

CITY OF LOS ANGELES

CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

JACOB STEVENS
PRESIDENT

NANCY YAP
VICE PRESIDENT

CORISSA HERNANDEZ
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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

October 6, 2025

Council District: # 11

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

JOB ADDRESS: 5100 SOUTH VIA DOLCE, APARTMENT 206, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 4295-011-045
Re: Invoice #841177-2

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: **5100 South Via Dolce, Apartment 206, Los Angeles, CA** ("Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Pursuant to Section 98.0421, the property owner was issued an order on June 24, 2021 to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the LADBS are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
Late Charge/Collection fee (250%)	840.00
System Development Surcharge late fee	50.40
Title Report fee	30.00
Grand Total	\$ 1,276.56

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 **\$1,276.56** 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 **\$1,276.56** 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

Lien confirmed by
City Council on:

 ATTEST: PATRICE LATTIMORE, CITY CLERK

BY: _____
DEPUTY



1649 BUCKINGHAM RD.
LOS ANGELES, CA 90019
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T18440
Dated as of: 06/23/2025

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 4295-011-045

Property Address: 5100 S VIA DOLCE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee: ISRAEL IZZY ELNEKAVE AND SARA SUCHY ELNEKAVE AS TRUSTEES OF THE ELNEKAVE LIVING TRUST

Grantor: ISRAEL IZZY ELNEKAVE AND SARA SUCHY ELNEKAVE

Deed Date : 10/13/2021 Recorded : 11/10/2021

Instr No. : 21-1681511

MAILING ADDRESS: ISRAEL IZZY ELNEKAVE AND SARA SUCHY ELNEKAVE AS TRUSTEES OF THE ELNEKAVE LIVING TRUST

5100 VIA DOLCE APT 206, MARINA DEL REY, CA 90292-7209

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 4 Subdivision Name: VIA DOLCE Tract No: 25464 Brief Description: *TR=25464 LOT 4 CONDOMINIUM*UNIT 45

MORTGAGES/LIENS

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

This page is part of your document - DO NOT DISCARD



20211681511



Pages:
0006

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

11/10/21 AT 03:04PM

FEES :	34.00
TAXES :	0.00
OTHER :	0.00
PAID :	<hr/> 34.00



LEADSHEET



202111100190055

00021401295



012815143

SEQ:
02

SECURE - Daily



THIS FORM IS NOT TO BE DUPLICATED

F12282#4295-511-545

RECORDING REQUESTED BY

Elkins Kalt Weintraub Reuben Gartside LLP

AND WHEN RECORDED MAIL DOCUMENT TO:

NAME Attn: Jeffrey L. Reuben

STREET ADDRESS

10345 W. Olympic Blvd.

CITY, STATE &
ZIP CODE

Los Angeles, CA 90064

SPACE ABOVE FOR RECORDER'S USE ONLY

Grant Deed

Title of Document

Pursuant to Senate Bill 2 – Building Homes and Jobs Act (GC Code Section 27388.1), effective January 1, 2018, a fee of seventy-five dollars (\$75.00) shall be paid at the time of recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, except those expressly exempted from payment of recording fees, per each single transaction per parcel of real property. The fee imposed by this section shall not exceed two hundred twenty-five dollars (\$225.00).

- Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer subject to the imposition of documentary transfer tax (DTT).
- Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer of real property that is a residential dwelling to an owner-occupier.
- Exempt from fee per GC 27388.1 (a) (1); fee cap of \$225.00 reached.
- Exempt from the fee per GC 27388.1 (a) (1); not related to real property.

THIS COVER SHEET ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3.00 Additional Recording Fee Applies)

**RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:**
Elkins Kalt Weintraub Reuben Gartside LLP
10345 W. Olympic Boulevard
Los Angeles, California 90064
Attention: Jeffrey L. Reuben

MAIL TAX STATEMENTS TO:
Israel Izzy Elnekave and Sara Suchy Elnekave, Trustees
Elnekave Living Trust
5100 Via Dolce, Apt 206
Marina Del Rey, CA 90292

Common Address: 5100 Via Dolce, Apt 206
Marina Del Rey, CA 90292

APN: 4295-011-045

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$-0-*

- computed on full value of property conveyed, or
 computed on full value less value of liens or
encumbrances remaining at time of sale,
 Unincorporated area: City of Los Angeles

* This conveyance transfers an interest into or out of a Living Trust. California Revenue and Taxation Code § 11930.

