

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

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

April 15, 2022

Council District: # 11

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

JOB ADDRESS: **1026 WEST BERKELEY DRIVE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **4229-004-044**
Re: Invoice #796679-2,792269-5, 796678-9, 804764-1

Pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Los Angeles Department of Building and Safety (LADBS) investigated and identified code violations at: **1026 West Berkeley Drive, Los Angeles, CA**, ("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 November 24, 2017 and August 28, 2019 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	1,320.00
Late Charge/Collection fee (250%)	4,980.00
Code Violation Investigation fee	672.00
System Development Surcharge	40.32
System Development Surcharge Late Fee	100.80
Accumulated Interest (1%/month)	82.08
Title Report fee	30.00
Grand Total	\$ 7,225.20

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$7,225.20** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that Council instruct LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$7,225.20** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY

Ana Mae Yutan
Chief, LADBS Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

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. T16860
Dated as of: 08/20/2021

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 4229-004-044

Property Address: 1026 W BERKELEY DR

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: SUPERIOR COURT OF CALIFORNIA - JUDGEMENT

Grantee : DEBRA BOWEN

Grantor : MARK NECHODOM

Deed Date : 06/06/2016

Recorded : 06/22/2016

Instr No. : 16-0723555

MAILING ADDRESS: DEBRA BOWEN

1026 BERKELEY DR, MARINA DEL REY, CA 90292

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 9 Tract No: 20660 Brief Description: TRACT # 20660 LOT 9

MORTGAGES/LIENS

Type of Document: CORPORATION ASSIGNMENT OF DEED OF TRUST

Recording Date: 01/07/2020

Document #: 20-0017480

Loan Amount: \$288,000

Lender Name: FIRST AMERICAN MORTGAGE SOLUTIONS

Borrowers Name: DEBRA BOWEN

MAILING ADDRESS: FIRST AMERICAN MORTGAGE SOLUTIONS

1795 INTERNATIONAL WAY IDAHO FALLS, ID 83402

This page is part of your document - DO NOT DISCARD



20160723555



Pages:
0009

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

06/22/16 AT 03:38PM

FEES:	39.00
TAXES:	0.00
OTHER:	0.00
PAID:	39.00



LEADSHEET



201606220710055

00012257464



007629493

SEQ:
01

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

NAME *MARK NECHADOM*

MAILING *1261 SCRIBNER RD.*

CITY, STATE ZIP CODE *SACRAMENTO,
CA 95832*

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLE(S)

Judgment

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State bar number, and address):
 ANTHONY S. DICK 39060
 DICK & WAGNER
 797 University Avenue
 Sacramento, CA 95825
 TELEPHONE NO. (916) 920-9504 FAX NO. (Optional): (916) 920-4720
 E-MAIL ADDRESS (Optional): asd@dwfamlaw.com
 ATTORNEY FOR (Name): MARK NECHODOM

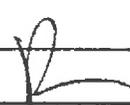
SUPERIOR COURT OF CALIFORNIA, COUNTY OF Sacramento
 STREET ADDRESS: 3341 Power Inn Road
 MAILING ADDRESS: same
 CITY AND ZIP CODE: Sacramento, CA 95826
 BRANCH NAME: Family Relations Courthouse

MARRIAGE OR PARTNERSHIP OF
 PETITIONER: MARK NECHODOM
 RESPONDENT: DEBRA BOWEN

FOR COURT USE ONLY

FILED/ENDORSED

JUN 6 2016

By  Deputy Clerk

JUDGMENT

DISSOLUTION LEGAL SEPARATION NULLITY

Status only

Reserving jurisdiction over termination of marital or domestic partnership status

Judgment on reserved issues

Date marital or domestic partnership status ends:

CASE NUMBER:
14FL06026

- This judgment contains personal conduct restraining orders modifies existing restraining orders. The restraining orders are contained on page(s) _____ of the attachment. They expire on (date): _____
- This proceeding was heard as follows: Default or uncontested By declaration under Family Code section 2336
 Contested Agreement in court
 a. Date: JUN 6 2016 Dept.: 123 Room: _____
 b. Judicial officer (name): JAMES M. MIZE Temporary judge
 c. Petitioner present in court Attorney present in court (name): Anthony S. Dick
 d. Respondent present in court Attorney present in court (name): Karey Smith
 e. Claimant present in court (name): Attorney present in court (name):
 f. Other (specify name): _____
- The court acquired jurisdiction of the respondent on (date): 10/31/2014
 a. The respondent was served with process.
 b. The respondent appeared.

