

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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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

April 13, 2015

Council District: # 4

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

JOB ADDRESS: **4361 WEST CAMERO AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5542-004-026**

On January 4, 2012, and March 29, 2013, 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: **4361 West Camero Avenue, Los Angeles, California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

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 December 5, 2011 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	1,100.00
Code Violation Investigation fee	336.00
Late Charge/Collection fee (250%)	2,683.84
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	1,224.75
Title Report fee	42.00
Grand Total	\$ 5,457.15

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 **\$5,457.15** 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 **\$5,457.15** 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

EXHIBIT A



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

Property Title Report

Work Order No. T11047
Dated as of: 03/07/2015

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 5542-004-026

Property Address: 4361 W CAMERO AVE ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument: Trust Transfer Deed

Grantee : Sally A Skara, also known as Sally A. Mininni, as her sole and separate property, so that she be a joint tenants with Tada Skara

Grantor : Frank P. Mininni and Sally A. Mininni, trustees of the Mininni family trust, u/t/d 10-23-2013

Deed Date : 3/27/2014

Recorded : 4/2/2014

Instr No. : 20140332682

This deed is a correction from the Trust Transfer Deed.

Deed Type : Trust Transfer Deed

Recorded : 12/13/2013

Instr No. : 20131762165

It was recorded to : deed is to correct the error and to restore the joint tenancy

Mailing Address: Sally A. Mininni AND Tada Skara
1104 Idlewood Road, Glendale, CA 91202

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Parcel 1:

Lot 25 of Hollywood Home Heights as per map recorded in Book 7, Page 72 of Maps, in the office of the County Recorder of said County; Except the Easterly 3.82 feet.

Parcel 2:

An easement for driveway purposes over the Easterly 3.82 feet of the Southerly 102.00 feet of said Lot 25 and over the Westerly 3.12 feet of the Southerly 102.00 feet of said Lot 24 of Hollywood Home Heights as per map recorded in Book 7, Page 72 of Maps, in the office of the County Recorder of said County.

Assessor's Parcel No: 5542-004-026

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

Work Order No. T11047

SCHEDULE B (Continued)

MORTGAGES/LIENS

We find no Open Mortgages/Deeds of Trust of Record

Type of Instrument: A claim of lien for the amount shown and any other amounts due.

Claimant : Department of Building and Safety Financial Services Division

Recorded : 6/15/2012

Instr No. : 20120897391

Type of Instrument: A claim of lien for the amount shown and any other amounts due.

Claimant : Department of Building and Safety Financial Services Division

Recorded : 8/12/2013

Instr No. : 20131180574

MAILING ADDRESS: Skara Tada,
4361 Camero Ave, Los Angeles, CA 90027

MAILING ADDRESS: Department of Building and Safety Financial Services Division,
201 N Figueroa St., 9th Floor, Los Angeles, CA 90012

RECORDING REQUESTED BY

1430

AND WHEN RECORDED MAIL TO

Name Mr. & Mrs. Niko Skara
Street 4361 Camero Street
City & State Los Angeles, California

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CALIF.
FOR SECURITY TITLE INSURANCE CO.
NOV 29 1968 AT 8:01 A.M.
RAY E. LEE, County Recorder

FEE
\$2
C

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO

Name
Street Address SAME AS ABOVE
City & State

DOCUMENTARY TRANSFER TAX \$ 17.60
SHAMROCK ESCROW CO.
SIGNED - PARTY OR AGENT FIRM NAME

Grant Deed

AFFIX I.R.S. S. ABOVE

TO 402 C (1-67)

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
ISABEL D. BRITTON, a married woman who acquired title as
ISABEL D. BRODEHL, a married woman
hereby GRANT(S) to
NIKO SKARA AND TADA SKARA, husband and wife as joint tenants

the following described real property in the city of Los Angeles
County of Los Angeles, State of California:

1. Lot 25 of Hollywood Home Heights as per map recorded in book 7 page 72 of Maps, in the office of the county recorder of said county, EXCEPT the easterly 3.82 feet
2. An easement for driveway purposes over the easterly 3.82 feet of the southerly 102.00 feet of said lot 25 and over the westerly 3.12 feet of the southerly 102.00 feet of lot 24 of Hollywood Home Heights as per map recorded in book 7 page 72 of Maps, in the office of the county recorder of said county,

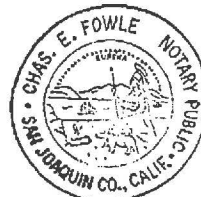
Dated November 12, 1968

Isabel D. Britton
Isabel D. Britton

STATE OF CALIFORNIA }
COUNTY OF San Joaquin } ss.
On November 15, 1968 before me, the under-
signed, a Notary Public in and for said State, personally appeared
Isabel D. Britton

known to me
to be the person whose name is subscribed to the within
instrument and acknowledged that she executed the same.
WITNESS my hand and official seal.