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

ISRAEL ELNEKAVE AND SARA ELNEKAVE, Husband and Wife as Community Property
("Grantors")

hereby grant to

**ISRAEL IZZY ELNEKAVE AND SARA SUCHY ELNEKAVE, as Trustees of the ELNEKAVE
LIVING TRUST, dated October 4, 1991**

all the Grantors' right, title and interest in and to that certain real property located in the City of Marina Del Rey, County of Los Angeles, State of California, as more particularly described on Exhibit "A" attached hereto.

IN WITNESS WHEREOF, the Grantors have executed this Grant Deed on Sep. 19, 2021.



ISRAEL ELNEKAVE

Saw.

SARA ELNEKAVE

EXHIBIT "A"

Legal Description of Property

Real property located in the City of Marina Del Rey, County of Los Angeles, State of California, as more particularly described as follows:

A CONDOMINIUM COMPRISED OF:

PARCEL 1:

UNIT NO. 45, AS SHOWN AND DESCRIBED IN THE CONDOMINIUM PLAN FOR TRACT NO. 25464, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED AUGUST 29, 1977 AS DOCUMENT NO. 77-953104, OF OFFICIAL RECORDS OF SAID COUNTY.

PARCEL 2:

AN UNDIVIDED 1/84TH INTEREST AS TENANT-IN COMMON IN LOT 4, TRACT NO. 25464, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 831 PAGES 56 TO 58 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM UNITS 1 TO 84 INCLUSIVE AS SHOWN ON THE CONDOMINIUM PLAN REFERRED TO IN PARCEL 1.

Common Address: 5100 Via Dolce, Apt 206, Marina Del Rey, CA 90292

APN: 4295-011-045

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On 10/13/2021, before me, Megan Pamula, a Notary Public, personally appeared ISRAEL ELNEKAVE, 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 



(SEAL)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On 10/13/2021, before me, Megan Pamula, a Notary Public, personally appeared SARA ELNEKAVE, 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 



(SEAL)

EXHIBIT B

ASSIGNED INSPECTOR: **ANDREW BEELI**

Date: **October 6, 2025**

JOB ADDRESS: **5100 SOUTH VIA DOLCE, APARTMENT 206, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **4295-011-045**

Last Full Title: **06/23/2025**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1) ISRAEL IZZY ELNEKAVE AND SARA SUCHY ELNEKAVE
AS TRUSTEES OF THE ELNEKAVE LIVING TRUST
5100 VIA DOLCE, APARTMENT 206
MARINA DEL REY, CA 90292-7209

CAPACITY: OWNERS

Property Detail Report

For Property Located At :
5100 VIA DOLCE 206, MARINA DEL REY, CA 90292-7209



Owner Information

Owner Name: **ELNEKAVE ISRAEL I (TE) & SARA/ELNEKAVE TRUST**
 Mailing Address: **5100 VIA DOLCE APT 206, MARINA DEL REY CA 90292-7209 C060**
 Vesting Codes: **HW // TE**

Location Information

Legal Description: **TR=25464 LOT 4 CONDOMINIUM UNIT 45**
 County: **LOS ANGELES, CA** APN: **4295-011-045**
 Census Tract / Block: **2742.02 / 1** Alternate APN:
 Township-Range-Sect: **831-56** Subdivision: **25464**
 Legal Book/Page: **831-56** Map Reference: **49-D6 /**
 Legal Lot: **4** Tract #: **25464**
 Legal Block: **C12** School District: **LOS ANGELES**
 Market Area: **C12** School District Name: **LOS ANGELES**
 Neighbor Code: **C12** Munic/Township: **LOS ANGELES**

Owner Transfer Information

Recording/Sale Date: **11/10/2021 / 09/19/2021** Deed Type: **GRANT DEED**
 Sale Price: **1681511** 1st Mtg Document #:
 Document #: **1681511**

