

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

September 26, 2017

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**
Re: Invoice #678074-4

On October 30, 2014, 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. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Fee	\$ 550.00
Late Charge/Collection Fee (250%)	1,375.00
Accumulated Interest (1%/month)	322.12
Title Report Fee	<u>42.00</u>
Grand Total	\$ <u>2,289.12</u>

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 **\$2,289.12** 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 **\$2,289.12** 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

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



P.O. BOX 5152
CULVER CITY, CA 90231
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T14532
Dated as of: 07/19/2017

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 Document: CORRECTED TRUST TRANSFER DEED

Grantee : SALLY A SKARA AKA SALLY A MININNI AND TADA SKARA

Grantor : FRANK P MININNI AND SALLY A MININNI; THE MININNI FAMILY TRUST

Deed Date : 03/27/2014

Recorded : 04/02/2014

Instr No. : 14-0332682

MAILING ADDRESS: SALLY A SKARA AKA SALLY A MININNI AND TADA SKARA
4361 CAMERO AVE LOS ANGELES CA 90027

SCHEDULE B

LEGAL DESCRIPTION

Lot: 25 Abbreviated Description: LOT:25 CITY:REGION/CLUSTER: 04/04191 HOLLYWOOD HOME
HEIGHTS W 41.18 FT OF LOT 25 City/Muni/Twp: REGION/CLUSTER: 04/04191

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20140332682



Pages:
0004

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

04/02/14 AT 02:46PM

FEES:	28.00
TAXES:	0.00
OTHER:	0.00
PAID:	28.00



LEADSHEET



201404023290165

00009024327



006112597

SEQ:
01

DAR - Courier (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY
PHILLIP SCHLOSBERG, ESQ.
WHEN RECORDED MAIL TO
NAME SALLY A. MININNI
MAILING 1104 IDLEWOOD ROAD
CITY, STATE ZIP CODE
GLENDALE CA 91202



SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLE(S)

CORRECTED TRUST TRANSFER DEED

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

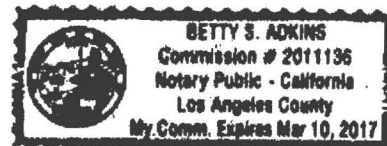


EXHIBIT A

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

EXHIBIT B

ASSIGNED INSPECTOR: **GORDON ZUBER**

Date: **September 26, 2017**

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

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

Last Full Title: **07/19/2017**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). SALLY A SKARA AKA SALLY A MININNI
TADA SKARA AND NIKO SKARA
4361 CAMERO AVENUE
LOS ANGES, CA 90027-5505 CAPACITY: OWNERS

- 2). SALLY MININNI
1104 IDELWOOD ROAD
GLENDALE, CA 91202 CAPACITY: OWNER

- 3). NIKO STEVE SKARA
1018 S MALGREN AVENUE
SAN PEDRO, CA 90732 CAPACITY: OWNER

EXHIBIT C

Property Detail Report

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



Bldg Card: 000 of 002

Owner Information

Owner Name: **SKARA TADA AT/SKARA NIKO**
 Mailing Address: **4361 CAMERO AVE, LOS ANGELES CA 90027-5505 C055**
 Vesting Codes: **/ A /**

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:		1st Mtg Document #:	
Document #:	1762165		

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:	

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:	3,080	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:	5	Finish Bsmnt Area:		Pool:	
Bath(F/H):	3 /	Basement Type:		Air Cond:	
Year Built / Eff:	1906 / 1915	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	

Site Information

Zoning:	LAR2	Acres:	0.13	County Use:	DUPLEX (0200)
Lot Area:	5,560	Lot Width/Depth:	x	State Use:	
Land Use:	DUPLEX	Res/Comm Units:	2 /	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$186,385	Assessed Year:	2017	Property Tax:	\$7,784.46
Land Value:	\$32,925	Improved %:	82%	Tax Area:	13
Improvement Value:	\$153,460	Tax Year:	2016	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$179,385				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

4361 CAMERO AVE, LOS ANGELES, CA 90027-5505**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	\$0	\$40,000	\$2,730,000	\$1,106,700
Bldg/Living Area	3,080	2,658	3,520	3,095
Price/Sqft	\$0.00	\$12.98	\$775.57	\$358.04
Year Built	1906	1905	2005	1940
Lot Area	5,560	2,500	14,441	7,058
Bedrooms	5	3	7	5
Bathrooms/Restrooms	3	1	7	3
Stories	0.00	1.00	1.00	1.00
Total Value	\$186,385	\$235,488	\$1,504,553	\$818,457
Distance From Subject	0.00	0.61	24.25	9.25