THE COURT ORDERS, GOOD CAUSE APPEARING

- Judgment of dissolution is entered. Marital or domestic partnership status is terminated and the parties are restored to the status of single persons
 (1) on (specify date): _____
 (2) on a date to be determined on noticed motion of either party or on stipulation.
 - Judgment of legal separation is entered.
 - Judgment of nullity is entered. The parties are declared to be single persons on the ground of (specify): _____
- This judgment will be entered nunc pro tunc as of (date): _____
- Judgment on reserved issues.
- The petitioner's respondent's former name is restored to (specify): _____
- Jurisdiction is reserved over all other issues, and all present orders remain in effect except as provided below.
- This judgment contains provisions for child support or family support. Each party must complete and file with the court a *Child Support Case Registry Form* (form FL-191) within 10 days of the date of this judgment. The parents must notify the court of any change in the information submitted within 10 days of the change, by filing an updated form. The *Notice of Rights and Responsibilities—Health-Care Costs and Reimbursement Procedures and Information Sheet on Changing a Child Support Order* (form FL-192) is attached.



NECHODOM

CASE NAME (Last name, first name of each party):
In Re Marriage of Nechodom, Mark and Bowen, Debra

CASE NUMBER:
14FL06026

4. i. The children of this marriage or domestic partnership are:

(1) Name Birthdate

(2) Parentage is established for children of this relationship born prior to the marriage or domestic partnership

j. Child custody and visitation (parenting time) are ordered as set forth in the attached

(1) Settlement agreement, stipulation for judgment, or other written agreement which contains the information required by Family Code section 3048(a).

(2) Child Custody and Visitation Order Attachment (form FL-341).

(3) Stipulation and Order for Custody and/or Visitation of Children (form FL-355).

(4) Previously established in another case. Case number: Court:

k. Child support is ordered as set forth in the attached

(1) Settlement agreement, stipulation for judgment, or other written agreement which contains the declarations required by Family Code section 4065(a).

(2) Child Support Information and Order Attachment (form FL-342).

(3) Stipulation to Establish or Modify Child Support and Order (form FL-350).

(4) Previously established in another case. Case number: Court:

l. Spousal, domestic partner, or family support is ordered:

(1) Reserved for future determination as relates to petitioner respondent

(2) Jurisdiction terminated to order spousal or partner support to petitioner respondent

(3) As set forth in the attached Spousal, Partner, or Family Support Order Attachment (form FL-343).

(4) As set forth in the attached settlement agreement, stipulation for judgment, or other written agreement.

(5) Other (specify):

m. Property division is ordered as set forth in the attached

(1) Settlement agreement, stipulation for judgment, or other written agreement.

(2) Property Order Attachment to Judgment (form FL-345).

(3) Other (specify):

n. Attorney fees and costs are ordered as set forth in the attached

(1) Settlement agreement, stipulation for judgment, or other written agreement.

(2) Attorney Fees and Costs Order (form FL-346).

(3) Other (specify): Pursuant to the parties oral stipulation in open court each party shall pay their own fees and costs through entry of this Judgment.

o. Other (specify): This judgment is pursuant to the parties, and their respective counsels agreement and stipulation in open court after a court supervised Settlement Conference and is signed and entered pursuant to the provisions of CCP664.6.

Each attachment to this judgment is incorporated into this judgment, and the parties are ordered to comply with each attachment's provisions. Jurisdiction is reserved to make other orders necessary to carry out this judgment.

Date: 6/6/2016

JUDICIAL OFFICER

SIGNATURE FOLLOWS LAST ATTACHMENT JAMES M. MIZE

5. Number of pages attached: 4

NOTICE

Dissolution or legal separation may automatically cancel the rights of a spouse or domestic partner under the other spouse's or domestic partner's will, trust, retirement plan, power of attorney, pay-on-death bank account, transfer-on-death vehicle registration, survivorship rights to any property owned in joint tenancy, and any other similar property interest. It does not automatically cancel the rights of a spouse or domestic partner as beneficiary of the other spouse's or domestic partner's life insurance policy. You should review these matters, as well as any credit cards, other credit accounts, insurance policies, retirement plans, and credit reports, to determine whether they should be changed or whether you should take any other actions.

