

CITY OF LOS ANGELES
CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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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

September 14, 2016

Council District: # 9

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

JOB ADDRESS: 7700 SOUTH AVALON BLVD., LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 6023-025-006

On April 06, 2015, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **7700 South Avalon Blvd., Los Angeles California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee 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 slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance.

In addition, pursuant to Section 98.0421, the property owner was issued an order March 16, 2015 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	\$ 660.00
Late Charge/Collection fee (250%)	2,490.00
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	313.10
Title Report fee	42.00
Grand Total	\$ 3,911.66

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$3,911.66** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$3,911.66** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele
Chief, Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

BY: _____
DEPUTY



5711 W. SLAUSON AVE., SUITE 170
CULVER CITY, CA 90230
Phone 310-649-2020 310-649-0030 Fax

Property Title Report

Work Order No. T13487
Dated as of: 08/10/2016

Prepared for: City of Los Angeles

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 : 05/12/2004 ***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

SCHEDULE B

LEGAL DESCRIPTION

***Lot: 114 Tract No: 6097 Abbreviated Description: LOT:114 CITY:REGION/CLUSTER:
26/26817 TR#:6097 TRACT NO 6097 LOT 114 City/Muni/Twp: REGION/CLUSTER:
26/26817***

MORTGAGES/LIENS

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

RECORDING REQUEST BY
CITY OF LOS ANGELES

04 1252881

WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO
Richard L. BizeI
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. BizeI and BizeI 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 12th day of May, 2004

3

BOARD OF PUBLIC WORKS OF
THE CITY OF LOS ANGELES

By: 
RICHARD W. BROWN
CHIEF REAL ESTATE OFFICER II

04 1252881

4

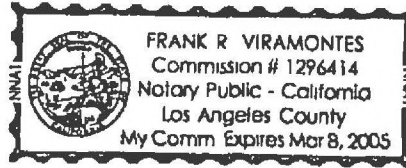
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA }
) SS
COUNTY OF LOS ANGELES)

On 5/12/2004 before me, Frank R. Viramontes, personally appeared, Richard W. Brown
 proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the
within instrument and acknowledged to me that he executed the same in his authorized capacity, and that
by his signature on the instrument the person, or the entity upon behalf of which the person acted,
executed the instrument.

WITNESS my hand and official seal

Signature Frank R. Viramontes



My Commission expires March 8, 2005

THIS AREA FOR OFFICIAL NOTARIAL SEAL

EXHIBIT B

ASSIGNED INSPECTOR: **MARIO CUEVAS**

Date: September 14, 2016

JOB ADDRESS: **7700 SOUTH AVALON BLVD., LOS ANGELES, CA**

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

Last Full Title: **08/10/2016**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

1). RICHARD L BIZEL AND
BIZEL HOFF DEF BENE PLAN
6308 WOODMAN AVE STE 101
VAN NUYS, CA 91401

CAPACITY: OWNERS

Property Detail Report

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



CoreLogic
 RealQuest Professional

Owner Information

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

Location Information

Legal Description:	TRACT NO 6097 LOT 114	APN:	6023-025-006
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2395.02 / 3	Subdivision:	6
Township-Range-Sect:		Map Reference:	52-C6 /
Legal Book/Page:	12-174	Tract #:	6
Legal Lot:	114	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	C37	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date:	10/08/1998 /	1st Mtg Amount/Type:	\$175,409 / FHA
Sale Price:	\$180,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	1838125	2nd Mtg Amount/Type:	/
Deed Type:	CORPORATION GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:	Y	Multi/Split Sale:	

Title Company:
 Lender:
 Seller Name: **STUART WRIGHT MTG INC
 NORTH BEVERLY DEV INC**

Prior Sale Information

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

Property Characteristics

Year Built / Eff:	/	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:	LAR3	Acres:	0.13	County Use:	VACANT INDUSTRIAL (300V)
Lot Area:	5,502	Lot Width/Depth:	x	State Use:	
Land Use:	INDUSTRIAL LOT	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information

Total Value:	\$42,671	Assessed Year:	2016	Property Tax:	\$2,416.28
Land Value:	\$42,671	Improved %:		Tax Area:	6659
Improvement Value:		Tax Year:	2015	Tax Exemption:	
Total Taxable Value:	\$42,671				