Signature *Chas. E. Fowle*
Chas. E. Fowle
Name (Typed or Printed)



(This area for official notarial seal)

Title Order No. Escrow or Loan No.

MAIL TAX STATEMENTS AS DIRECTED ABOVE

6822361-2

SEC. T. I. 1 NOV 29 1968

1430

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO.

NAME: Tada Skara
 STREET ADDRESS: 4361 Camera Ave.,
 CITY, STATE, ZIP: Los Angeles, Ca. 90027

Title Order No. 110-1 Escrow No. _____

91 76366

RECORDED IN OFFICIAL RECORDS
 RECORDER'S OFFICE
 LOS ANGELES COUNTY
 CALIFORNIA

31 MIN. 10 AM. JAN 17 1991
 PAST

SPACE ABOVE THIS LINE FOR RECORDER'S USE

FEE \$27	F
A. J. N. 04	2

AFFIDAVIT—DEATH OF JOINT TENANT

STATE OF CALIFORNIA }
 COUNTY OF LOS ANGELES } ss.
TADA SKARA, of legal age, being first duly sworn, deposes and says:
 That NIKO SKARA, the decedent mentioned in the attached certified copy of Certificate of Death, is the same person as NIKO SKARA named as one of the parties in that certain Grant Deed dated November 12th, 1968 executed by Isabel D. Britton to Niko Skara and Tada Skara, husband and wife as joint tenants as joint tenants, recorded as Instrument No. 1430 on November 29, 1968, in Book _____ Page _____ of the Official Records in the Office of the County Recorder of Los Angeles County, State of California, concerning the following described real property situated in the City of Los Angeles County of Los Angeles, State of California:

Lot 25 of Hollywood Home Heights as per map recorded in book 7 page 72 of Maps, in the office of the County Recorder of said County. EXCEPT the easterly 3.82 feet.

An easement for driveway purposes over the easterly 3.82 feet of the southerly 102.00 feet of said lot 25 and over the westerly 3.82 feet of the southerly 102.00 feet of lot 24 of Hollywood Home Heights as per map recorded in book 7 page 72 of Maps, in the office of the County Recorder of said County.

re-recorded only

That the value of all real and personal property owned by the decedent at the date of death, including the full value of the above described real property, did not then exceed the sum of \$ TWO HUNDRED TEN THOUSAND (\$210,000.00)

Dated January 10, 1991

Tada Skara
 (Signature of Joint Tenant)
 TADA SKARA
 (Type or Print Full Name of Joint Tenant)

SUBSCRIBED AND SWORN TO BEFORE ME

this 10th day of January, 1991

Loretta Jean Jackson
 (Signature of Notary)