A debt or obligation may be assigned to one party as part of the dissolution of property and debts, but if that party does not pay the debt or obligation, the creditor may be able to collect from the other party.

An earnings assignment may be issued without additional proof if child, family, partner, or spousal support is ordered.

Any party required to pay support must pay interest on overdue amounts at the "legal rate," which is currently 10 percent.

In re Marriage of Nechodom and Bowen; Case #14FL06026

Attachment to Property Order Attachment to Judgment:

1.c. Petitioner (Mark) shall receive the following assets:

- 1) All interest of either party in and to the improved real property located at 1261 Scribner Road, Sacramento, CA 95832, County of Sacramento, APN 119-0230-051-0000, more particularly described as: PARCEL A, AS SHOWN ON THE PARCEL MAP ENTITLED "A PORTION OF TRACT 20 OF RECLAMATION DISTRICT NO. 744", RECORDED ON MAY 21, 1985, IN BOOK 86 OF PARCEL MAPS, AT PAGE 31; subject to all liens and encumbrances thereon, which he shall timely pay.
- 2) Petitioner's ROTH IRA's with Raymond James Financial Services, Inc. accounts #39044611 and #55401995 and all distributions therefrom.
- 3) Petitioner's State of California PERS tax deferred plan.
- 4) Petitioner's federal Thrift Savings Plan.
- 5) The five kayaks owned by the parties.
- 6) The 2003 Toyota 4-Runner vehicle, California license #5BSH496.
- 7) The Kubota BX 2200 farm tractor and attachments located at 1261 Scribner Road, Sacramento, CA.

1.d. Respondent (Debra) shall receive the following assets:

- 1) All interest of the parties in the improved real property located at 1026 Berkeley Drive, Marina del Rey, California 90292, County of Los Angeles, APN 4229-004-044, more particularly described as: "LOT 9 TRACT NO. 20660, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 610, PAGES 77 AND 78 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY," subject to all liens and encumbrances thereon which she shall timely pay.

- 2) All interest of the parties in the improved real property located at 8115 La Riviera Drive, Sacramento, CA 95825, County of Sacramento, APN 079-0361-005-0000 more particularly described as: LOT 215, AS SHOWN ON THE "PLAT OF COLLEGE GREENS UNIT NO. 12-A", RECORDED IN BOOK 85 OF MAPS, MAP NO. 14, RECORDS OF SACRAMENTO COUNTY, subject to all liens and encumbrances thereon which she shall pay.
- 3) Respondent's State of California Savings Plus 401(k) account and any distributions therefrom.
- 4) Respondent's Cal PERS defined benefit Retirement Plan.
- 5) Respondent's IRA's with Raymond James Financial Services, Inc., account #71027533 and account #71510177.
- 6) 1998 Mazda MX6 vehicle, California License #S28R
- 7) Furniture and furnishings located in residence at 1026 Berkeley Drive, Marina del Rey, CA.
- 8) Furniture and furnishings located in residence 8115 La Riviera Drive, Sacramento, CA.
- 9) Furniture and personal property located in Century Storage unit #469, including some of the following list.
- 10) Respondent United Milage Plus miles as of date of separation.

2. The Debts and of the parties shall be assigned as follows:

- a) Petitioner (Mark) shall be responsible for and pay the following debts:
 - 1) one-half of the California and United States income taxes, penalties and interest due by the parties for the tax year calendar 2014, as a result of their joint income tax returns.
 - 2) one-half of the NSBN, LLP accounting fees incurred before 10/31/11.
 - 3) any obligation to Nick Peters
 - 4) any obligation to Nechodom Education Trust
 - 5) The Ferrell gas debt

- b) Respondent (Debra) shall be responsible for and pay the following debts:
- 1) all California and United states income tax, penalties and interest liability of the parties for the tax year calendar 2011. See further orders.
 - 2) all indebtedness owed on the Discover and Golden 1 credit cards.
 - 3) one-half of the NSBN, LLP accounting fees incurred before 10/31/11.
 - 4) one-half of California and United States income taxes, penalties and interest due by the parties for the tax year calendar 2014, as a result of their joint income tax returns.
 - 5) any obligation owed to Respondent's father.