Comparable Summary

For Property Located At



7700 AVALON BLVD, LOS ANGELES, CA 90003

20 Comparable(s) found. (Click on the address to view more property information)

[View Report](#)

[Configure Display Fields](#)

[Modify Comparable Search Criteria](#)

Summary Statistics For Selected Properties: 20

	Subject Property	Low	High	Average
Sale Price	\$180,000	\$200,000	\$14,900,000	\$2,538,575
Bldg/Living Area	0	38,575	38,575	38,575
Price/Sqft	\$0.00	\$31.85	\$31.85	\$31.85
Year Built	0	1965	1965	1965
Lot Area	5,502	2,543	129,247	15,393
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$42,671	\$19,576	\$5,659,378	\$497,782
Distance From Subject	0.00	2.60	5.21	3.93

*= user supplied for search only

<input checked="" type="checkbox"/>	#	F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property											
			7700 AVALON BLVD	\$180,000				10/08/1998		5,502	0.0
Comparables											
<input checked="" type="checkbox"/>	1		4527 STAUNTON AVE	\$1,600,000				04/14/2016		6,600	2.6
<input checked="" type="checkbox"/>	2		4517 STAUNTON AVE	\$1,600,000				04/14/2016		6,599	2.62
<input checked="" type="checkbox"/>	3		4511 STAUNTON AVE	\$1,600,000				04/14/2016		6,699	2.63
<input checked="" type="checkbox"/>	4		2623 E 56TH ST	\$550,000				04/29/2016		6,494	2.82
<input checked="" type="checkbox"/>	5		2629 E 56TH ST	\$550,000				04/29/2016		6,500	2.83
<input checked="" type="checkbox"/>	6		1001 E 35TH ST	\$1,200,000				12/15/2015		5,665	2.98
<input checked="" type="checkbox"/>	7		2906 E IMPERIAL HWY	\$500,000				04/04/2016		3,799	3.72
<input checked="" type="checkbox"/>	8			\$7,750,000				08/01/2016		4,996	3.87
<input checked="" type="checkbox"/>	9			\$1,039,000				04/22/2016		8,033	3.93
<input checked="" type="checkbox"/>	10			\$1,039,000				04/22/2016		7,877	3.93
<input checked="" type="checkbox"/>	11		13101 ATHENS WAY	\$320,000				07/27/2016		7,317	3.99
<input checked="" type="checkbox"/>	12		2152 E 14TH ST	\$7,500,000				01/29/2016		129,247	4.12
<input checked="" type="checkbox"/>	13			\$2,200,000				08/26/2016		4,302	4.41
<input checked="" type="checkbox"/>	14			\$4,655,000				02/05/2016		17,363	4.45
<input checked="" type="checkbox"/>	15		433 E PINE ST	\$1,200,000				08/19/2016		21,822	4.74
<input checked="" type="checkbox"/>	16		14527 S AVALON BLVD	\$240,000				01/29/2016		15,673	4.83
<input checked="" type="checkbox"/>	17			\$14,900,000				04/28/2016		6,313	4.86
<input checked="" type="checkbox"/>	18		8969 LOTTA AVE	\$200,000				05/02/2016		4,960	4.93
<input checked="" type="checkbox"/>	19		212 E ROSECRANS AVE	\$1,228,500	1965			01/27/2016	38,575	35,062	5.19
<input checked="" type="checkbox"/>	20			\$900,000				07/29/2016		2,543	5.21

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

7700 AVALON BLVD, LOS ANGELES, CA 90003**20 Comparable(s) Selected.**

Report Date: 09/13/2016

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$180,000	\$200,000	\$14,900,000	\$2,538,575
Bldg/Living Area	0	38,575	38,575	38,575
Price/Sqft	\$0.00	\$31.85	\$31.85	\$31.85
Year Built	0	1965	1965	1965
Lot Area	5,502	2,543	129,247	15,393
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$42,671	\$19,576	\$5,659,378	\$497,782
Distance From Subject	0.00	2.60	5.21	3.93