* = 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										
		4361 CAMERO AVE		1906	5	3	12/05/1997	3,080	5,560	0.0
Comparables										
<input checked="" type="checkbox"/>	1	1230 S RIMPAU BLVD	\$1,511,000	1938	4	4	08/08/2017	3,108	7,503	4.49
<input checked="" type="checkbox"/>	2	5556 ECHO ST	\$850,000	1905	6	3	08/08/2017	2,991	4,679	5.23
<input checked="" type="checkbox"/>	3	1106 S HIGHLAND AVE	\$1,335,000	1926	6	2	08/16/2017	3,368	6,834	4.5
<input checked="" type="checkbox"/>	4	20550 PACIFIC COAST HWY	\$2,730,000	1963	6	6	08/09/2017	3,520	4,325	19.84
<input checked="" type="checkbox"/>	5	1830 N BERENDO ST	\$1,319,000	2000	6	6	12/30/2016	2,658	6,750	0.61
<input checked="" type="checkbox"/>	6	5931 KAUFFMAN AVE	\$40,000	1940	7	7	08/15/2017	3,081	8,600	12.92
<input checked="" type="checkbox"/>	7	1219 S SYCAMORE AVE	\$1,526,000	1928	6	4	05/11/2017	3,450	6,084	4.88
<input checked="" type="checkbox"/>	8	9418 S WESTERN AVE	\$583,000	2004	4	4	05/05/2017	3,096	6,001	10.5
<input checked="" type="checkbox"/>	9	613 N PLYMOUTH BLVD	\$1,495,000	1923	4	2	05/09/2017	2,938	7,387	2.47
<input checked="" type="checkbox"/>	10	1828 S VAN NESS AVE	\$650,000	1912	6	2	05/19/2017	3,467	7,000	4.54
<input checked="" type="checkbox"/>	11	1268 5TH AVE	\$760,000	1913	5	1	05/09/2017	3,084	8,103	4.25
<input checked="" type="checkbox"/>	12	529 N HILL AVE	\$1,360,000	1907	7	3	05/22/2017	3,381	13,050	10.02
<input checked="" type="checkbox"/>	13	1048 S HAYWORTH AVE	\$1,220,000	1926	4	2	05/11/2017	2,667	5,992	5.55
<input checked="" type="checkbox"/>	14	38 GENOA ST A	\$1,250,000	1985	6	5	05/19/2017	3,074	7,033	14.73
<input checked="" type="checkbox"/>	15	7001 GRANGER AVE	\$655,000	1922	6	4	04/24/2017	3,162	8,155	12.01
<input checked="" type="checkbox"/>	16	4037 E 14TH ST	\$950,000	1924	5	4	07/06/2017	3,248	7,337	23.25
<input checked="" type="checkbox"/>	17	236 TEMPLE AVE	\$998,000	1927	4	2	07/18/2017	3,024	3,388	24.25
<input checked="" type="checkbox"/>	18	815 S ORANGE GROVE AVE	\$1,350,000	1928	4	2	02/24/2017	2,743	6,000	5.25
<input checked="" type="checkbox"/>	19	3942 FREDONIA DR	\$1,200,000	1928	3	2	03/08/2017	2,768	14,441	5.18

<input checked="" type="checkbox"/>	20	9304 S CENTRAL AVE	\$352,000	2005	6	4	03/02/2017	3,080	2,500	10.45
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Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

4361 CAMERO AVE, LOS ANGELES, CA 90027-5505**20 Comparable(s) Selected.**

Report Date: 09/14/2017

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$40,000	\$2,730,000	\$1,106,700
Bldg/Living Area	3,080	2,658	3,520	3,095
Price/Sqft	\$0.00	\$12.98	\$775.57	\$358.04
Year Built	1906	1905	2005	1940
Lot Area	5,560	2,500	14,441	7,058
Bedrooms	5	3	7	5
Bathrooms/Restrooms	3	1	7	3
Stories	0.00	1.00	1.00	1.00
Total Value	\$186,385	\$235,488	\$1,504,553	\$818,457
Distance From Subject	0.00	0.61	24.25	9.25