7. OTHER ORDERS:

- A) The court accepts both parties waiver of the right to an exactly equal division of community property and debt. There will be no equalizing payment order.
- B) The court accepts both parties waiver of his or her right to credits and reimbursements, including *inter alia*, reimbursement of separate property invested in community assets and community property invested in separate property assets, specifically including but not limited to Petitioner's waiver of Moore/Marsden rights. All such credit and reimbursements have been considered and included in this stipulated judgment.
- C) The parties personal property and furniture and furnishings located in the Scribner road property and the storage unit shall be equally divided. The court has reserved jurisdiction to determine the character, value and disposition of furniture, furnishings and appliances located at Scribner residence and the storage unit.
- D) With regard to the Respondent's payment and holding Petitioner harmless from the income tax, penalties and interest due for the tax year 2011, Respondent (Debra) shall contact Internal Revenue Service and the Franchise Tax Board and arrange to give them tax liens on the Marina del Rey property and/or the La Riviera, Sacramento properties. The court retains jurisdiction over the matter of the parties compliance with the orders herein regarding tax payment.
- E) Each party shall pay their own attorney's fees and costs until entry of this Judgment.

- F) Respondent has unpaid bills for campaign related fees and costs incurred during marriage. Petitioner contends the former obligations are barred by the Statute of Limitations. In the event the obligees attempt to enforce such alleged obligations, Respondent must assert that the alleged debt is not enforceable. The court retains jurisdiction over this potential issue of debt.
- G) Petitioner's waiver of the right to collect the F.C. §2107(c) sanction fees of \$2000 is accepted by the court and that order is deemed satisfied.





The annexed instrument is a correct copy of the original on file in my office.

Attest: _____ JUN 6 2016

Certified
Superior Court of Sacramento
County of Sacramento

By _____ R. PATTERSON
Clerk Deputy

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20200017480



Pages:
0002

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

01/07/20 AT 09:02AM

FEES:	20.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	95.00



LEADSHEET



202001070190095

00017694876



010410376

SEQ:
01

SECURE - Daily



THIS FORM IS NOT TO BE DUPLICATED

E13-202001026454667

RECORDING REQUESTED BY: CSC/INGEO

WHEN RECORDED MAIL TO:
FIRST AMERICAN MORTGAGE SOLUTIONS
1795 INTERNATIONAL WAY
IDAHO FALLS, ID 83402
PH. 208-528-9895
CALIFORNIA
COUNTY OF LOS ANGELES
LOAN NO.: 0000033366



CORPORATION ASSIGNMENT OF DEED OF TRUST

FOR VALUE RECEIVED, STATEBRIDGE COMPANY, LLC, located at 5680 GREENWOOD PLAZA BLVD, #100S, GREENWOOD VILLAGE, CO 80111, Assignor, does hereby assign to BAYVIEW LOAN SERVICING, LLC, located at 4425 PONCE DE LEON BLVD, SUITE #500, CORAL GABLES, FL 33146, Assignee, its successors and assigns, all its rights, title and interest in and to that certain Deed of Trust dated SEPTEMBER 02, 2010, executed by DEBRA L. BOWEN AND MARK A. NECHODOM, WIFE AND HUSBAND AS JOINT TENANTS, Trustor, to JPMORGAN CHASE BANK, N.A., Trustee, for the benefit of JPMORGAN CHASE BANK, N.A., Original Beneficiary, and recorded on SEPTEMBER 21, 2010 as Instrument No. 20101337928 in the official records of the County Recorder's Office in and for the County of LOS ANGELES, State of CALIFORNIA.

LEGAL DESCRIPTION: AS DESCRIBED IN SAID DEED OF TRUST REFERRED TO HEREIN

COMMONLY KNOWN AS: 1026 BERKELEY DR, MARINA DEL REY, CA 90292-5502

TOGETHER WITH all rights accrued or to accrue under said Deed of Trust.

IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on DECEMBER 31, 2019.

STATEBRIDGE COMPANY, LLC


REBECCA HIGLEY, ASSISTANT SECRETARY

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On DECEMBER 31, 2019, before me, ADDISON RICE, personally appeared REBECCA HIGLEY known to me to be the ASSISTANT SECRETARY of STATEBRIDGE COMPANY, LLC the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.


