

<b>+ FIRST AMERICAN TITLE, F40, ARES</b>	<b>LOS ANGELES, CA</b>
<b>01/11/2018 03:50PM FQB4</b>	<b>PAGE 1 OF 2</b>
<b>LOS ANGELES 2017-18 TAX ROLL</b>	<b>ORDER SEARCH RESULTS</b>
<b>ORDER: 0000011</b>	<b>TOF: 11</b>
	<b>COMMENT:</b>

**PAYMENTS AS OF 01/05/2018  
SEARCH PARAMETERS**

**ENTERED APN:** 4140-006-008

**✓ APN: 4140-006-008**

**TRA:** 09878 - LA COUNTY (UNINCORP) - 80    **ACQ DATE:** 12/29/2009

**LEGAL:** LOT/SECT 6 TRACT NO 11975

**SITUS:** 5528 W 119TH ST INGLEWOOD CA 90304-1024

**MAIL:** 5528 W 119TH ST INGLEWOOD CA 90304

FOR 2017-18 TAX YEAR

<b>ASSESSED OWNER(S)</b>		<b>2017-18 ASSESSED VALUES</b>	
RILEY LESLIE D	LAND		27,436
RILEY LINDA J AND	IMPROVEMENTS		28,705
	EXEMPTIONS(HO)		[7,000]
	TAXABLE		<b>49,141</b>

  

<b>2017-18 TAXES</b>	<b>1ST INST</b>	<b>2ND INST</b>	<b>TOTAL TAX</b>
STATUS	PAID	OPEN	
PAYMENT DATE	10/17/2017		
DELINQUENT DATE	12/11/2017	04/10/2018	
INSTALLMENT	593.99	593.98	1,187.97
PENALTY	59.39	69.39	128.78
BALANCE DUE	0.00	593.98	<b>593.98</b>

**WARNINGS AND/OR COMMENTS**

**\*\* NO BONDS OR PRIOR YEAR DELQ TAXES \*\***

<b>ASSESSMENT DETAIL</b>			
<b>ACCT #</b>	<b>TYPE</b>	<b>AMOUNT</b>	<b>DESCRIPTION OF ASSESSMENT(S)</b>
999.99		371.21	
001.70	TRAUMA/EMERG	55.54	LA COUNTY TRAUMA/EMERGENCY SVCS
040.00	CONS SEWER MAINT	50.50	L.A. COUNTY SEWER MAINT
003.11	COUNTY LIBRARY	30.97	COUNTY LIBRARY ASSESSMENTS
030.71	FLOOD CONTROL	29.88	L.A. COUNTY FLOOD CONTROL
375.81	WB MWD STDBY CHG	24.00	WEST BASIN MWD STANDBY CHG
036.94	LA-CO PARK DIST	19.64	LA CO PARK DISTRICT
036.92	LA-CO PARK DIST	6.94	LA CO PARK DISTRICT
028.00	CO LIGHTNING DIST	5.00	L.A. CNTY LIGHTING
001.97	SOLID WASTE FEE	3.51	L.A. CNTY SOLID WASTE SVC CHG
		597.19	TOTAL OF SPECIAL ASSESSMENTS

**ADDITIONAL PROPERTY INFORMATION**

**REGION #:** 14                      **COUNTY USE CODE:** 0100                      **ZONE:** LCR1YY  
**SQ FEET:** 1,310                      **YR-BLT:** 1940  
**STANDARD LAND USE:** SFR

**+ FIRST AMERICAN TITLE,  
F40, ARES****LOS ANGELES, CA****01/11/2018 03:50PM FQB4****PAGE 2 OF 2****LOS ANGELES 2017-18 TAX  
ROLL****ORDER SEARCH RESULTS****ORDER: 0000011****TOF: 11****COMMENT:****CONDITIONS, DISCLAIMERS AND EXCLUSIONS:**

This Tax Certificate/Tax Order Report does not constitute a report on or certification of: (1) mineral (productive and/or non-productive) taxes or leases; (2) personal property taxes; or (3) other non ad valorem taxes (such as paving liens, stand-by charges or maintenance assessments).