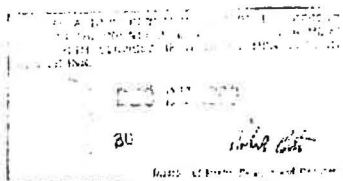


CERTIFICATE OF DEATH
STATE OF CALIFORNIA

STATE FILE NUMBER		LOCAL REGISTRATION DISTRICT AND CERTIFICATE NUMBER		
1. NAME OF DECEDENT—FIRST (Given)		13. MIDDLE		14. LAST (FAMILY)
NIKO				SKARA
2. RACE		3. DATE OF BIRTH—MO., DAY, YEAR		4. AGE IN YEARS MONTHS DAYS
CALCASIAN		JAN. 03, 1936		54
5. STATE OF BIRTH		6. FULL NAME OF FATHER		7. STATE OF BIRTH
CROATIA		SIME SKARA		CROATIA
8. STATE OF DEATH		9. FULL MAIDEN NAME OF MOTHER		10. STATE OF BIRTH
CALIFORNIA		CVITA MARUSIC		CROATIA
11. MILITARY SERVICE		12. SOCIAL SECURITY NO.		13. MARITAL STATUS
		UNKNOWN		MARRIED
14. USUAL OCCUPATION		15. USUAL KIND OF BUSINESS OR INDUSTRY		16. USUAL EMPLOYER
TOOL/DIE MAKER		AEROSPACE		McDONNELL DOUGLAS
17. RESIDENCE—STREET AND NUMBER OR LOCATION		18. CITY		19. ZIP CODE
4361 CAMERO AVE.		LOS ANGELES		90027
20. COUNTY		21. NUMBER OF YEARS IN THIS COUNTY		22. STATE OR FOREIGN COUNTRY
LOS ANGELES		22		CALIFORNIA
23. PLACE OF DEATH		24. IF HOSPITAL, SPECIFY ONE OF THE FOLLOWING: (IP, ER, OP, DOA)		25. COUNTY
UCLA MEDICAL CENTER		IP		LOS ANGELES
26. STREET ADDRESS—STREET AND NUMBER OR LOCATION		27. CITY		28. STATE OF BIRTH
10833 LeCONTE AVENUE		LOS ANGELES		CALIFORNIA
29. IMMEDIATE CAUSE		30. DEATH WAS CAUSED BY: (ENTER ONLY ONE CAUSE PER LINE FOR A, B, AND C)		31. TIME INTERVAL BETWEEN ONSET AND DEATH
(A) METASTATIC MALIGNANT MELANOMA		2 months		
(B) _____				
(C) _____				
32. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RELATED TO CAUSE GIVEN IN 29		33. WAS OPERATION PERFORMED FOR ANY CONDITION (ITEM 21 OR 29)?		34. YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
THROMBOCYTOPENIA		NO		
35. CERTIFY THAT TO THE BEST OF MY KNOWLEDGE DEATH OCCURRED AT THE HOUR, DATE AND PLACE STATED FROM THE CAUSES STATED		36. SIGNATURE AND TITLE OF CERTIFIER		37. DATE SIGNED
27A. DECEDENT ATTENDED ANCH. (DECEDENT LAST BEEN ALIVE MONTH, DAY, YEAR)		27B. TYPE ATTENDING PHYSICIAN'S NAME AND ADDRESS		27C. DEATH CERTIFICATE NUMBER
December 20, 1990		STEVEN KATZNELSON, M.D. 10833 LeConte Ave. Los Angeles, Ca		G 066893
38. MANNER OF DEATH—(ONLY ONE SHOULD BE CHECKED)		39. PLACE OF INJURY		40. DATE OF INJURY
NATURAL CAUSE <input checked="" type="checkbox"/> SUICIDE <input type="checkbox"/> ACCIDENT <input type="checkbox"/> HOMICIDE <input type="checkbox"/> UNDETERMINED <input type="checkbox"/>				
41. LOCATION (STREET AND NUMBER OR LOCATION AND CITY)		42. DISPOSE HOW INJURY OCCURRED (EVENTS WHICH RELATED TO INJURY)		
43. DISPOSITION		44. PLACE OF FINAL DISPOSITION—NAME AND ADDRESS		45. CITY
TR/BU		SKABRNJE CEMETERY		LOS ANGELES
46. NAME OF FUNERAL DIRECTOR OR PERSON ACTING AS SUCH		47. LICENSE NO.		48. SIGNATURE OF EMPLOYER
PIERCE BROS. CUNNINGHAM		FD-8		4350
49. REGISTRAR		50. SIGNATURE OF LOCAL REGISTRAR		51. REGISTRATION DATE
O'CONNOR				DEC 27 1990
52. STATE REGISTRAR		53. COUNTY		54. PHENUS TRACT

VS-11 (REV. 1-80)

MAKE NO CHANGES WITH OUTS. OR OTHER ALTERATIONS



DEC 05 1997

RECORDING REGISTERED BY

AND WHEN RECORDED MAIL THE DEED AND, THREE
OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

NAME TADA SKARA & SALLY A. SKARA
STREET ADDRESS 4361 CAMERO AVENUE
CITY LOS ANGELES, CA 90027
STATE
ZIP
C.