ADDISON RICE (COMMISSION EXP. 06/15/2024)
NOTARY PUBLIC

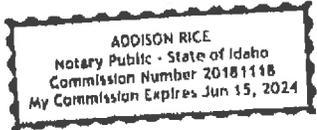


EXHIBIT B

ASSIGNED INSPECTOR: RYAN BARNES
JOB ADDRESS: 1026 WEST BERKELEY DRIVE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 4229-004-044

Date: April 15, 2022

Last Full Title: 08/20/2021

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1) DEBRA BOWEN
1026 BERKELEY DRIVE
MARINA DEL REY, CA 90292
CAPACITY: OWNER

- 2) FIRST AMERICAN MORTGAGE SOLUTIONS
1795 INTERNATIONAL WAY
IDAHO FALLS, ID 83402
CAPACITY: INTERESTED PARTY

Property Detail Report

For Property Located At :

1026 BERKELEY DR, MARINA DEL REY, CA 90292-5502

**Owner Information**

Owner Name: **BOWEN DEBRA**
 Mailing Address: **1026 BERKELEY DR, MARINA DEL REY CA 90292-5502 C072**
 Vesting Codes: **//**

Location Information

Legal Description:	TRACT # 20660 LOT 9	APN:	4229-004-044
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2741.00 / 1	Subdivision:	20660
Township-Range-Sect:		Map Reference:	49-D4 /
Legal Book/Page:	610-77	Tract #:	20660
Legal Lot:	9	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	C12	Munic/Township:	06037LO003
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	09/28/2015 / 09/24/2015	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	1200635		

Last Market Sale Information

Recording/Sale Date:	06/26/1984 /	1st Mtg Amount/Type:	\$180,000 / CONV
Sale Price:	\$230,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	758626	2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$160.95
New Construction:		Multi/Split Sale:	

Title Company:
 Lender: **CALIFORNIA FED'L S&L**
 Seller Name: **HALE TINA**

Prior Sale Information

Prior Rec/Sale Date:	/	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,429	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:		Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	6	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	3	Finish Bsmnt Area:		Pool:	POOL
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1958 / 1959	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	
# of Stories:	1	Roof Material:	GRAVEL & ROCK	Condition:	
Other Improvements:	FENCE;FENCED YARD				
	Building Permit				

Site Information

Zoning:	LAR1	Acres:	0.14	County Use:	SINGLE FAMILY RESID (0101)
Lot Area:	6,196	Lot Width/Depth:	59 x 105	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$427,152	Assessed Year:	2020	Property Tax:	\$5,344.46
Land Value:	\$203,732	Improved %:	52%	Tax Area:	67
Improvement Value:	\$223,420	Tax Year:	2020	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$420,152				

Comparable Sales Report

For Property Located At

**1026 BERKELEY DR, MARINA DEL REY, CA 90292-5502**

10 Comparable(s) Selected.

Report Date: 10/06/2021

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$230,000	\$1,170,000	\$3,368,000	\$1,902,200
Bldg/Living Area	1,429	1,287	1,578	1,436
Price/Sqft	\$160.95	\$905.57	\$2,616.94	\$1,337.73
Year Built	1958	1906	1985	1943
Lot Area	6,196	2,500	6,180	4,544
Bedrooms	3	2	3	3
Bathrooms/Restrooms	2	1	3	2
Stories	1.00	1.00	2.00	1.10
Total Value	\$431,576	\$69,253	\$1,748,755	\$896,436
Distance From Subject	0.00	0.02	0.49	0.29

* = user supplied for search only

Comp #:1				Distance From Subject:0.02 (miles)
Address:	1012 BERKELEY DR, MARINA DEL REY, CA 90292-5502			
Owner Name:	NACHTWEY JAMES M/NACHTWEY FREDERICK J			
Seller Name:	SAWA TRUST			
APN:	4229-004-046	Map Reference:	49-D4 /	Living Area: 1,429
County:	LOS ANGELES, CA	Census Tract:	2741.00	Total Rooms: 6
Subdivision:	20660	Zoning:	LAR1	Bedrooms: 3
Rec Date:	04/30/2021	Prior Rec Date:	09/04/1970	Bath(F/H): 2 /
Sale Date:	04/27/2021	Prior Sale Date:		Yr Built/Eff: 1958 / 1966
Sale Price:	\$1,800,000	Prior Sale Price:	\$36,000	Air Cond:
Sale Type:	FULL	Prior Sale Type:	FULL	Style: CONVENTIONAL
Document #:	694530	Acres:	0.14	Fireplace: Y / 1
1st Mtg Amt:	\$1,280,000	Lot Area:	6,090	Pool:
Total Value:	\$104,129	# of Stories:	1	Roof Mat: GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#: /		Parking: ATTACHED GARAGE