* = user supplied for search only

Comp #:1

Distance From Subject:4.49 (miles)

Address:	1230 S RIMPAU BLVD, LOS ANGELES, CA 90019-3019		
Owner Name:	BROWER MARK A/SICCARDI MARIA		
Seller Name:	DAHLKE DONALD M		
APN:	5083-015-021	Map Reference:	43-B3 /
County:	LOS ANGELES, CA	Census Tract:	2128.00
Subdivision:	46	Zoning:	LAR2
Rec Date:	08/08/2017	Prior Rec Date:	08/16/2001
Sale Date:	06/29/2017	Prior Sale Date:	07/27/2001
Sale Price:	\$1,511,000	Prior Sale Price:	\$537,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	888378	Aces:	0.17
1st Mtg Amt:	\$1,208,800	Lot Area:	7,503
Total Value:	\$683,529	# of Stories:	/
Land Use:	DUPLEX	Park Area/Cap#:	/
		Living Area:	3,108
		Total Rooms:	4
		Bedrooms:	4 /
		Bath(F/H):	4 /
		Yr Built/Eff:	1938 / 1938
		Air Cond:	YES
		Style:	/
		Fireplace:	/
		Pool:	/
		Roof Mat:	/
		Parking:	/

Comp #:2

Distance From Subject:5.23 (miles)

Address:	5556 ECHO ST, LOS ANGELES, CA 90042-4617		
Owner Name:	FARBSTEIN ELLEN		
Seller Name:	DUARDO JOSEFINA C TRUST		
APN:	5468-027-004	Map Reference:	36-C2 /
County:	LOS ANGELES, CA	Census Tract:	1838.10
Subdivision:	HIGHLAND PARK	Zoning:	LARD2
Rec Date:	08/08/2017	Prior Rec Date:	/
Sale Date:	06/14/2017	Prior Sale Date:	/
Sale Price:	\$850,000	Prior Sale Price:	/
Sale Type:	FULL	Prior Sale Type:	/
Document #:	891364	Aces:	0.11
1st Mtg Amt:	\$235,488	Lot Area:	4,679
Total Value:	\$235,488	# of Stories:	/
Land Use:	DUPLEX	Park Area/Cap#:	/
		Living Area:	2,991
		Total Rooms:	6
		Bedrooms:	3 /
		Bath(F/H):	3 /
		Yr Built/Eff:	1905 / 1930
		Air Cond:	YES
		Style:	/
		Fireplace:	/
		Pool:	/
		Roof Mat:	/
		Parking:	/

Comp #3 Distance From Subject:4.5 (miles)

Address: **1106 S HIGHLAND AVE, LOS ANGELES, CA 90019-1750**

Owner Name: **SONG JENNY**

Seller Name: **SMITH NOLAN & TAYLOR**

APN: **5084-023-045** Map Reference: **43-B2 /** Living Area: **3,368**

County: **LOS ANGELES, CA** Census Tract: **2161.00** Total Rooms: **7**

Subdivision: **5070** Zoning: **LAR2** Bedrooms: **6**

Rec Date: **08/16/2017** Prior Rec Date: **05/28/1993** Bath(F/H): **2 /**

Sale Date: **07/12/2017** Prior Sale Date: **1926 / 1926** Yr Built/Eff: **1926 / 1926**

Sale Price: **\$1,335,000** Prior Sale Price: **1926 / 1926** Air Cond: **YES**

Sale Type: **FULL** Prior Sale Type: **1926 / 1926** Style: **1926 / 1926**

Document #: **927427** Acres: **0.16** Fireplace: **1**

1st Mtg Amt: **\$500,000** Lot Area: **6,834** Pool: **1**

Total Value: **\$795,777** # of Stories: **1** Roof Mat: **1**

Land Use: **DUPLEX** Park Area/Cap#: **1** Parking: **1**

Comp #4 Distance From Subject:19.84 (miles)

Address: **20550 PACIFIC COAST HWY, MALIBU, CA 90265-5402**

Owner Name: **SUGERMAN ANDREW & SARAH J**

Seller Name: **KAUFMANN FAMILY TRUST**

APN: **4450-005-024** Map Reference: **115-A5 /** Living Area: **3,520**

County: **LOS ANGELES, CA** Census Tract: **8005.06** Total Rooms: **7**

Subdivision: **26817** Zoning: **MA-SF-M*** Bedrooms: **6**

Rec Date: **08/09/2017** Prior Rec Date: **06/30/2015** Bath(F/H): **6 /**

Sale Date: **08/03/2017** Prior Sale Date: **06/24/2015** Yr Built/Eff: **1963 / 1963**