Last Market Sale Information

Recording/Sale Date: **08/05/1998 / 07/22/1998** 1st Mtg Amount/Type: **\$192,000 / CONV**
 Sale Price: **\$250,000** 1st Mtg Int. Rate/Type: **/ FIXED**
 Sale Type: **FULL** 1st Mtg Document #: **1363453**
 Document #: **1363452** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: **1363452** Price Per SqFt: **\$176.06**
 New Construction: **GRANT DEED** Multi/Split Sale:
 Title Company: **GATEWAY TITLE CO.**
 Lender: **HEADLANDS MTG INC**
 Seller Name: **ELNEKAVE ISSAC**

Prior Sale Information

Prior Rec/Sale Date: **12/30/1993 /** Prior Lender:
 Prior Sale Price: **\$52,500** Prior 1st Mtg Amt/Type: **/**
 Prior Doc Number: **2546692** Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type: **GRANT DEED**

Property Characteristics

Gross Area:		Parking Type:	SPACE	Construction:	
Living Area:	1,420	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:		Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	4	Basement Area:		Patio Type:	
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	CENTRAL
Year Built / Eff:	1978 / 1978	Roof Type:		Style:	
Fireplace:	Y / 1	Foundation:		Quality:	AVERAGE
# of Stories:	3	Roof Material:	COMPOSITION SHINGLE	Condition:	AVERAGE

Other Improvements:

Site Information

Zoning: **LAR3** Acres: **2.31** County Use: **CONDOMINIUM (010C)**
 Lot Area: **100,437** Lot Width/Depth: **x** State Use:
 Land Use: **CONDOMINIUM** Res/Comm Units: **1 /** Water Type: **PUBLIC**
 Site Influence: Sewer Type: **PUBLIC SERVICE**

Tax Information

Total Value:	\$384,219	Assessed Year:	2024	Property Tax:	\$4,781.80
Land Value:	\$146,923	Improved %:	62%	Tax Area:	67
Improvement Value:	\$237,296	Tax Year:	2024	Tax Exemption:	
Total Taxable Value:	\$384,219				

Comparable Sales Report

For Property Located At



5100 VIA DOLCE 206, MARINA DEL REY, CA 90292-7209

11 Comparable(s) Selected.

Report Date: 06/30/2025

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$250,000	\$860,000	\$2,876,000	\$1,604,318
Bldg/Living Area	1,420	1,428	1,630	1,508
Price/Sqft	\$176.06	\$588.24	\$1,973.92	\$1,060.44
Year Built	1978	1967	1979	1974
Lot Area	100,437	6,468	194,654	94,774
Bedrooms	2	1	3	2
Bathrooms/Restrooms	2	2	3	3
Stories	3.00	2.50	3.00	2.88
Total Value	\$384,219	\$476,407	\$2,263,136	\$1,058,864
Distance From Subject	0.00	0.12	0.40	0.22

*= user supplied for search only

Comp #:1		Distance From Subject:0.12 (miles)	
Address:	310 TAHITI WAY 118, MARINA DEL REY, CA 90292-6743		
Owner Name:	LEER MAXWELL/SCHUBERT BRITTANY A		
Seller Name:	HIGGINS MICHAEL A & LORI A		
APN:	4295-012-017	Map Reference:	40-C4 /
County:	LOS ANGELES, CA	Census Tract:	2742.02
Subdivision:	25464	Zoning:	LAR3
Rec Date:	12/17/2024	Prior Rec Date:	04/17/2003
Sale Date:	12/05/2024	Prior Sale Date:	03/10/2003
Sale Price:	\$950,000	Prior Sale Price:	\$460,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	896917	Aces:	4.47
1st Mtg Amt:	\$869,962	Lot Area:	194,654
Total Value:	\$653,149	# of Stories:	3
Land Use:	CONDOMINIUM	Park Area/Cap#:	/
		Living Area:	1,613
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	2 /
		Yr Built/Eff:	1979 / 1979
		Air Cond:	CENTRAL
		Style:	CONTEMPORARY
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	BASEMENT