Comp #:2				Distance From Subject:0.11 (miles)
Address:	3104 THATCHER AVE, MARINA DEL REY, CA 90292-5535			
Owner Name:	DUMAS CLAY & SARAH/HARVEY SARAH			
Seller Name:	KORBA TIMOTHY & KELLY			
APN:	4229-007-075	Map Reference:	49-D4 /	Living Area: 1,487
County:	LOS ANGELES, CA	Census Tract:	2741.00	Total Rooms: 4
Subdivision:	8167	Zoning:	LAR1	Bedrooms: 3
Rec Date:	08/23/2021	Prior Rec Date:	04/24/2009	Bath(F/H): 2 /
Sale Date:	07/16/2021	Prior Sale Date:	03/18/2009	Yr Built/Eff: 1947 / 1980
Sale Price:	\$2,455,000	Prior Sale Price:	\$850,000	Air Cond:
Sale Type:	FULL	Prior Sale Type:	FULL	Style: SPANISH
Document #:	1290622	Acres:	0.10	Fireplace: /
1st Mtg Amt:	\$1,964,000	Lot Area:	4,216	Pool:
Total Value:	\$1,011,229	# of Stories:	1	Roof Mat: ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#: /		Parking: PARKING AVAIL

Comp #:3				Distance From Subject:0.16 (miles)
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Address: **3009 CARTER AVE, VENICE, CA 90292-5506**
 Owner Name: **HAJJAR NINA J/RUGG JONATHAN**
 Seller Name: **KANE SEAN**
 APN: **4229-005-048** Map Reference: **49-E4 /** Living Area: **1,516**
 County: **LOS ANGELES, CA** Census Tract: **2741.00** Total Rooms: **4**
 Subdivision: **8167** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **07/09/2021** Prior Rec Date: **03/11/2020** Bath(F/H): **3 /**
 Sale Date: **06/02/2021** Prior Sale Date: **02/28/2020** Yr Built/Eff: **1906 / 1935**
 Sale Price: **\$1,699,000** Prior Sale Price: **\$1,590,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **1063363** Acres: **0.10** Fireplace: **/**
 1st Mtg Amt: **\$1,359,200** Lot Area: **4,335** Pool:
 Total Value: **\$1,606,471** # of Stories: **1** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **PARKING AVAIL**

Comp #: **4** Distance From Subject: **0.22 (miles)**
 Address: **829 OXFORD AVE, MARINA DEL REY, CA 90292-5431**
 Owner Name: **DOLKAR DIKI/TOPGYAL TSETAN**
 Seller Name: **BRADY LOUISE**
 APN: **4229-009-064** Map Reference: **49-D4 /** Living Area: **1,578**
 County: **LOS ANGELES, CA** Census Tract: **2741.00** Total Rooms: **5**
 Subdivision: **5878** Zoning: **LAR1** Bedrooms: **2**
 Rec Date: **04/20/2021** Prior Rec Date: **01/12/2015** Bath(F/H): **3 /**
 Sale Date: **03/24/2021** Prior Sale Date: **10/29/2014** Yr Built/Eff: **1985 / 1985**
 Sale Price: **\$1,850,000** Prior Sale Price: **\$1,050,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **623773** Acres: **0.06** Fireplace: **Y / 1**
 1st Mtg Amt: **\$1,480,000** Lot Area: **2,500** Pool:
 Total Value: **\$1,165,835** # of Stories: **2** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **DETACHED GARAGE**