* = user supplied for search only

Comp #: **1** Distance From Subject: **2.6 (miles)**
 Address: **4527 STAUNTON AVE, VERNON, CA 90058**
 Owner Name: **PICO PLACE LLC/DISTRICT ON HIGHLAND VILLAGE L**
 Seller Name: **HERRERA D G LIVING TRUST**
 APN: **5106-007-012** Map Reference: **52-D2 /** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **2288.00** Total Rooms/Offices:
 Subdivision: **KELLAR TR RESUB** Zoning: **LAM2** Total Restrooms:
 Rec Date: **04/14/2016** Prior Rec Date: **04/20/1988** Yr Built/Eff: **/**
 Sale Date: **01/27/2016** Prior Sale Date: **04/1988** Air Cond:
 Sale Price: **\$1,600,000** Prior Sale Price: **\$25,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **416583** Acres: **0.15**
 1st Mtg Amt: **\$1,040,000** Lot Area: **6,600**
 Total Value: **\$181,084** # of Stories:
 Land Use: **INDUSTRIAL LOT** Park Area/Cap#: **/**

Comp #: **2** Distance From Subject: **2.62 (miles)**
 Address: **4517 STAUNTON AVE, VERNON, CA 90058**
 Owner Name: **PICO PLACE LLC/DISTRICT ON HIGHLAND VILLAGE L**
 Seller Name: **HERRERA D G LIVING TRUST**
 APN: **5106-007-008** Map Reference: **52-D2 /** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **2288.00** Total Rooms/Offices:
 Subdivision: **KELLAR TR RESUB** Zoning: **LAM2** Total Restrooms:
 Rec Date: **04/14/2016** Prior Rec Date: **05/24/1990** Yr Built/Eff: **/**
 Sale Date: **01/27/2016** Prior Sale Date: **03/1990** Air Cond:
 Sale Price: **\$1,600,000** Prior Sale Price: **\$51,500** Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **416583** Acres: **0.15**
 1st Mtg Amt: **\$1,040,000** Lot Area: **6,599**
 Total Value: **\$131,389** # of Stories:
 Land Use: **INDUSTRIAL LOT** Park Area/Cap#: **/**

Comp #: **3** Distance From Subject: **2.63 (miles)**
 Address: **4511 STAUNTON AVE, VERNON, CA 90058**
 Owner Name: **PICO PLACE LLC/DISTRICT ON HIGHLAND VILLAGE L**
 Seller Name: **HERRERA D G LIVING TRUST**
 APN: **5106-007-006** Map Reference: **52-D2 /** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **2288.00** Total Rooms/Offices:
 Subdivision: **KELLAR TR RESUB** Zoning: **LAM2** Total Restrooms:
 Rec Date: **04/14/2016** Prior Rec Date: **05/24/1990** Yr Built/Eff: **/**
 Sale Date: **01/27/2016** Prior Sale Date: **03/1990** Air Cond:
 Sale Price: **\$1,600,000** Prior Sale Price: **\$21,360** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **416583** Acres: **0.15**
 1st Mtg Amt: **\$1,040,000** Lot Area: **6,699**
 Total Value: **\$133,461** # of Stories:
 Land Use: **INDUSTRIAL LOT** Park Area/Cap#: **/**

Comp #: **4** Distance From Subject: **2.82 (miles)**
 Address: **2623 E 56TH ST, HUNTINGTON PARK, CA 90255**
 Owner Name: **CADENA JESUS**
 Seller Name: **MANDIALA LP**
 APN: **6309-022-006** Map Reference: **52-F3 /** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **5325.00** Total Rooms/Offices:
 Subdivision: **HUNTINGTON PARK** Zoning: **HPM2*** Total Restrooms:
 Rec Date: **04/29/2016** Prior Rec Date: **01/30/2003** Yr Built/Eff: **/**
 Sale Date: **04/27/2016** Prior Sale Date: **01/27/2003** Air Cond:
 Sale Price: **\$550,000** Prior Sale Price: **\$900,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **488767** Acres: **0.15**
 1st Mtg Amt: **\$653,800** Lot Area: **6,494**
 Total Value: **\$255,200** # of Stories:
 Land Use: **INDUSTRIAL LOT** Park Area/Cap#: **/**