97-1924308

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
4:21 PM DEC 05 1997

FEE
\$7

Yield Order No. _____ Escrow No. _____
A.P.N. 5542-004-026

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

JOINT TENANCY

THIS IS A BONAFIDE GIFT AND THE GRANTOR
RECEIVED NOTHING IN RETURN, R & T 11911

DOCUMENTARY TRANSFER TAX \$ -0- GIFT.
computed on full value of property conveyed, or
computed on full value less liens and
encumbrances remaining at time of sale.
Tada Skara
Signature of Grantor or Agent Thereof Form 708

FOR VALUABLE CONSIDERATION, receipt of which is acknowledged, I (We), TADA SKARA, a widow
(Name of Grantor(s))

grant to TADA SKARA, a widow, and SALLY A. SKARA, a single woman (mother and daughter)
(Name of Grantee(s))

AS JOINT TENANTS,

all that real property situated in the City of LOS ANGELES (or in an unincorporated area of)

LOS ANGELES County, State of CALIFORNIA, described as follows (insert legal description):
PARCEL 1: Lot 25 of Hollywood Home Heights as per map recorded in Book 7, Page 72 of Maps,
in the office of the County Recorder of said County; EXCEPT the Easterly 3.82 feet.
PARCEL 2: An easement for driveway purposes over the Easterly 3.82 feet of the Southerly
102.00 feet of said Lot 25 and over the Westerly 3.12 feet of the Southerly 102.00 feet of
said Lot 24 of Hollywood Home Heights as per map recorded in Book 7, Page 72 of Maps, in
the office of the County Recorder of said County.

Assessor's parcel No. 5542-004-026

Executed on December 5, 1997, at Hollywood, California

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On 12/5/97 before me,

Tada Skara
Tada Skara

RIGHT THUMBPRINT (Optional) RIGHT THUMBPRINT (Optional)
TOP OF THUMB HERE TOP OF THUMB HERE

personally appeared TADA SKARA

personally known and for proved to me on the basis of satisfactory
evidence) to be the person(s) whose name(s) is/are subscribed to
the within instrument and acknowledged to me that he/she/they executed
the same in his/her/its authorized capacity(ies), and that by his/her/its
signature(s) on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Alta J. Thompson
Alta J. Thompson

ALTA J. THOMPSON
COM. # 104711
Notary Public - California
LOS ANGELES COUNTY
My Comm. Expires DEC 11, 1998

MAIL TAX STATEMENT TO:

WOLCOTT'S FORM 788 (price class 8A)
GRANT DEED JOINT TENANCY Rev. 3-94b

7 67775 39768 0

Before executing this form, fill in all blanks, and make whatever changes are appropriate
and necessary to your particular transaction. Consult a lawyer if you doubt the form's
fitness for your purpose and use. Wolcott's makes no representation or warranty,
express or implied, with respect to the merchantability or fitness of this form for an
intended use or purpose.

©1994 WOLCOTT'S FORMS, INC.

NOTIFICATION SENT BY ©

DEC 05 1997

RECORDING REQUESTED BY

3

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO
NAME TADA SKARA & NIKO S. SKARA
STREET 4361 CAMERO AVE.
ADDRESS
CITY LOS ANGELES
STATE CALIFORNIA
ZIP 90027

Title Order No _____ Escrow No _____
A.P.N. 5542-004-026

SPACE ABOVE THIS LINE FOR RECORDERS USE

GRANT DEED

JOINT TENANCY

THIS IS A BONAFIDE GIFT AND THE GRANTOR RECEIVED NOTHING IN RETURN, R&T 11911.

DOCUMENTARY TRANSFER TAX \$ -0- GIFT
computed on full value of property conveyed

Tada Skara
Signature of Declarant or Agent Deferring Tax First Name

FOR VALUABLE CONSIDERATION, receipt of which is acknowledged, I (We), TADA SKARA, a widow
(NAME OF GRANTOR)

grant to TADA SKARA, widow ; and NIKO S. SKARA, a single man ; Mother and Son,

AS JOINT TENANTS,
all that real property situated in the City of LOS ANGELES (or in the unincorporated area of)

LOS ANGELES County, State of CALIFORNIA, described as follows (insert legal description)

PARCEL 1: Lot 25 of Hollywood Home Heights as per map recorded, in B-ok 7, Page 72 of maps, in the office of the County Recorder of said County; EXCEPT the Easterly 3.82' (feet);

PARCEL 2: An easement for driveway purposes over the Easterly 3.82 feet of the Southerly 102' (feet) of said Lot 25 and over the Westerly 3.12' (feet) of the Southerly 102' (feet) of said Lot 24 of Hollywood Home Heights as per map recorded in Book 7, Page 72 of Maps, located in the Office of the Recorder of said County.

