		Roof Mat:
Document #:	<b>621994</b>	Acres:	<b>0.16</b>	
1st Mtg Amt:		Lot Area:	<b>7,002</b>	
Total Value:	<b>\$20,133</b>	# of Stories:		
Land Use:	<b>INDUSTRIAL LOT</b>	Park Area/Cap#:	<b>/</b>	

Comp #: **13** Distance From Subject: **3.93 (miles)**  
 Address: **., CA**  
 Owner Name: **KEELAGHAN JOSEPH M/GANBAT TUYA**  
 Seller Name: **MANNARA PROPERTIES LLC**  
 APN: **6132-012-012** Map Reference: **64-A1 /** Building Area:  
 County: **LOS ANGELES, CA** Census Tract: Total Rooms/Offices:  
 Subdivision: **ATHENS SUB** Zoning: **LCM11/2\*** Total Restrooms:  
 Rec Date: **08/27/2025** Prior Rec Date: **03/25/1994** Yr Built/Eff: **/**  
 Sale Date: **06/18/2025** Prior Sale Date: Air Cond:  
 Sale Price: **\$1,085,000** Prior Sale Price: **\$646,297** Pool:  
 Sale Type: **FULL** Prior Sale Type: Roof Mat:  
 Document #: **582266** Acres: **0.05**  
 1st Mtg Amt: **\$200,000** Lot Area: **2,300**  
 Total Value: **\$62,605** # of Stories:  
 Land Use: **INDUSTRIAL LOT** Park Area/Cap#: **/**

Comp #: **14** Distance From Subject: **4.07 (miles)**  
 Address: **., CA**  
 Owner Name: **LA METRO 24 LP**  
 Seller Name: **HUFFMAN VICTORIA L**  
 APN: **5131-005-029** Map Reference: **44-C5 /** Building Area:  
 County: **LOS ANGELES, CA** Census Tract: Total Rooms/Offices:  
 Subdivision: **WASHINGTON STREET** Zoning: **LAM2** Total Restrooms:  
 Rec Date: **08/21/2025** Prior Rec Date: **09/26/1990** Yr Built/Eff: **/**  
 Sale Date: **08/19/2025** Prior Sale Date: **06/1990** Air Cond:  
 Sale Price: **\$5,300,000** Prior Sale Price: **\$452,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **570412** Acres: **0.15**  
 1st Mtg Amt: Lot Area: **6,501**  
 Total Value: **\$580,309** # of Stories:  
 Land Use: **INDUSTRIAL LOT** Park Area/Cap#: **/**

Comp #: **15** Distance From Subject: **4.09 (miles)**  
 Address: **716 E 18TH ST, LOS ANGELES, CA 90021-3004**  
 Owner Name: **LA METRO 24 LP**  
 Seller Name: **HUFFMAN VICTORIA L**  
 APN: **5131-005-024** Map Reference: **44-C5 /** Building Area:  
 County: **LOS ANGELES, CA** Census Tract: **2260.01** Total Rooms/Offices:  
 Subdivision: **WASHINGTON STREET** Zoning: **LAM2** Total Restrooms:  
 Rec Date: **08/21/2025** Prior Rec Date: **09/26/1990** Yr Built/Eff: **/**  
 Sale Date: **08/19/2025** Prior Sale Date: **06/1990** Air Cond:  
 Sale Price: **\$5,300,000** Prior Sale Price: **\$452,000** Pool:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:  
 Document #: **570412** Acres: **0.17**  
 1st Mtg Amt: Lot Area: **7,511**  
 Total Value: **\$686,421** # of Stories:  
 Land Use: **INDUSTRIAL LOT** Park Area/Cap#: **/**