Comp #: **9** Distance From Subject: **3.93 (miles)**
 Address: **., CA**
 Owner Name: **COBBER LLC**
 Seller Name: **MORRIS EARL**
 APN: **6132-012-014** Map Reference: **64-A1 /** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **2911.20** Total Rooms/Offices:
 Subdivision: **ATHENS SUB** Zoning: **LCM11/2*** Total Restrooms:
 Rec Date: **04/22/2016** Prior Rec Date: **05/22/1986** Yr Built/Eff: **/**
 Sale Date: **02/11/2016** Prior Sale Date: **05/1986** Air Cond:
 Sale Price: **\$1,039,000** Prior Sale Price: **\$165,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **459351** Acres: **0.18**
 1st Mtg Amt: Lot Area: **8,033**
 Total Value: **\$152,300** # of Stories:
 Land Use: **INDUSTRIAL LOT** Park Area/Cap#: **/**

Comp #: **10** Distance From Subject: **3.93 (miles)**
 Address: **., CA**
 Owner Name: **COBBER LLC**
 Seller Name: **MORRIS EARL**
 APN: **6132-012-013** Map Reference: **64-A1 /** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **2911.20** Total Rooms/Offices:
 Subdivision: **ATHENS SUB** Zoning: **LCM11/2*** Total Restrooms:
 Rec Date: **04/22/2016** Prior Rec Date: **02/08/1993** Yr Built/Eff: **/**
 Sale Date: **02/11/2016** Prior Sale Date:
 Sale Price: **\$1,039,000** Prior Sale Price: **\$235,807** Air Cond:
 Sale Type: **FULL** Prior Sale Type:
 Document #: **459351** Acres: **0.18** Pool:
 1st Mtg Amt: Lot Area: **7,877** Roof Mat:
 Total Value: **\$155,227** # of Stories:
 Land Use: **INDUSTRIAL LOT** Park Area/Cap#: **/**

Comp #: **11** Distance From Subject: **3.99 (miles)**
 Address: **13101 ATHENS WAY, LOS ANGELES, CA 90061-1154**
 Owner Name: **BARBA RAUL**
 Seller Name: **PEREZ JUAN R**
 APN: **6132-012-031** Map Reference: **64-A1 /** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **5409.02** Total Rooms/Offices:
 Subdivision: **ATHENS SUB 3** Zoning: **LCM11/2*** Total Restrooms:
 Rec Date: **07/27/2016** Prior Rec Date: **04/10/2007** Yr Built/Eff: **/**
 Sale Date: **07/20/2016** Prior Sale Date: **04/03/2007** Air Cond:
 Sale Price: **\$320,000** Prior Sale Price: **\$225,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **UNKNOWN** Roof Mat:
 Document #: **882478** Acres: **0.17**
 1st Mtg Amt: Lot Area: **7,317**
 Total Value: **\$254,646** # of Stories:
 Land Use: **INDUSTRIAL LOT** Park Area/Cap#: **/**

Comp #: **12** Distance From Subject: **4.12 (miles)**
 Address: **2152 E 14TH ST, LOS ANGELES, CA 90021**
 Owner Name: **1444 PARTNERS LTD**
 Seller Name: **GUESS INC**
 APN: **5167-016-021** Map Reference: **44-E6 /** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **2060.31** Total Rooms/Offices:
 Subdivision: **HUGHES MANUFACTURIN** Zoning: **LAM3** Total Restrooms:
 Rec Date: **01/29/2016** Prior Rec Date: **12/18/1987** Yr Built/Eff: **/**
 Sale Date: **01/27/2016** Prior Sale Date: **12/1987** Air Cond:
 Sale Price: **\$7,500,000** Prior Sale Price:
 Sale Type: **FULL** Prior Sale Type:
 Document #: **109328** Acres: **2.97** Pool:
 1st Mtg Amt: Lot Area: **129,247** Roof Mat:
 Total Value: **\$5,659,378** # of Stories:
 Land Use: **INDUSTRIAL LOT** Park Area/Cap#: **/**

Comp #: **13** Distance From Subject: **4.41 (miles)**
 Address: **„ CA**
 Owner Name: **EW 11TH LLC**
 Seller Name: **K TENTH STREET PROPERTIES LP**
 APN: **5132-015-044** Map Reference: **44-D5 /** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **2260.02** Total Rooms/Offices:
 Subdivision: **1** Zoning: **LAM2** Total Restrooms:
 Rec Date: **08/26/2016** Prior Rec Date: Yr Built/Eff: **/**
 Sale Date: **07/27/2016** Prior Sale Date: Air Cond:
 Sale Price: **\$2,200,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **1023718** Acres: **0.10**
 1st Mtg Amt: **\$685,000** Lot Area: **4,302**
 Total Value: **\$61,883** # of Stories:
 Land Use: **INDUSTRIAL LOT** Park Area/Cap#: **/**