Assessor's parcel No 5542-004-026

Executed on October 16, 2008 at

Hollywood, California
(CITY AND STATE)

STATE OF CALIFORNIA

Tada Skara
TADA SKARA (SIGNATURE OF GRANTOR)

COUNTY OF LOS ANGELES

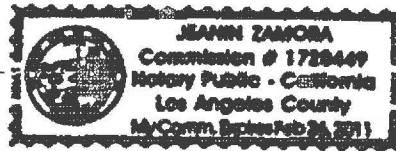
On October 16, 2008 before me Jeanin Zamora,
(Name, Title / Notary Public)

NOTARY PUBLIC
personally appeared TADA SKARA

proven to me on the basis of satisfactory evidence to be the person(s) whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

WITNESS my hand and Official Seal

Jeanin Zamora
Signature



RIGHT THUMBPRINT (Optional)

RIGHT THUMBPRINT (Optional)

CAPACITY CLAIMED BY SIGNERS
// INDIVIDUAL _____
// CORPORATE _____

// OFFICERS _____ TITLES _____

// OTHER _____

// PARTNER(S) _____

SIGNER IS REPRESENTING
NAME OF PERSON(S)/ENTITY(IES)

MAIL TAX STATEMENT TO _____

(SEAL)

WOLCOTT'S FORM 768 (PRICE CLASS 3A)
GRANT DEED - JOINT TENANCY - Rev. 3/94b

Before you use this form, fill in all the blanks, and make whatever changes are appropriate and necessary to your particular transaction. Consult a lawyer if you doubt the forms fitness for your purpose and use. Wolcott's makes no representation or warranty express or implied with respect to the merchantability or fitness of this form for an intended use or purpose.

RECORDING REQUESTED BY
Phillip Schlosberg, Esq.

3

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS
OTHERWISE SHOWN BELOW, TO

Frank P. and Sally Mininni
1104 Idlewood Road
Glendale, CA 91202

Order No.:

Escrow No.:

A.P.N.: 5542-004-026

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

TRUST TRANSFER DEED

GRANT DEED (Excluded from Reappraisal Under Proposition 13, i.e., Calif. Const. Art 13A§1 et seq.)

THE UNDERSIGNED GRANTOR(S) DECLARE(S) UNDER PENALTY OF PERJURY THAT THE FOLLOWING IS TRUE AND CORRECT:

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 or transfer.

There is no Documentary transfer tax due. (State reason and give Code § or Ordinance number). R&T 11911. This is a bona fide gift where Grantor received nothing in return.

Unincorporated area: _____ city of _____ AND

This is a Trust Transfer under §62 of the Revenue and Taxation Code and Grantor(s) has (have) checked the applicable exclusion:

Transfer to a revocable trust; Transfer to a short-term trust not exceeding 12 years with trustor holding the reversion;

Transfer to a trust where the trustor or the trustor's spouse is the sole beneficiary; Change of trustee holding title;

Transfer from trust to trustor or trustor's spouse where prior transfer to trust was excluded from reappraisal and for a valuable consideration, receipt of which is acknowledged.

Other: _____

GRANTOR(S): SALLY A. MININNI, FORMERLY KNOWN AS SALLY A. SKARA

hereby **GRANT(S) TO:** FRANK P. MININNI and SALLY A. MININNI, Trustees of the Mininni Family Trust u/t/d 10-23-2013, as joint tenants with TADA SKARA the following described real property in the County of LOS ANGELES, State of California:
See attached Exhibit A

Dated: October 23, 2013

Sally A. Mininni

SALLY A. MININNI

STATE OF CALIFORNIA

COUNTY OF Los Angeles) SS

On October 23, 2013, _____ before me.

Betty S. Adkins, Notary Public
(here insert name and title of the officer)

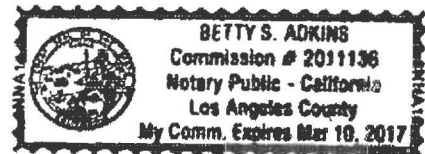
personally appeared SALLY P. MININNI

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

I certify under PENALTY of PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.)

