

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

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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

FOR COURT USE ONLY

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

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

1. ☐ 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):
2. 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):
3. 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

4. a. ☐ 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.
- b. ☐ Judgment of legal separation is entered.
- c. ☐ Judgment of nullity is entered. The parties are declared to be single persons on the ground of (specify):
- d. ☐ This judgment will be entered nunc pro tunc as of (date):
- e. ☒ Judgment on reserved issues.
- f. The ☐ petitioner's ☐ respondent's former name is restored to (specify):
- g. ☐ Jurisdiction is reserved over all other issues, and all present orders remain in effect except as provided below.
- h. ☐ 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.

Page 1 of 2

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

5. Number of pages attached: 4

☐ SIGNATURE FOLLOWS LAST ATTACHMENT

JUDICIAL OFFICER

JAMES M. MIZE

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

Seal

R. PATTERSON

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

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

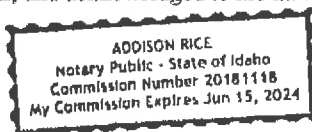


EXHIBIT B

ASSIGNED INSPECTOR: **RYAN BARNES** Date: **April 15, 2022**
JOB ADDRESS: **1026 WEST BERKELEY DRIVE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **4229-004-044**

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

EXHIBIT C



RealQuest

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

Owner Transfer Information

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

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: | |

New Construction:

Title Company:

Lender:

Seller Name:

CALIFORNIA FED'L S&L

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) | | |
|---------|---|------------------------------------|--|--|

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**
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **SHINGLE**
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**
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **SHINGLE**
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**
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **COMPOSITION**
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 / |
| County: | LOS ANGELES, CA | Census Tract: | 2738.00 |
| Subdivision: | 5809 | Zoning: | LAR2 |
| Rec Date: | 06/11/2021 | Prior Rec Date: | 11/24/2015 |
| Sale Date: | 05/21/2021 | Prior Sale Date: | 11/12/2015 |
| Sale Price: | \$3,368,000 | Prior Sale Price: | \$1,585,000 |
| Sale Type: | FULL | Prior Sale Type: | FULL |
| Document #: | 925405 | Acres: | 0.10 |
| 1st Mtg Amt: | \$2,694,400 | Lot Area: | 4,207 |
| Total Value: | \$1,733,426 | # of Stories: | 1 |
| Land Use: | SFR | Park Area/Cap#: | / |
| | | Living Area: | 1,287 |
| | | Total Rooms: | 5 |
| | | Bedrooms: | 3 |
| | | Bath(F/H): | 1 / |
| | | Yr Built/Eff: | 1939 / 1955 |
| | | Air Cond: | |
| | | Style: | CONVENTIONAL |
| | | Fireplace: | / |
| | | Pool: | |
| | | Roof Mat: | WOOD SHAKE |
| | | 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 / |
| County: | LOS ANGELES, CA | Census Tract: | 2738.00 |
| Subdivision: | VENICE OF AMERICA | Zoning: | LAR2 |
| Rec Date: | 02/10/2021 | Prior Rec Date: | |
| Sale Date: | 02/01/2021 | Prior Sale Date: | |
| Sale Price: | \$1,800,000 | Prior Sale Price: | |
| Sale Type: | FULL | Prior Sale Type: | |
| Document #: | 231319 | Acres: | 0.10 |
| 1st Mtg Amt: | \$1,440,000 | Lot Area: | 4,211 |
| Total Value: | \$109,886 | # of Stories: | 1 |
| Land Use: | SFR | Park Area/Cap#: | / |
| | | Living Area: | 1,345 |
| | | Total Rooms: | 5 |
| | | Bedrooms: | 2 |
| | | Bath(F/H): | 2 / |
| | | Yr Built/Eff: | 1921 / 1940 |
| | | Air Cond: | |
| | | Style: | CONVENTIONAL |
| | | Fireplace: | Y / 1 |
| | | Pool: | |
| | | Roof Mat: | ROLL |
| | | | COMPOSITION |
| | | 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 / |
| County: | LOS ANGELES, CA | Census Tract: | 2738.00 |
| Subdivision: | 5930 | Zoning: | LARD1.5 |
| Rec Date: | 05/19/2021 | Prior Rec Date: | 05/17/1991 |
| Sale Date: | 04/19/2021 | Prior Sale Date: | |
| Sale Price: | \$1,170,000 | Prior Sale Price: | |
| Sale Type: | FULL | Prior Sale Type: | |
| Document #: | 802917 | Acres: | 0.11 |
| 1st Mtg Amt: | \$1,162,000 | Lot Area: | 4,996 |
| Total Value: | \$69,253 | # of Stories: | 1 |
| Land Use: | SFR | Park Area/Cap#: | / |
| | | Living Area: | 1,292 |
| | | Total Rooms: | 5 |
| | | Bedrooms: | 2 |
| | | Bath(F/H): | 1 / |
| | | Yr Built/Eff: | 1927 / 1935 |
| | | Air Cond: | |
| | | Style: | |
| | | Fireplace: | Y / 1 |
| | | Pool: | |
| | | Roof Mat: | |
| | | Parking: | ATTACHED GARAGE |

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|---|-----------------------------------|--|--|
| 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

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

GEORGE HOVAGUIMIAN

JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

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

NOV 09 2017

OWNER OF

SITE ADDRESS: 1026 W BERKELEY DR

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

ASSESSORS PARCEL NO.: 4229-004-044

ZONE: R1; One-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, 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

NON-COMPLIANCE FEE WARNING:

YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION (S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 days from the Compliance Date, will result in imposition of the fee noted below.

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of \$660.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

NOTE: FAILURE TO PAY THE NON -COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF **\$2,310.00.**

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

PENALTY WARNING :

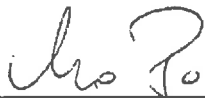
Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

APPEAL PROCEDURES:

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

If you have any questions or require any additional information please feel free to contact me at (213)978-4500.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector :



Date: November 03, 2017

MARIAN PODPORA
7166 W MANCHESTER AVENUE, #10A
LOS ANGELES, CA 90045
(213)978-4500
marian.podpora@lacity.org



REVIEWED BY

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CODE ENFORCEMENT BUREAU
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www.ladbs.org