Sale Price: **\$2,730,000** Prior Sale Price: **\$2,737,000** Air Cond: **1963 / 1963**

Sale Type: **FULL** Prior Sale Type: **FULL** Style: **1963 / 1963**

Document #: **896728** Acres: **0.10** Fireplace: **1**

1st Mtg Amt: **\$1,504,553** Lot Area: **4,325** Pool: **1**

Total Value: **\$1,504,553** # of Stories: **1** Roof Mat: **1**

Land Use: **DUPLEX** Park Area/Cap#: **1** Parking: **1**

Comp #5 Distance From Subject:0.61 (miles)

Address: **1830 N BERENDO ST, LOS ANGELES, CA 90027-4154**

Owner Name: **NIKNEJAD FAMILY TRUST**

Seller Name: **SALDANA ISAIAS**

APN: **5589-029-007** Map Reference: **34-F3 /** Living Area: **2,658**

County: **LOS ANGELES, CA** Census Tract: **1892.01** Total Rooms: **7**

Subdivision: **CROAKE & MCCANNS** Zoning: **LARD1.5** Bedrooms: **6**

PAUL PLACE 02 Prior Rec Date: **10/21/1999** Bath(F/H): **6 /**

Rec Date: **12/30/2016** Prior Sale Date: **10/08/1999** Yr Built/Eff: **2000 / 2000**

Sale Date: **11/30/2016** Prior Sale Price: **\$89,500** Air Cond: **CENTRAL**

Sale Price: **\$1,319,000** Prior Sale Type: **FULL** Style: **2000 / 2000**

Sale Type: **FULL** Acres: **0.15** Fireplace: **1**

Document #: **1666313** Lot Area: **6,750** Pool: **1**

1st Mtg Amt: **\$659,500** # of Stories: **1** Roof Mat: **1**

Total Value: **\$1,319,000** Park Area/Cap#: **1** Parking: **1**

Land Use: **DUPLEX**

Comp #6 Distance From Subject:12.92 (miles)

Address: **5931 KAUFFMAN AVE, TEMPLE CITY, CA 91780-2235**

Owner Name: **YANG ABRAHAM/CARITAS CHRISTIAN CHURCH**

Seller Name: **YANG JAMES**

APN: **8587-020-006** Map Reference: **38-C2 /** Living Area: **3,081**

County: **LOS ANGELES, CA** Census Tract: **4319.00** Total Rooms: **5**

Subdivision: **6561** Zoning: **TCR4*** Bedrooms: **7**

Rec Date: **08/15/2017** Prior Rec Date: **11/02/1994** Bath(F/H): **7 /**

Sale Date: **08/11/2017** Prior Sale Date: **1940 / 1959** Yr Built/Eff: **1940 / 1959**

Sale Price: **\$40,000** Prior Sale Price: **\$178,000** Air Cond: **CENTRAL**

Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**

Document #: **920645** Acres: **0.20** Fireplace: **Y / 1**

1st Mtg Amt: **\$979,000** Lot Area: **8,600** Pool: **1**

Total Value: **\$979,000** # of Stories: **1.00** Roof Mat: **WOOD SHAKE**

Land Use: **DUPLEX** Park Area/Cap#: **1 / 2** Parking: **PARKING AVAIL**

Comp #7 Distance From Subject:4.88 (miles)

Address: **1219 S SYCAMORE AVE, LOS ANGELES, CA 90019-1534**

Owner Name: **OSTERGREN GAIL A**

Seller Name: **PICKENS FAMILY TRUST**

APN: **5084-030-031** Map Reference: **43-B3 /** Living Area: **3,450**

County:	LOS ANGELES, CA	Census Tract:	2172.00	Total Rooms:	
Subdivision:	5069	Zoning:	LAR2	Bedrooms:	6
Rec Date:	05/11/2017	Prior Rec Date:	06/26/2015	Bath(F/H):	4 /
Sale Date:	05/08/2017	Prior Sale Date:	05/11/2015	Yr Built/Eff:	1928 / 1928
Sale Price:	\$1,526,000	Prior Sale Price:	\$1,350,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	527927	Acres:	0.14	Fireplace:	/
1st Mtg Amt:		Lot Area:	6,084	Pool:	
Total Value:	\$1,397,998	# of Stories:		Roof Mat:	
Land Use:	DUPLEX	Park Area/Cap#:	/	Parking:	