Signature Betty S. Adkins
BETTY S. ADKINS



(This area for official notarial seal)

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENT TO:

NAME Sally A. Mininni
STREET 1104 Idlewood Road
ADDRESS
CITY, STATE & Glendale, CA
ZIP CODE 91202
TITLE ORDER NO _____
ESCROW NO _____

S												COPY
M	A	L	465	426	PCOR	NCOR	SMF	NCHG				EXAM
						T:	CTY	UNI				

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

CORRECTED
TRUST TRANSFER DEED

TRA: _____
APN: 5542-004-026

The undersigned grantor(s) declare(s) This conveyance transfers DOCUMENTARY TRANSFER TAX \$an interest out of a living

computed on full value of property conveyed, or /Trust R&T 11930

computed on full value less liens and encumbrances remaining at time of sale

Unincorporated Area City of _____

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, I (We) FRANK P. MININNI and SALLY A. MININNI, Trustees of THE MININNI FAMILY TRUST, u/t/d 10-23-2013

((NAME OF GRANTOR(S)))

hereby remise, release and grant to SALLY A. SKARA, also known as SALLY A. MININNI, as her sole and separate property, so that she be a joint tenant with Tada Skara

((NAME OF GRANTEE(S)))

the following described real property in the City of Los Angeles, County of Los Angeles, State of California

(Insert Legal Description)

(SEE ATTACHED EXHIBIT A) This deed is intended to correct the Trust Transfer Deed recorded on December 13, 2013, Instrument No. 20131762168, Los Angeles County Recorder, California, which was erroneously recorded. Grantor intended to maintain the joint tenancy of Sally A. Mininni, formerly known as Sally A. Skara, with Tada Skara. This deed is to correct the error and to restore the joint tenancy.

DATED: March 27, 2014

Frank P. Mininni
Frank P. Mininni, Trustee

Sally A. Mininni
Sally A. Mininni, Trustee

STATE OF CALIFORNIA }
COUNTY OF Los Angeles }

On March 27, 2014 before me, Betty S. Adkins, Notary Public personally appeared
(here insert name and title of the officer)

Frank P. Mininni and Sally A. Mininni
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
Signature Betty S. Adkins (SEAL)
Betty S. Adkins, Notary Public



Property Detail Report

For Property Located At:
4361 CAMERO AVE, LOS ANGELES, CA 90027-5505

**Owner Information**

Owner Name: **MININNI FAMILY TRUST**
 Mailing Address: **1104 IDLEWOOD RD, GLENDALE CA 91202-2009 C008**
 Vesting Codes: **// PT**

Location Information

Legal Description: **HOLLYWOOD HOME HEIGHTS W 41.18 FT OF LOT 25**
 County: **LOS ANGELES, CA** APN: **5542-004-026**
 Census Tract / Block: **1953.00 / 3** Alternate APN:
 Township-Range-Sect: Subdivision: **HOLLYWOOD HOME HEIGHTS**
 Legal Book/Page: Map Reference: **35-A3 /**
 Legal Lot: **25** Tract #:
 Legal Block: School District: **LOS ANGELES**
 Market Area: **C22** School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: **12/13/2013 / 10/23/2013** Deed Type: **TRUSTEE'S DEED(TRANSFER)**
 Sale Price:
 Document #: **1762165** 1st Mtg Document #:

Last Market Sale Information

Recording/Sale Date: **12/05/1997 / 12/05/1997** 1st Mtg Amount/Type: **/**
 Sale Price: 1st Mtg Int. Rate/Type: **/**
 Sale Type: 1st Mtg Document #: **/**
 Document #: **1924308** 2nd Mtg Amount/Type: **/**
 Deed Type: **DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt:
 New Construction: Multi/Split Sale:

Title Company:
 Lender:
 Seller Name: **SKARA TADA**

Prior Sale Information

Prior Rec/Sale Date: **11/29/1968 /** Prior Lender:
 Prior Sale Price: **\$16,000** Prior 1st Mtg Amt/Type: **/**
 Prior Doc Number: Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type: **DEED (REG)**