Data Trace Information Services LLC ("Data Trace") may have warranted the accuracy of this Tax Certificate/Tax Order Report to its customer (the "Data Trace Customer") pursuant to the terms and conditions of a written tax service agreement between Data Trace and said Data Trace Customer (the "Tax Service Agreement"). Any such warranty (hereinafter, "Data Trace Customer Warranty") does not: (a) extend to a third party bearer of this Tax Certificate/Tax Order Report; (b) cover any changes made to the records of the taxing authority after the "payments as of," "paid," or "payment" dates delineated above; and (c) cover any invalid tax information shown on the records of the taxing authority or resulting from an error by the Data Trace Customer (including, without limitation, submission of incorrect property information by said Data Trace Customer). DATA TRACE MAKES NO WARRANTIES (EXPRESS OR IMPLIED) WITH RESPECT TO THIS TAX CERTIFICATE/TAX ORDER REPORT OTHER THAN (WHERE APPLICABLE) THE DATA TRACE CUSTOMER WARRANTY. Any and all claims under a Data Trace Customer Warranty must be submitted to Data Trace by the corresponding Data Trace Customer and are subject to the terms and conditions set forth in the pertinent Tax Service Agreement (including, without limitation, the filing deadlines applicable to such claims). In some jurisdictions Data Trace's validation of a Tax Certificate/Tax Order Report is required to activate a Data Trace Customer Warranty.

**END OF SEARCH**

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**20091975175**



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

12/29/09 AT 08:35AM

Pages:  
0006

FEEs:	24.00
TAXES:	0.00
OTHER:	0.00
PAID:	24.00



LEADSHEET



200912290020005

00001703386



002463553

SEQ:  
01

DAR - Mail (Hard Copy)



**THIS FORM IS NOT TO BE DUPLICATED**

E123753

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RECORDING REQUESTED BY  
Sibylle Grebe  
CONOVER & GREBE, LLP



AFTER RECORDING MAIL TO  
AND MAIL TAX STATEMENTS TO:  
Linda Riley  
5528 W. 119th St.  
Inglewood CA 90304

ORDER SETTLING FIRST AND FINAL ACCOUNT AND REPORT OF EXECUTOR AND PETITION  
FOR: (I) CONFIRMATION AND APPROVAL OF ACTS OF EXECUTOR; (II) SETTLEMENT OF  
ACCOUNT; (III) WAIVER OF EXECUTOR'S COMMISSIONS; (IV) APPROVAL OF ATTORNEYS'  
STATUTORY FEES; (V) APPROVAL OF FINAL DISTRIBUTION

APN 4140-006-008

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1 Sibylle Grebe, State Bar No. 141553  
 2 CONOVER & GREBE, LLP  
 3 3424 W. Carson Street, Suite 320  
 4 Torrance, California 90503-5717  
 Telephone: (310) 542-9888  
 Facsimile: (310) 542-1588  
 E-mail: sgrebesq@aol.com

5 Attorney for Linda J. Riley, Executor

**FILED**  
 LOS ANGELES SUPERIOR COURT

NOV 24 2009

JOHN A. CLARKE, CLERK  
 BY YOHANNA HUSEIN, DEPUTY

8 SUPERIOR COURT OF THE STATE OF CALIFORNIA  
 9 FOR THE COUNTY OF LOS ANGELES

10 Estate of ) Case No. YP010512  
 11 Audrey Janelle Riley, aka )  
 12 Audrey J. Riley, ) ORDER SETTLING FIRST AND FINAL ACCOUNT  
 ) AND REPORT OF EXECUTOR AND PETITION FOR:  
 13 Decedent. ) (I) CONFIRMATION AND APPROVAL OF ACTS  
 ) OF EXECUTOR;  
 14 ) (II) SETTLEMENT OF ACCOUNT;  
 15 ) (III) WAIVER OF EXECUTOR'S COMMISSIONS;  
 16 ) (IV) APPROVAL OF ATTORNEYS' STATUTORY  
 17 ) FEES;  
 18 ) (V) APPROVAL OF FINAL DISTRIBUTION  
 19 ) Hearing: November 24, 2009  
 20 ) Time: 8:30 am  
 ) Dept.: D

21

22 The verified First and Final Account and Report of Executor and Petition For: (I)

23 Confirmation and Approval of Acts of Executor; (II) Settlement of Account; (III) Waiver of

24 Executor's Statutory Commissions; (IV) Approval of Attorneys' Statutory Fees; (V) Approval of

25 Final Distribution presented by Linda J. Riley, Petitioner herein and Executor of the Estate of

26 Audrey Janelle Riley, aka Audrey J. Riley, deceased ("Decedent"), came on regularly for hearing

27 on November 24, 2009 at 8:30 am in Dept. D before the Honorable Michael P. Vicencia, Judge,