Comp #:**8** Distance From Subject:**10.5 (miles)**

Address: 9418 S WESTERN AVE, LOS ANGELES, CA 90047-3856					
Owner Name: ROSALES ANA V					
Seller Name: WRT INVESTMENTS INC					
APN:	6055-025-030	Map Reference:	57-E2 /	Living Area:	3,096
County:	LOS ANGELES, CA	Census Tract:	2380.00	Total Rooms:	
Subdivision:	6	Zoning:	LAC2	Bedrooms:	4
Rec Date:	05/05/2017	Prior Rec Date:	08/22/2008	Bath(F/H):	4 /
Sale Date:	03/24/2017	Prior Sale Date:	07/21/2008	Yr Built/Eff:	2004 / 2004
Sale Price:	\$583,000	Prior Sale Price:	\$355,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	504987	Acres:	0.14	Fireplace:	/
1st Mtg Amt:	\$389,702	Lot Area:	6,001	Pool:	
Total Value:	\$687,934	# of Stories:		Roof Mat:	
Land Use:	DUPLEX	Park Area/Cap#:	/	Parking:	

Comp #:**9** Distance From Subject:**2.47 (miles)**

Address: 613 N PLYMOUTH BLVD, LOS ANGELES, CA 90004-1420					
Owner Name: WIRTSCHAFTER CARLA					
Seller Name: BIEWENER MARY A TRUST					
APN:	5523-023-004	Map Reference:	34-D5 /	Living Area:	2,938
County:	LOS ANGELES, CA	Census Tract:	1924.10	Total Rooms:	
Subdivision:	4596	Zoning:	LAR3	Bedrooms:	4
Rec Date:	05/09/2017	Prior Rec Date:	07/22/2005	Bath(F/H):	2 /
Sale Date:	05/04/2017	Prior Sale Date:	06/28/2005	Yr Built/Eff:	1923 / 1923
Sale Price:	\$1,495,000	Prior Sale Price:	\$1,267,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	512059	Acres:	0.17	Fireplace:	/
1st Mtg Amt:	\$1,196,000	Lot Area:	7,387	Pool:	
Total Value:	\$1,491,879	# of Stories:		Roof Mat:	
Land Use:	DUPLEX	Park Area/Cap#:	/	Parking:	

Comp #:**10** Distance From Subject:**4.54 (miles)**

Address: 1828 S VAN NESS AVE, LOS ANGELES, CA 90019-6244					
Owner Name: KIM TAE H/PARK IL C					
Seller Name: TAKAMINE TAKASHI					
APN:	5073-022-004	Map Reference:	43-D4 /	Living Area:	3,467
County:	LOS ANGELES, CA	Census Tract:	2213.02	Total Rooms:	
Subdivision:	WEST END HEIGHTS	Zoning:	LAR2	Bedrooms:	6
Rec Date:	05/19/2017	Prior Rec Date:	10/17/1983	Bath(F/H):	2 /
Sale Date:	05/04/2017	Prior Sale Date:		Yr Built/Eff:	1912 / 1916
Sale Price:	\$650,000	Prior Sale Price:		Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	555966	Acres:	0.16	Fireplace:	/
1st Mtg Amt:	\$520,000	Lot Area:	7,000	Pool:	
Total Value:	\$278,560	# of Stories:		Roof Mat:	
Land Use:	DUPLEX	Park Area/Cap#:	/	Parking:	

Comp #:**11** Distance From Subject:**4.25 (miles)**

Address: 1268 5TH AVE, LOS ANGELES, CA 90019-3445					
Owner Name: HWANG JOSEPH T & HANA S					
Seller Name: YAMAGAWA FAMILY TRUST					
APN:	5081-013-018	Map Reference:	43-D3 /	Living Area:	3,084
County:	LOS ANGELES, CA	Census Tract:	2129.00	Total Rooms:	
Subdivision:	ROBERTS MARSH & COMPANYS CC T	Zoning:	LARD1.5	Bedrooms:	5
Rec Date:	05/09/2017	Prior Rec Date:		Bath(F/H):	1 /
Sale Date:	04/14/2017	Prior Sale Date:		Yr Built/Eff:	1913 /
Sale Price:	\$760,000	Prior Sale Price:		Air Cond:	YES

Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	514378	Acres:	0.19	Fireplace:	/
1st Mtg Amt:		Lot Area:	8,103	Pool:	
Total Value:	\$362,815	# of Stories:		Roof Mat:	
Land Use:	DUPLEX	Park Area/Cap#:	/	Parking:	

Comp #:12				Distance From Subject:10.02 (miles)	
Address: 529 N HILL AVE, PASADENA, CA 91106-1222					
Owner Name: YU CHUNG H/HUANG JADE					
Seller Name: BAGHIKIAN SARKIS					
APN:	5739-020-011	Map Reference:	27-C3 /	Living Area:	3,381
County:	LOS ANGELES, CA	Census Tract:	4623.01	Total Rooms:	
Subdivision:	CLARKE PLACE PASADENA	Zoning:	PSR3	Bedrooms:	7
Rec Date:	05/22/2017	Prior Rec Date:	02/15/2007	Bath(F/H):	3 /
Sale Date:	03/27/2017	Prior Sale Date:	11/13/2006	Yr Built/Eff:	1907 /
Sale Price:	\$1,360,000	Prior Sale Price:	\$890,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	561774	Acres:	0.30	Fireplace:	/
1st Mtg Amt:	\$814,490	Lot Area:	13,050	Pool:	
Total Value:	\$1,027,417	# of Stories:		Roof Mat:	
Land Use:	DUPLEX	Park Area/Cap#:	/	Parking:	

Comp #:13				Distance From Subject:5.55 (miles)	
Address: 1048 S HAYWORTH AVE, LOS ANGELES, CA 90035-2602					
Owner Name: OH FAMILY TRUST					
Seller Name: GARCIA HECTOR & M 1988 TRUST					
APN:	5086-001-027	Map Reference:	42-F2 /	Living Area:	2,667
County:	LOS ANGELES, CA	Census Tract:	2168.00	Total Rooms:	
Subdivision:	7603	Zoning:	LAR2	Bedrooms:	4
Rec Date:	05/11/2017	Prior Rec Date:	01/27/1994	Bath(F/H):	2 /
Sale Date:	05/08/2017	Prior Sale Date:		Yr Built/Eff:	1926 / 1926
Sale Price:	\$1,220,000	Prior Sale Price:		Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	528109	Acres:	0.14	Fireplace:	/
1st Mtg Amt:	\$200,000	Lot Area:	5,992	Pool:	
Total Value:	\$632,354	# of Stories:		Roof Mat:	
Land Use:	DUPLEX	Park Area/Cap#:	/	Parking:	

Comp #:14				Distance From Subject:14.73 (miles)	
Address: 38 GENOA ST A, ARCADIA, CA 91006-3762					
Owner Name: LIN DAVID/CHEN SHYUE H					
Seller Name: WANN CHYH-JIUN					
APN:	5779-013-018	Map Reference:	28-E5 /	Living Area:	3,074
County:	LOS ANGELES, CA	Census Tract:	4308.01	Total Rooms:	
Subdivision:	101	Zoning:	ARR3HY	Bedrooms:	6
Rec Date:	05/19/2017	Prior Rec Date:	12/20/2005	Bath(F/H):	5 /
Sale Date:	05/08/2017	Prior Sale Date:	11/22/2005	Yr Built/Eff:	1985 / 1985
Sale Price:	\$1,250,000	Prior Sale Price:	\$1,025,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	556462	Acres:	0.16	Fireplace:	/
1st Mtg Amt:		Lot Area:	7,033	Pool:	
Total Value:	\$1,206,925	# of Stories:		Roof Mat:	
Land Use:	DUPLEX	Park Area/Cap#:	/	Parking:	