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	2,184	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1906 / 1915	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LAR2	Acres:	0.13	County Use:	0100
Lot Area:	5,560	Lot Width/Depth:	x	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$594,444	Assessed Year:	2014	Property Tax:	\$977.64
Land Value:	\$449,950	Improved %:	24%	Tax Area:	13
Improvement Value:	\$144,494	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$594,444				

Comparable Sales Report

For Property Located At

CoreLogic
RealQuest Professional**4361 CAMERO AVE, LOS ANGELES, CA 90027-5505****2 Comparable(s) Selected.**

Report Date: 03/27/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$830,000	\$1,050,000	\$940,000
Bldg/Living Area	2,184	2,028	2,058	2,043
Price/Sqft	\$0.00	\$403.30	\$517.75	\$460.52
Year Built	1906	1909	1938	1923
Lot Area	5,560	4,788	6,758	5,773
Bedrooms	3	3	3	3
Bathrooms/Restrooms	2	2	2	2
Stories	0.00	2.00	2.00	2.00
Total Value	\$594,444	\$881,000	\$1,034,200	\$957,600
Distance From Subject	0.00	0.13	0.48	0.30

* = user supplied for search only

Comp #:	1	Distance From Subject: 0.13 (miles)			
Address:	4427 KINGSWELL AVE, LOS ANGELES, CA 90027-4403				
Owner Name:	DUPART BLAISE/INGMAN TATIANA				
Seller Name:	OLBRYCH FAMILY TRUST				
APN:	5590-023-020	Map Reference:	35-A3 /	Living Area:	2,058
County:	LOS ANGELES, CA	Census Tract:	1891.01	Total Rooms:	7
Subdivision:	2	Zoning:	LAR2	Bedrooms:	3
Rec Date:	01/27/2015	Prior Rec Date:	05/03/2006	Bath(F/H):	2 /
Sale Date:	01/25/2015	Prior Sale Date:	03/21/2006	Yr Built/Eff:	1909 / 1915
Sale Price:	\$830,000	Prior Sale Price:	\$919,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	92757	Acres:	0.16	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	6,758	Pool:	
Total Value:	\$881,000	# of Stories:	2.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:	2	Distance From Subject: 0.48 (miles)			
Address:	2018 HOLLYVISTA AVE, LOS ANGELES, CA 90027-4632				
Owner Name:	HOLLYVISTA AVENUE LAND TRUST				
Seller Name:	VOLK-WEISS BRIAN S				
APN:	5433-012-019	Map Reference:	35-A3 /	Living Area:	2,028
County:	LOS ANGELES, CA	Census Tract:	1952.02	Total Rooms:	6
Subdivision:	5467	Zoning:	LAR1	Bedrooms:	3
Rec Date:	10/31/2014	Prior Rec Date:	05/28/2008	Bath(F/H):	2 /
Sale Date:	10/10/2014	Prior Sale Date:	04/23/2008	Yr Built/Eff:	1938 / 1938
Sale Price:	\$1,050,000	Prior Sale Price:	\$1,099,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	FRENCH PROVINCIAL
Document #:	1157418	Acres:	0.11	Fireplace:	Y / 1
1st Mtg Amt:	\$682,500	Lot Area:	4,788	Pool:	
Total Value:	\$1,034,200	# of Stories:	2.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **DAVID MATSON**

Date: **April 13, 2015**

JOB ADDRESS: **4361 WEST CAMERO AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5542-004-026**

CASE#: **434657**

ORDER NO: **A-2898776**

EFFECTIVE DATE OF ORDER TO COMPLY: **December 5, 2011**

COMPLIANCE EXPECTED DATE: **January 4, 2012**

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

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2898776

1010025201252704

BOARD OF
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201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

ROBERT R. "Bud" OVROM
GENERAL MANAGER

RAYMOND S. CHAN, C.E., S.E.
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

NIKO S. SKARA
4361 CAMERO AVE.
LOS ANGELES, CA 90027

MAR 29 2012

EG

CASE #: 434657
ORDER #: A-2898776
EFFECTIVE DATE: December 05, 2011
COMPLIANCE DATE: January 04, 2012

APPL OF

SITE ADDRESS: 4361 W CAMERO AVE
ASSESSORS PARCEL NO.: 5542-004-026
ZONE: R2; Two Family Zone

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

FURTHER, YOU ARE ORDERED TO PAY THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WHICH WILL BE BILLED TO YOU SEPARATELY. 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. Construction work is being performed contrary to the code.