28 the Court makes the following findings:

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- 1 1. All notices have been given as required by law.
- 2 2. Notice to creditors have been given as required by law.
- 3 3. All real property taxes chargeable against the estate have been paid.
- 4 4. All of the allegations in the Account, Report and Petition are true.
- 5 5. The current assets on hand at the end of this account period, insofar as it is known
- 6 to Petitioner and prior to payment of the Court-ordered commissions, fees and reserves, are
- 7 valued at \$346,475.00, consisting of non-cash assets at their carry values.

**THEREFORE, IT IS ORDERED, APPROVED AND ADJUDGED THAT:**

- 9 1. The administration of this Estate is brought to a close;
- 10 2. All the acts and proceedings of Petitioner as the Executor are confirmed and
- 11 approved;
- 12 3. The First and Final Account, Report and Petition of the Executor is settled,
- 13 allowed and approved as filed;
- 14 4. Petitioner is authorized and directed to pay Sibylle Grebe of Conover & Grebe,
- 15 LLP, the sum of \$9,929.50 as their statutory attorneys' fees, for services rendered to the Executor
- 16 and the Estate;
- 17 5. Petitioner is to distribute the Decedent's jewelry to Linda J. Riley;
- 18 6. Decedent's daughter, LINDA JEAN RILEY and Decedent's son, LESLIE DON
- 19 RILEY, have a life estate tenancy so long as they each, may desire to occupy that certain real
- 20 property commonly known as 5528 West 119<sup>th</sup> Street, City of Inglewood, State of California,
- 21 provided that they continue to make payments, if any due thereon, coupled with the payment for
- 22 property taxes and homeowner's insurance as may be required and that no waste be committed
- 23 on said premises. Should said life tenancy estates be voluntarily terminated the property at 5528
- 24 West 119<sup>th</sup> Street, Inglewood, CA is be sold and the proceeds from the sale of the real property
- 25 shall be divided into four equal parts to each of my named children, Linda Jean Riley, Leslie Don
- 26 Riley, Jimmy Wayne Riley and Charles Edward Riley, or to their children by right of
- 27 representation shall receive one-fourth of the aforesaid proceeds of the sale of the estate.
- 28

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1 7. After the payment of Court-ordered fees, the following remaining assets on hand,  
 2 including any after-discovered assets, are distributed to the following residual Estate  
 3 beneficiaries or their children by right of representation, pursuant to the Decedent's Will, as  
 4 follows:

- 5 Linda J. Riley as to a 1/4 interest
- 6 Leslie Don Riley as to a 1/4 interest
- 7 Jimmy Wayne Riley as to a 1/4 interest
- 8 Wendy Lee Riley Newell as to a 1/12 interest
- 9 Audrey Janell Riley Ugarte as to a 1/12 interest
- 10 Timothy Charles Riley as to a 1/12 interest

11 The residual estate consists of the following assets:

- 12 a. Improved real property commonly known as 5528 W. 119th St.,  
 13 Inglewood, CA 90304 legally described as follows:  
 14 Lot 6 of Tract 11975, County of Los Angeles, as per map recorded in  
 15 Book 25, Pages 1 and 2 of maps in the office of the County Recorder of  
 16 said County subject to a life estate for Linda J. Riley and Leslie Don Riley  
 17 APN 4140-006-008
- 18 b. Abandoned oil lease recorded with Standard Oil Company of California, a  
 19 Corporation, lessee, recorded October 24, 1966, as Instrument No. 1931  
 20 APN 4140-006-008
- 21 c. Furniture, furnishings and personal effects located at 5528 W. 119th St.,  
 22 Inglewood, CA 90304

26 Dated: NOV 24 2009

*Michael P. Williams*

JUDGE OF THE SUPERIOR COURT

*[Signature]*

↓

11/25/2009

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THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED IS A FULL, TRUE AND CORRECT COPY OF THE ORIGINAL ON FILE AND OF RECORD IN MY OFFICE.

ATTEST: DEC 18 2009

JOHN A. CLARKE, Executive Officer/Clerk of the Superior Court of California, County of Los Angeles.

BY M. Young DEPUTY  
M. YOUNG