Comp #: **16** Distance From Subject: **4.11 (miles)**  
 Address: **1960 S SANTA FE AVE, LOS ANGELES, CA 90021-2925**  
 Owner Name: **FOXTROT ROMEO LLC**  
 Seller Name: **SHERIFF ROAD LLC**  
 APN: **5168-006-008** Map Reference: **/** Building Area:  
 County: **LOS ANGELES, CA** Census Tract: **2060.51** Total Rooms/Offices:  
 Subdivision: **KERCHEVAL** Zoning: **LAM3** Total Restrooms:  
 Rec Date: **09/03/2025** Prior Rec Date: **04/30/2007** Yr Built/Eff: **/**  
 Sale Date: **07/17/2025** Prior Sale Date: **04/26/2007** Air Cond:  
 Sale Price: **\$500,000** Prior Sale Price: **\$587,000** Pool:

Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Roof Mat:	
Document #:	<b>597917</b>	Acres:	<b>0.24</b>		
1st Mtg Amt:		Lot Area:	<b>10,486</b>		
Total Value:	<b>\$657,420</b>	# of Stories:			
Land Use:	<b>INDUSTRIAL LOT</b>	Park Area/Cap#:	<b>/</b>		

Comp #:	<b>17</b>	Distance From Subject:	<b>4.56 (miles)</b>
Address:	<b>4055 E 52ND ST, MAYWOOD, CA 90270-2205</b>		
Owner Name:	<b>PARS HOLDINGS GROUP LLC</b>		
Seller Name:	<b>GH PROPERTIES LLC</b>		
APN:	<b>6312-002-014</b>	Map Reference:	<b>53-C3 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5334.01</b>
Subdivision:	<b>5953</b>	Zoning:	<b>MYM1*</b>
Rec Date:	<b>03/18/2025</b>	Prior Rec Date:	<b>03/15/1996</b>
Sale Date:	<b>02/10/2025</b>	Prior Sale Date:	
Sale Price:	<b>\$1,490,000</b>	Prior Sale Price:	<b>\$78,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>171840</b>	Acres:	<b>0.13</b>
1st Mtg Amt:	<b>\$800,000</b>	Lot Area:	<b>5,506</b>
Total Value:	<b>\$537,837</b>	# of Stories:	
Land Use:	<b>INDUSTRIAL LOT</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>18</b>	Distance From Subject:	<b>4.96 (miles)</b>
Address:	<b>,, CA</b>		
Owner Name:	<b>LIVE OAK ORCHID LLC</b>		
Seller Name:	<b>BLOOMFIELD MARKET LLC</b>		
APN:	<b>5145-008-020</b>	Map Reference:	<b>/</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	
Subdivision:	<b>GOLDSWORTHY 8TH STREET</b>	Zoning:	<b>LAM2</b>
Rec Date:	<b>08/08/2025</b>	Prior Rec Date:	<b>10/02/2023</b>
Sale Date:	<b>07/17/2025</b>	Prior Sale Date:	<b>09/07/2023</b>
Sale Price:	<b>\$3,550,000</b>	Prior Sale Price:	<b>\$3,500,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>539720</b>	Acres:	<b>0.20</b>
1st Mtg Amt:	<b>\$2,000,000</b>	Lot Area:	<b>8,920</b>
Total Value:	<b>\$965,822</b>	# of Stories:	
Land Use:	<b>INDUSTRIAL LOT</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>19</b>	Distance From Subject:	<b>5.33 (miles)</b>
Address:	<b>501 E 5TH ST, LOS ANGELES, CA 90013-2107</b>		
Owner Name:	<b>DWC CAMPUS LP</b>		
Seller Name:	<b>CITY OF LOS ANGELES</b>		
APN:	<b>5147-007-901</b>	Map Reference:	<b>44-D4 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2062.02</b>
Subdivision:	<b>1133</b>	Zoning:	<b>LAM2</b>
Rec Date:	<b>03/13/2025</b>	Prior Rec Date:	<b>04/12/1984</b>
Sale Date:	<b>02/27/2025</b>	Prior Sale Date:	
Sale Price:	<b>\$6,565,000</b>	Prior Sale Price:	<b>\$405,500</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>161224</b>	Acres:	<b>0.52</b>
1st Mtg Amt:	<b>\$40,500,000</b>	Lot Area:	<b>22,738</b>
Total Value:	<b>\$830,400</b>	# of Stories:	
Land Use:	<b>INDUSTRIAL LOT</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>20</b>	Distance From Subject:	<b>7.52 (miles)</b>
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Address:	,, CA		
Owner Name:	<b>CIVICAP 5860 ADAMS LLC</b>		
Seller Name:	<b>2635 FAIRFAX OWNER LLC</b>		
APN:	<b>4205-001-028</b>	Map Reference:	<b>42-E5 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	
Subdivision:	<b>CITY/CULVER CITY</b>	Zoning:	<b>CCM1</b>
Rec Date:	<b>09/17/2025</b>	Prior Rec Date:	<b>02/24/2021</b>
Sale Date:	<b>09/10/2025</b>	Prior Sale Date:	<b>02/16/2021</b>
Sale Price:	<b>\$8,677,000</b>	Prior Sale Price:	<b>\$32,727,273</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>640363</b>	Acres:	<b>0.09</b>
1st Mtg Amt:		Lot Area:	<b>3,945</b>
Total Value:	<b>\$1,857,114</b>	# of Stories:	
Land Use:	<b>INDUSTRIAL LOT</b>	Park Area/Cap#:	<b>/</b>