Comp #: **14** Distance From Subject: **4.45 (miles)**
 Address: **„ CA**
 Owner Name: **INFILL PROPERTY PARTNERS LLC**
 Seller Name: **SUCCESSOR AGENCY OF COMMUNITY RED**
 APN: **6134-020-911** Map Reference: **/** Building Area:
 County: **LOS ANGELES, CA** Census Tract: Total Rooms/Offices:
 Subdivision: **ALVARADO ANDREA HEIRS** Zoning: **COMH*** Total Restrooms:
 Rec Date: **02/05/2016** Prior Rec Date: Yr Built/Eff: **/**
 Sale Date: **01/26/2016** Prior Sale Date: Air Cond:
 Sale Price: **\$4,655,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **132737** Acres: **0.40**
 1st Mtg Amt: **\$4,000,000** Lot Area: **17,363**
 Total Value: **\$19,576** # of Stories:
 Land Use: **INDUSTRIAL LOT** Park Area/Cap#: **/**

Comp #: **15** Distance From Subject: **4.74 (miles)**
 Address: **433 E PINE ST, COMPTON, CA 90222**
 Owner Name: **RAMSEY KEVIN & TIFFANY**
 Seller Name: **MC GUIRE FAMILY TRUST**
 APN: **6169-029-016** Map Reference: **65-A1 /** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **5416.03** Total Rooms/Offices:
 Subdivision: **BELLE VERNON ACRES** Zoning: **COML-B*** Total Restrooms:
 Rec Date: **08/19/2016** Prior Rec Date: **05/04/1992** Yr Built/Eff: **/**
 Sale Date: **08/10/2016** Prior Sale Date: **04/1992** Air Cond:
 Sale Price: **\$1,200,000** Prior Sale Price: **\$500,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **990482** Acres: **0.50**
 1st Mtg Amt: **\$617,000** Lot Area: **21,822**
 Total Value: **\$53,060** # of Stories:
 Land Use: **INDUSTRIAL LOT** Park Area/Cap#: **/**

Comp #: **16** Distance From Subject: **4.83 (miles)**
 Address: **14527 S AVALON BLVD, GARDENA, CA 90248-2007**
 Owner Name: **FLORES ROLANDO & STANLEY R**
 Seller Name: **CORNEJO JAIME A & LORENA**
 APN: **6137-002-013** Map Reference: **64-B2 /** Building Area:
 County: **LOS ANGELES, CA** Census Tract: **5411.00** Total Rooms/Offices:
 Subdivision: **GARDENA HEIGHTS** Zoning: **LCM2-B1*** Total Restrooms:
 Rec Date: **01/29/2016** Prior Rec Date: **10/04/2002** Yr Built/Eff: **/**
 Sale Date: **01/25/2016** Prior Sale Date: **09/30/2002** Air Cond:
 Sale Price: **\$240,000** Prior Sale Price: **\$195,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **106037** Acres: **0.36**
 1st Mtg Amt: Lot Area: **15,673**
 Total Value: **\$238,570** # of Stories:
 Land Use: **INDUSTRIAL LOT** Park Area/Cap#: **/**

Comp #: 17 Distance From Subject: 4.86 (miles)
 Address: ,, CA
 Owner Name: ASB 2014 2028 7TH STREET LLC
 Seller Name: LION 2020 7TH ST LLC
 APN: 5166-015-009 Map Reference: 44-E5 / Building Area:
 County: LOS ANGELES, CA Census Tract: 2060.31 Total Rooms/Offices:
 Subdivision: M L WICKS SUB Zoning: LAM3 Total Restrooms:
 Rec Date: 04/28/2016 Prior Rec Date: 12/31/2013 Yr Built/Eff: /
 Sale Date: 04/19/2016 Prior Sale Date: 12/05/2013 Air Cond:
 Sale Price: \$14,900,000 Prior Sale Price: \$4,978,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 483104 Acres: 0.14
 1st Mtg Amt: Lot Area: 6,313
 Total Value: \$465,989 # of Stories:
 Land Use: INDUSTRIAL LOT Park Area/Cap#: /