Comp #:2		Distance From Subject:0.12 (miles)	
Address:	311 BORA BORA WAY 3314, MARINA DEL REY, CA 90292		
Owner Name:	ERFAN FARIBA LIVING TRUST		
Seller Name:	VASYANOV ROMAN		
APN:	4295-012-163	Map Reference:	49-D6 /
County:	LOS ANGELES, CA	Census Tract:	2742.02
Subdivision:	25464	Zoning:	LAR3
		Living Area:	1,480
		Total Rooms:	
		Bedrooms:	2

Rec Date:	02/27/2025	Prior Rec Date:	06/20/2014	Bath(F/H):	2 /
Sale Date:	02/25/2025	Prior Sale Date:	06/19/2014	Yr Built/Eff:	1979 / 1979
Sale Price:	\$1,240,000	Prior Sale Price:	\$675,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	125422	Acres:	4.47	Fireplace:	/
1st Mtg Amt:		Lot Area:	194,654	Pool:	
Total Value:	\$811,224	# of Stories:		Roof Mat:	
Land Use:	CONDOMINIUM	Park Area/Cap#:	/	Parking:	

Comp #:3	Distance From Subject:0.12 (miles)				
Address:	4600 VIA DOLCE 2, MARINA DEL REY, CA 90292				
Owner Name:	MARINA PACIFIC HOLDINGS LLC				
Seller Name:	TONEY FAMILY TRUST				
APN:	4295-012-099	Map Reference:	49-D6 /	Living Area:	1,462
County:	LOS ANGELES, CA	Census Tract:	2742.02	Total Rooms:	
Subdivision:	25464	Zoning:	LAR3	Bedrooms:	2
Rec Date:	04/14/2025	Prior Rec Date:		Bath(F/H):	2 /
Sale Date:	03/23/2025	Prior Sale Date:		Yr Built/Eff:	1979 / 1979
Sale Price:	\$860,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	239901	Acres:	4.47	Fireplace:	/
1st Mtg Amt:		Lot Area:	194,654	Pool:	
Total Value:	\$544,215	# of Stories:		Roof Mat:	
Land Use:	CONDOMINIUM	Park Area/Cap#:	/	Parking:	

Comp #:4	Distance From Subject:0.12 (miles)				
Address:	310 TAHITI WAY 212, MARINA DEL REY, CA 90292-6745				
Owner Name:	GEORGIO DEVIN				
Seller Name:	BARTOLOTTO C A 2024 TRUST OF				
APN:	4295-012-030	Map Reference:	40-C4 /	Living Area:	1,428
County:	LOS ANGELES, CA	Census Tract:	2742.02	Total Rooms:	5
Subdivision:	25464	Zoning:	LAR3	Bedrooms:	2
Rec Date:	12/19/2024	Prior Rec Date:	12/27/2021	Bath(F/H):	2 /
Sale Date:	12/11/2024	Prior Sale Date:	12/07/2021	Yr Built/Eff:	1979 / 1979
Sale Price:	\$1,050,000	Prior Sale Price:	\$1,026,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONTEMPORARY
Document #:	906147	Acres:	4.47	Fireplace:	Y / 1
1st Mtg Amt:	\$550,000	Lot Area:	194,654	Pool:	
Total Value:	\$476,407	# of Stories:	3	Roof Mat:	BUILT-UP
Land Use:	CONDOMINIUM	Park Area/Cap#:	/	Parking:	BASEMENT

Comp #:5	Distance From Subject:0.16 (miles)				
Address:	21 SPINNAKER ST 201, MARINA DEL REY, CA 90292				
Owner Name:	RYAN NAOISE/FARRELLY CAMERON				
Seller Name:	MORIYA OSAMU & NAOKO				
APN:	4294-005-050	Map Reference:	49-D6 /	Living Area:	1,502
County:	LOS ANGELES, CA	Census Tract:	2742.02	Total Rooms:	
Subdivision:	31724	Zoning:	LAR3	Bedrooms:	2
Rec Date:	05/02/2025	Prior Rec Date:	06/25/1999	Bath(F/H):	3 /
Sale Date:	04/01/2025	Prior Sale Date:		Yr Built/Eff:	1967 / 1967
Sale Price:	\$1,619,000	Prior Sale Price:	\$420,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	287606	Acres:	0.41	Fireplace:	/
1st Mtg Amt:	\$950,000	Lot Area:	17,868	Pool:	
Total Value:	\$645,506	# of Stories:		Roof Mat:	
Land Use:	CONDOMINIUM	Park Area/Cap#:	/	Parking:	