Comp #:15				Distance From Subject:12.01 (miles)	
Address: 7001 GRANGER AVE, BELL GARDENS, CA 90201					
Owner Name: CASTELLANOS JOSE M/MUNOZ JUAN J					
Seller Name: CEJA JESUS C & M T TRUST					
APN:	6358-005-001	Map Reference:	54-A6 /	Living Area:	3,162
County:	LOS ANGELES, CA	Census Tract:	5340.01	Total Rooms:	
Subdivision:	11461	Zoning:	BGR3*	Bedrooms:	6
Rec Date:	04/24/2017	Prior Rec Date:	09/27/1979	Bath(F/H):	4 /
Sale Date:	03/06/2017	Prior Sale Date:		Yr Built/Eff:	1922 /
Sale Price:	\$655,000	Prior Sale Price:	\$87,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	448268	Acres:	0.19	Fireplace:	/
1st Mtg Amt:	\$643,136	Lot Area:	8,155	Pool:	
Total Value:	\$299,828	# of Stories:		Roof Mat:	
Land Use:	DUPLEX	Park Area/Cap#:	/	Parking:	

Comp #:16 Distance From Subject:23.25 (miles)
 Address: **4037 E 14TH ST, LONG BEACH, CA 90804-3004**
 Owner Name: **DORSETT CAROLYN F**
 Seller Name: **ALAMO MARK & JACKIE W**
 APN: **7253-023-007** Map Reference: **76-A3 /** Living Area: **3,248**
 County: **LOS ANGELES, CA** Census Tract: **5750.02** Total Rooms: **4**
 Subdivision: **4046** Zoning: **LBR2N** Bedrooms: **5**
 Rec Date: **07/06/2017** Prior Rec Date: **04/27/2009** Bath(F/H): **4 /**
 Sale Date: **06/07/2017** Prior Sale Date: **03/18/2009** Yr Built/Eff: **1924 /**
 Sale Price: **\$950,000** Prior Sale Price: **\$590,000** Air Cond: **/**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **751468** Acres: **0.17** Fireplace: **/**
 1st Mtg Amt: Lot Area: **7,337** Pool: **/**
 Total Value: **\$654,646** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **DUPLEX** Park Area/Cap#: **/ 2** Parking: **DETACHED GARAGE**

Comp #:17 Distance From Subject:24.25 (miles)
 Address: **236 TEMPLE AVE, LONG BEACH, CA 90803-5403**
 Owner Name: **RICHARDSON ASHLEY J**
 Seller Name: **ALARCON MANUEL I**
 APN: **7264-007-001** Map Reference: **75-F6 /** Living Area: **3,024**
 County: **LOS ANGELES, CA** Census Tract: **5767.00** Total Rooms: **4**
 Subdivision: **26** Zoning: **LBR2A** Bedrooms: **4**
 Rec Date: **07/18/2017** Prior Rec Date: **08/30/1985** Bath(F/H): **2 /**
 Sale Date: **06/06/2017** Prior Sale Date: **07/1985** Yr Built/Eff: **1927 / 1928**
 Sale Price: **\$998,000** Prior Sale Price: **\$46,000** Air Cond: **YES**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **/**
 Document #: **803742** Acres: **0.08** Fireplace: **/**
 1st Mtg Amt: **\$748,500** Lot Area: **3,388** Pool: **/**
 Total Value: **\$897,600** # of Stories: **/** Roof Mat: **/**
 Land Use: **DUPLEX** Park Area/Cap#: **/** Parking: **/**

Comp #:18 Distance From Subject:5.25 (miles)
 Address: **815 S ORANGE GROVE AVE, LOS ANGELES, CA 90036-4407**
 Owner Name: **SMITH DANE A/ASHER DESIREE**
 Seller Name: **OWENS HAROLD**
 APN: **5086-008-003** Map Reference: **42-F2 /** Living Area: **2,743**
 County: **LOS ANGELES, CA** Census Tract: **2163.00** Total Rooms: **4**
 Subdivision: **6826** Zoning: **LAR3** Bedrooms: **4**
 Rec Date: **02/24/2017** Prior Rec Date: **10/01/1997** Bath(F/H): **2 /**
 Sale Date: **12/28/2016** Prior Sale Date: **1928 / 1928** Yr Built/Eff: **1928 / 1928**
 Sale Price: **\$1,350,000** Prior Sale Price: **\$279,000** Air Cond: **YES**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **/**
 Document #: **221302** Acres: **0.14** Fireplace: **/**
 1st Mtg Amt: **\$1,080,000** Lot Area: **6,000** Pool: **/**
 Total Value: **\$383,838** # of Stories: **/** Roof Mat: **/**
 Land Use: **DUPLEX** Park Area/Cap#: **/** Parking: **/**