Comp #: 18 Distance From Subject: 4.93 (miles)
 Address: 8969 LOTTA AVE, SOUTH GATE, CA 90280-3516
 Owner Name: LOS ANGELES PRESSURE WASHING I
 Seller Name: MARTINEZ YESENIA
 APN: 6222-007-033 Map Reference: 59-D2 / Building Area:
 County: LOS ANGELES, CA Census Tract: 5361.04 Total Rooms/Offices:
 Subdivision: 8134 Zoning: SGM3* Total Restrooms:
 Rec Date: 05/02/2016 Prior Rec Date: 11/27/2006 Yr Built/Eff: /
 Sale Date: 04/26/2016 Prior Sale Date: 10/06/2006 Air Cond:
 Sale Price: \$200,000 Prior Sale Price: \$180,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 493163 Acres: 0.11
 1st Mtg Amt: \$200,000 Lot Area: 4,960
 Total Value: \$137,934 # of Stories:
 Land Use: INDUSTRIAL LOT Park Area/Cap#: /

Comp #: 19 Distance From Subject: 5.19 (miles)
 Address: 212 E ROSECRANS AVE, COMPTON, CA 90222
 Owner Name: MCHUGH FRANK
 Seller Name: GREENFIELD ADAM L
 APN: 6166-013-030 Map Reference: 64-F2 / Building Area: 38,575
 County: LOS ANGELES, CA Census Tract: 5426.02 Total Rooms/Offices:
 Subdivision: 3765 Zoning: COCM-ML* Total Restrooms:
 Rec Date: 01/27/2016 Prior Rec Date: 05/04/1988 Yr Built/Eff: 1965 / 1965
 Sale Date: 12/11/2015 Prior Sale Date: 04/1988 Air Cond:
 Sale Price: \$1,228,500 Prior Sale Price: \$500,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 95914 Acres: 0.80
 1st Mtg Amt: Lot Area: 35,062
 Total Value: \$1,131,771 # of Stories:
 Land Use: INDUSTRIAL LOT Park Area/Cap#: /

Comp #: 20 Distance From Subject: 5.21 (miles)
 Address: ,, CA
 Owner Name: TRAN FAMILY TRUST
 Seller Name: NGUYEN FAMILY TRUST
 APN: 5147-018-033 Map Reference: 44-D4 / Building Area:
 County: LOS ANGELES, CA Census Tract: 2063.00 Total Rooms/Offices:
 Subdivision: WOLFSKILL ORCHARD Zoning: LAM2 Total Restrooms:
 Rec Date: 07/29/2016 Prior Rec Date: 12/18/1997 Yr Built/Eff: /
 Sale Date: 07/19/2016 Prior Sale Date: 12/09/1997 Air Cond:
 Sale Price: \$900,000 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 894495 Acres: 0.06
 1st Mtg Amt: Lot Area: 2,543
 Total Value: \$90,363 # of Stories:
 Land Use: INDUSTRIAL LOT Park Area/Cap#: /

EXHIBIT D

ASSIGNED INSPECTOR: MARIO CUEVAS
JOB ADDRESS: 7700 SOUTH AVALON BLVD., LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 6023-025-006

Date: September 14, 2016

CASE#: 675265
ORDER NO: A-3717937

EFFECTIVE DATE OF ORDER TO COMPLY: March 16, 2015
COMPLIANCE EXPECTED DATE: April 06, 2015
DATE COMPLIANCE OBTAINED: June 27, 2016

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3717937

1060804201614305

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER

FRANK BUSH
EXECUTIVE OFFICER

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 #: 675265
ORDER #: A-3717937
EFFECTIVE DATE: March 16, 2015
COMPLIANCE DATE: April 06, 2015

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. 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, 12.10A, 12.21A.1.(a) of the L.A.M.C.

NON-COMPLIANCE FEE WARNING:

YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION (S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 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.



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

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 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.

If you have any questions or require any additional information please feel free to contact me at (323)789-1488. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: 

Date: March 05, 2015

MARIAN PODPORA
4301 S CENTRAL AVE
LOS ANGELES, CA 90011
(323)789-1488
marian.podpora@lacity.org

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REVIEWED BY