# EXHIBIT D

ASSIGNED INSPECTOR: DANIEL GUEVARA

Date: December 30, 2025

JOB ADDRESS: 7700 SOUTH AVALON BOULEVARD, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 6023-025-006

CASE NO.: 934005

ORDER NO.: A-5594669

EFFECTIVE DATE OF ORDER TO COMPLY: October 13, 2021

COMPLIANCE EXPECTED DATE: November 12, 2021

DATE COMPLIANCE OBTAINED: No Compliance to Date

.....

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-5594669

101021620228536502

BOARD OF BUILDING AND SAFETY COMMISSIONERS

VAN AMBATTILOS PRESIDENT

JAVIER NUNEZ VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL GEORGE HOVAGUIMIAN ELVIN W MOON

CITY OF LOS ANGELES CALIFORNIA



ERIC GARCETTI 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

ORDER TO COMPLY AND NOTICE OF FEE

AND BIZEL,RICHARD L TR ET AL BIZEL HOFF DEF BENE PLAN 6308 WOODMAN AVE STE 101 VAN NUYS, CA 91401

CASE #: 934005 ORDER #: A-5594669

EFFECTIVE DATE: October 13, 2021 COMPLIANCE DATE: November 12, 2021

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

OCT 07 2021

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

OWNER OF SITE ADDRESS: 7700 S AVALON BLVD ASSESSORS PARCEL NO.: 6023-025-006 ZONE: R3; Multiple Dwelling 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. Rubbish, garbage, trash and debris on the premises.

You are therefore ordered to: 1) Remove the rubbish, garbage, trash and debris from the premises. 2) Maintain the premises in a clean and sanitary condition.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: ENTIRE PROPERTY.

Comments: REMOVE TRASH/DEBRIS AND PILES OF DIRT STORED ON THE PROPERTY.

2. Excessive or overgrown vegetation on the premises.

You are therefore ordered to: Cut and remove the excessive or overgrown vegetation and weeds from the premises.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: ENTIRE PROPERTY.

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

**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.

**APPEAL PROCEDURES:**

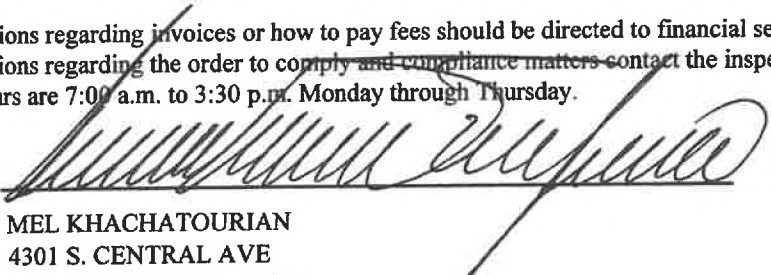
There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order 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 (213)978-4494.

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

Inspector:



Date: October 01, 2021

MEL KHACHATOURIAN  
4301 S. CENTRAL AVE  
LOS ANGELES, CA 90011  
(213)978-4494

Mel.Khachatourian@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.