Comp #: **5** Distance From Subject: **0.24 (miles)**
 Address: **827 DICKSON ST, MARINA DEL REY, CA 90292-5510**
 Owner Name: **PONTICELLO BREANN**
 Seller Name: **WARD RANDALL L**
 APN: **4229-014-062** Map Reference: **49-D4 /** Living Area: **1,434**
 County: **LOS ANGELES, CA** Census Tract: **2741.00** Total Rooms: **5**
 Subdivision: **5878** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **01/13/2021** Prior Rec Date: **10/31/2019** Bath(F/H): **2 /**
 Sale Date: **10/13/2020** Prior Sale Date: **03/28/2019** Yr Built/Eff: **1956 / 1962**
 Sale Price: **\$1,600,000** Prior Sale Price: **\$1,378,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **66279** Acres: **0.10** Fireplace: **Y / 1**
 1st Mtg Amt: **\$822,000** Lot Area: **4,501** Pool:
 Total Value: **\$1,304,235** # of Stories: **1** Roof Mat: **GRAVEL & ROCK**
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **PARKING AVAIL**

Comp #: **6** Distance From Subject: **0.37 (miles)**
 Address: **1157 VAN BUREN AVE, VENICE, CA 90291-5028**
 Owner Name: **WILLIAMS & CEDERBLOM FAM TRUST**
 Seller Name: **DUGANNE MAX & LAURA**
 APN: **4237-024-021** Map Reference: **49-D4 /** Living Area: **1,432**
 County: **LOS ANGELES, CA** Census Tract: **2738.00** Total Rooms: **6**
 Subdivision: **5809** Zoning: **LAR2** Bedrooms: **2**
 Rec Date: **03/30/2021** Prior Rec Date: **04/09/2015** Bath(F/H): **1 /**
 Sale Date: **03/19/2021** Prior Sale Date: **03/26/2015** Yr Built/Eff: **1929 / 1937**
 Sale Price: **\$1,650,000** Prior Sale Price: **\$1,575,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **SPANISH**
 Document #: **498985** Acres: **0.10** Fireplace: **Y / 1**
 1st Mtg Amt: **\$1,225,000** Lot Area: **4,200** Pool:
 Total Value: **\$1,748,755** # of Stories: **1** Roof Mat: **ROLL COMPOSITION**
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **PARKING AVAIL**

Comp #:7 Distance From Subject:0.38 (miles)
 Address: **1146 GARFIELD AVE, VENICE, CA 90291-4937**
 Owner Name: **DOSHL GAUTAM/SHAH RACHNA**
 Seller Name: **HILL-JONES LIVING TRUST**
 APN: **4237-024-013** Map Reference: **49-D4 /** Living Area: **1,287**
 County: **LOS ANGELES, CA** Census Tract: **2738.00** Total Rooms: **5**
 Subdivision: **5809** Zoning: **LAR2** Bedrooms: **3**
 Rec Date: **06/11/2021** Prior Rec Date: **11/24/2015** Bath(F/H): **1 /**
 Sale Date: **05/21/2021** Prior Sale Date: **11/12/2015** Yr Built/Eff: **1939 / 1955**
 Sale Price: **\$3,368,000** Prior Sale Price: **\$1,585,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **925405** Acres: **0.10** Fireplace: **/**
 1st Mtg Amt: **\$2,694,400** Lot Area: **4,207** Pool:
 Total Value: **\$1,733,426** # of Stories: **1** Roof Mat: **WOOD SHAKE**
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **DETACHED GARAGE**

Comp #:8 Distance From Subject:0.45 (miles)
 Address: **820 ANGELUS PL, VENICE, CA 90291-4921**
 Owner Name: **BOYD MATTHEW/GUGLIELMINO ALEXANDRA**
 Seller Name: **BARTCH WAYNE & DONNA L/TR**
 APN: **4237-019-009** Map Reference: **49-D4 /** Living Area: **1,345**
 County: **LOS ANGELES, CA** Census Tract: **2738.00** Total Rooms: **5**
 Subdivision: **VENICE OF AMERICA** Zoning: **LAR2** Bedrooms: **2**
 Rec Date: **02/10/2021** Prior Rec Date: Bath(F/H): **2 /**
 Sale Date: **02/01/2021** Prior Sale Date: Yr Built/Eff: **1921 / 1940**
 Sale Price: **\$1,800,000** Prior Sale Price: Air Cond:
 Sale Type: **FULL** Prior Sale Type: Style: **CONVENTIONAL**
 Document #: **231319** Acres: **0.10** Fireplace: **Y / 1**
 1st Mtg Amt: **\$1,440,000** Lot Area: **4,211** Pool:
 Total Value: **\$109,886** # of Stories: **1** Roof Mat: **ROLL COMPOSITION**
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **PARKING AVAIL**