You are therefore ordered to: Stop all work being done contrary to the code until the violation has been rectified and approval has been obtained from the department.

Code Section(s) in Violation: 91.104.2.4, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Stop all work on the structure in the rear yard until approved plans and permits are obtained.

2. A permit is required for the work performed.

You are therefore ordered to: Obtain all required building permits.

Code Section(s) in Violation: 91.106.1.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: For the structure in the rear yard.

3. Building plans are required.



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

You are therefore ordered to: Submit all required plans and obtain all required approvals.

Code Section(s) in Violation: 91.106.3.2, 91.106.3.3.1, 91.103.1, 12.21.A.1(a) of the L.A.M.C.

Comments: Approved plans required for the structure in the rear yard.

4. Construction work was performed and concealed without obtaining the required inspections. CONCEALED WORK WITHOUT INSPECTION(S).

You are therefore ordered to: 1) Expose all work concealed without the required inspections.
2) Call for inspection.

Code Section(s) in Violation: 91.104.2.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

5. An inspection is required for the work performed.

You are therefore ordered to: Obtain all required inspections including a final inspection.

Code Section(s) in Violation: 91.108.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

NON-COMPLIANCE FEE WARNING:

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of **\$550.00** 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 \$1,925.00.

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.

1010925201252782

If you have any questions or require any additional information please feel free to contact me at (213)252-3045.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: 

Date: December 02, 2011

SERGIO RODRIGUEZ
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3045



REVIEWED BY

EXHIBIT D

ASSIGNED INSPECTOR: **DAVID MATSON**

Date: **April 13, 2015**

JOB ADDRESS: **4361 WEST CAMERO AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5542-004-026**

CASE#: **434657**

ORDER NO: **A-3200510**

EFFECTIVE DATE OF ORDER TO COMPLY: **February 27, 2013**

COMPLIANCE EXPECTED DATE: **March 29, 2013**

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

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3200510

BOARD OF
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CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

ROBERT R. "Bud" OVRUM
GENERAL MANAGER

RAYMOND S. CHAN, C.E., S.E.
EXECUTIVE OFFICER

ORDER TO COMPLY-SUPPLEMENTAL

FEB 21 2013

SKARA, TADA ET AL
4361 CAMERO AVE
LOS ANGELES, CA 90027

EG

CASE #: 434657
ORDER #: A-3200510
EFFECTIVE DATE: February 27, 2013
COMPLIANCE DATE: March 29, 2013

OWNER OF

SITE ADDRESS: 4361 W CAMERO AVE

ASSESSORS PARCEL NO.: 5542-004-026

ZONE: R2; Two Family Zone

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

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:

This order is a supplement to any and all preceding orders issued by the Department of Building and Safety relative to the case number noted above. You are hereby required to comply with the terms of this and all preceding orders.

Further investigation of the property (Site Address) listed above has revealed that there are additional violations of the Los Angeles Municipal Code (L.A.M.C.). Following is a current list of violations:

VIOLATION(S):

1. Required inspections for Permit No.12010-10000-00620 (New two story Single Family Dwelling over carport) has been suspended for 180 days or more.

You are therefore ordered to: Within 30 days from the date of this notice, obtain a new permit to complete the required work and diligently pursue the work to completion, or demolish and remove the building within 30 days from the date of this notice.

Code Section(s) in Violation: 91.105.5, 91.103.1, 12.21A.1.(a), 98.0602(a) LAMC. of the L.A.M.C.

Comments: No approvals have been given for permit number 12010-10000-00620, and the owner has not complied with the correction notice issued on June 5, 2012. Therefore, the permit has expired.

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 day from the Compliance Date, will result in imposition of the fee noted below.

A proposed noncompliance fee in the amount of \$550.00 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 \$1,925.00.

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PENALTY WARNING:

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

INVESTIGATION FEE REQUIRED:

Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.) , and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00 , shall be collected on each permit, license or application for inspection. Section 98.0402 (a) L.A.M.C.

APPEAL PROCEDURES:

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine err or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

If you have any questions or require any additional information please feel free to contact me at (213)252-3045. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____

Date: February 11, 2013

SERGIO RODRIGUEZ
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3045

Sergio.Rodriguez@lacity.org


REVIEWED BY