Comp #:19 Distance From Subject:5.18 (miles)
 Address: **3942 FREDONIA DR, LOS ANGELES, CA 90068-1214**
 Owner Name: **ROSE & LILY TRUST**
 Seller Name: **BITTNER LINUS H JR TRUST**
 APN: **2380-001-022** Map Reference: **23-E5 /** Living Area: **2,768**
 County: **LOS ANGELES, CA** Census Tract: **1437.00** Total Rooms: **3**
 Subdivision: **5593** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **03/08/2017** Prior Rec Date: **06/30/1972** Bath(F/H): **2 /**
 Sale Date: **01/25/2017** Prior Sale Date: **1928 / 1932** Yr Built/Eff: **1928 / 1932**
 Sale Price: **\$1,200,000** Prior Sale Price: **\$61,500** Air Cond: **YES**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **/**
 Document #: **265041** Acres: **0.33** Fireplace: **/**
 1st Mtg Amt: **\$840,000** Lot Area: **14,441** Pool: **POOL**
 Total Value: **\$1,200,000** # of Stories: **/** Roof Mat: **/**
 Land Use: **DUPLEX** Park Area/Cap#: **/** Parking: **/**

Comp #:20 Distance From Subject:10.45 (miles)
 Address: **9304 S CENTRAL AVE, LOS ANGELES, CA 90002-2016**
 Owner Name: **CARDINAL DEV LLC**

Seller Name:	US BANK NA 2007-OA3	Map Reference:	/	Living Area:	3,080
APN:	6049-002-041	Census Tract:	2407.00	Total Rooms:	
County:	LOS ANGELES, CA	Zoning:	LAC2	Bedrooms:	6
Subdivision:	7953	Prior Rec Date:		Bath(F/H):	4 /
Rec Date:	03/02/2017	Prior Sale Date:		Yr Built/Eff:	2005 / 2005
Sale Date:	02/08/2017	Prior Sale Price:		Air Cond:	
Sale Price:	\$352,000	Prior Sale Type:		Style:	
Sale Type:	FULL	Acres:	0.06	Fireplace:	/
Document #:	244645	Lot Area:	2,500	Pool:	
1st Mtg Amt:		# of Stories:		Roof Mat:	
Total Value:	\$330,000	Park Area/Cap#:	/	Parking:	
Land Use:	DUPLEX				

EXHIBIT D

ASSIGNED INSPECTOR: **GORDON ZUBER**

Date: **September 26, 2017**

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

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

CASE#: **434657**

ORDER NO: **A-3628065**

EFFECTIVE DATE OF ORDER TO COMPLY: **October 17, 2014**

COMPLIANCE EXPECTED DATE: **October 30, 2014**

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

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3628065

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

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

JAVIER NUNEZ

ORDER TO COMPLY-SUPERSEDING

TADA SKARA
4361 CAMERO AVE
LOS ANGELES, CA 90027

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

10/15/2014

CASE #: 434657
ORDER #: A-3628065
EFFECTIVE DATE: October 17, 2014
COMPLIANCE DATE: October 30, 2014

OWNER OF

SITE ADDRESS: 4361 W CAMERO AVE

ASSESSORS PARCEL NO.: 5542-004-026

ZONE: R2; Two Family Zone

To the address as shown on the
last equalized assessment roll.

Initialed by *[Signature]*

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 supersedes any and all previous orders issued by the Department of Building and Safety relative to the case number noted above. You are hereby directed to disregard all previous orders and comply with the terms of this order by the compliance date noted above.

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) as follows:

VIOLATION(S):

1. Unapproved use of the land as two dwellings in the R2 zone.

You are therefore ordered to: Discontinue the unapproved use of the land as two dwellings

Code Section(s) in Violation: 12.26E, and 12.21A.1.(a) of the L.A.M.C.

2. The approximate 30'x40' construction of a two story structure to the rear of the main dwelling was/is constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s). 2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections

Code Section(s) in Violation: 91.8105, 93.0104, 94.103.1.1, 95.112.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 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 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.**

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:

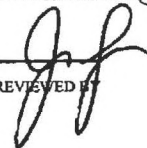
There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion or requests for slight modification of the requirements contained in this order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

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: October 09, 2014

DAVE MATSON
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3045
Dave.Matson@lacity.org


REVIEWED BY