Comp #:9 Distance From Subject:0.47 (miles)
 Address: **2463 PENMAR AVE, VENICE, CA 90291-5048**
 Owner Name: **EWA CAPITAL LLC**
 Seller Name: **GARVEY GEORJEAN K TRUST**
 APN: **4236-002-013** Map Reference: **49-D3 /** Living Area: **1,292**
 County: **LOS ANGELES, CA** Census Tract: **2738.00** Total Rooms: **5**
 Subdivision: **5930** Zoning: **LARD1.5** Bedrooms: **2**
 Rec Date: **05/19/2021** Prior Rec Date: **05/17/1991** Bath(F/H): **1 /**
 Sale Date: **04/19/2021** Prior Sale Date: Yr Built/Eff: **1927 / 1935**
 Sale Price: **\$1,170,000** Prior Sale Price: Air Cond:
 Sale Type: **FULL** Prior Sale Type: Style:
 Document #: **802917** Acres: **0.11** Fireplace: **Y / 1**
 1st Mtg Amt: **\$1,162,000** Lot Area: **4,996** Pool:
 Total Value: **\$69,253** # of Stories: **1** Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **ATTACHED GARAGE**

Comp #:10 Distance From Subject:0.49 (miles)
 Address: **3941 WALGROVE AVE, CULVER CITY, CA 90066-4111**
 Owner Name: **MARCOM-REHWALD MINKA TRUST/BROWD RICHARD**
 Seller Name: **KOVAC LUCINDA L 2006 TRUST**
 APN: **4236-028-030** Map Reference: **49-E3 /** Living Area: **1,560**
 County: **LOS ANGELES, CA** Census Tract: **7028.03** Total Rooms: **5**
 Subdivision: **9439** Zoning: **CCR1YY** Bedrooms: **3**
 Rec Date: **07/16/2021** Prior Rec Date: **05/04/1965** Bath(F/H): **2 /**
 Sale Date: **07/12/2021** Prior Sale Date: Yr Built/Eff: **1963 / 1963**
 Sale Price: **\$1,630,000** Prior Sale Price: **\$5,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **1103699** Acres: **0.14** Fireplace: **Y / 1**

1st Mtg Amt:	\$1,125,000	Lot Area:	6,180	Pool:	
Total Value:	\$111,146	# of Stories:	1	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: RYAN BARNES

Date: April 15, 2022

JOB ADDRESS: 1026 WEST BERKELEY DRIVE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 4229-004-044

CASE NO.: 792133

ORDER NO.: A-4554197

EFFECTIVE DATE OF ORDER TO COMPLY: November 24, 2017

COMPLIANCE EXPECTED DATE: December 24, 2017

DATE COMPLIANCE OBTAINED: August 14, 2019

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-4554197

105122201747929

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIOLOS
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

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

NECHODOM, MARK A AND BOWEN, DEBRA L
1261 SCRIBNER RD
SACRAMENTO, CA 95832

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

CASE #: 792133

ORDER #: A-4554197

EFFECTIVE DATE: November 24, 2017

COMPLIANCE DATE: December 24, 2017

OWNER OF

SITE ADDRESS: 1026 W BERKELEY DR

ASSESSORS PARCEL NO.: 4229-004-044

ZONE: R1; One-Family Zone

NOV 09 2017

To the address as shown on the
last equalized assessment roll.
Initiated by L.F.

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

FURTHER, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WILL BE BILLED TO THE PROPERTY OWNER. The invoice/notice will be sent to the owner as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C.

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00. Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

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

VIOLATION(S):

1. Rubbish, garbage, trash, debris and storage items on the premises.

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

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

2. Failure to provide or maintain the required off street parking.

You are therefore ordered to: Provide and/or maintain access driveway.

Code Section(s) in Violation: 12.21A.1.(a), 12.08A 12.21A.4.(h) and 12.21A.4.(m) of the L.A.M.C.

Location: Garage.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



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