Comp #:6			Distance From Subject:0.16 (miles)
Address:	31 SPINNAKER ST 201, MARINA DEL REY, CA 90292		
Owner Name:	SIGAL KARINA S		
Seller Name:	PERSON DEL MAR LLC		
APN:	4294-005-058	Map Reference:	49-D6 / Living Area: 1,502
County:	LOS ANGELES, CA	Census Tract:	2742.02 Total Rooms:
Subdivision:	31724	Zoning:	LAR3 Bedrooms: 2
Rec Date:	06/13/2025	Prior Rec Date:	08/18/2021 Bath(F/H): 3 /
Sale Date:	05/13/2025	Prior Sale Date:	08/10/2021 Yr Built/Eff: 1967 / 1967
Sale Price:	\$1,580,000	Prior Sale Price:	\$1,450,000 Air Cond:
Sale Type:	FULL	Prior Sale Type:	FULL Style:
Document #:	398169	Acres:	0.41 Fireplace: /
1st Mtg Amt:	\$480,000	Lot Area:	17,868 Pool:
Total Value:	\$1,508,580	# of Stories:	/ Roof Mat:
Land Use:	CONDOMINIUM	Park Area/Cap#:	/ Parking:

Comp #:7			Distance From Subject:0.30 (miles)
Address:	1 NORTHSTAR ST 1, MARINA DEL REY, CA 90292-6731		
Owner Name:	MARINA DEL REY NORTH 1 LLC		
Seller Name:	COCHRAN DALE TRUST		
APN:	4294-003-017	Map Reference:	49-C6 / Living Area: 1,617
County:	LOS ANGELES, CA	Census Tract:	2742.02 Total Rooms: 5
Subdivision:	31212	Zoning:	LAR3 Bedrooms: 2
Rec Date:	05/02/2025	Prior Rec Date:	01/27/1981 Bath(F/H): 3 /
Sale Date:	04/15/2025	Prior Sale Date:	/ Yr Built/Eff: 1973 / 1975
Sale Price:	\$2,700,000	Prior Sale Price:	\$425,500 Air Cond: CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL Style:
Document #:	286569	Acres:	0.25 Fireplace: /
1st Mtg Amt:		Lot Area:	11,096 Pool:
Total Value:	\$1,055,909	# of Stories:	3 Roof Mat: BUILT-UP
Land Use:	CONDOMINIUM	Park Area/Cap#:	/ Parking: GARAGE

Comp #:8			Distance From Subject:0.30 (miles)
Address:	1 NORTHSTAR ST 15, MARINA DEL REY, CA 90292		
Owner Name:	CORKRUM FAMILY TRUST		
Seller Name:	BERNSTEIN DAVID C		
APN:	4294-003-031	Map Reference:	49-C6 / Living Area: 1,457
County:	LOS ANGELES, CA	Census Tract:	2742.02 Total Rooms:
Subdivision:	31212	Zoning:	LAR3 Bedrooms: 2
Rec Date:	02/19/2025	Prior Rec Date:	07/29/2015 Bath(F/H): 3 /
Sale Date:	01/31/2025	Prior Sale Date:	06/16/2015 Yr Built/Eff: 1973 / 1973
Sale Price:	\$2,876,000	Prior Sale Price:	\$1,950,000 Air Cond:
Sale Type:	FULL	Prior Sale Type:	FULL Style:
Document #:	102669	Acres:	0.25 Fireplace: /
1st Mtg Amt:		Lot Area:	11,096 Pool:
Total Value:	\$2,263,136	# of Stories:	/ Roof Mat:
Land Use:	CONDOMINIUM	Park Area/Cap#:	/ Parking:

Comp #:9			Distance From Subject:0.32 (miles)
Address:	25 MAST ST, MARINA DEL REY, CA 90292-4902		
Owner Name:	CASTIGLIA M & G FAMILY TRUST		
Seller Name:	QTIP DAVID A S MARITAL TRUST		
APN:	4294-002-027	Map Reference:	49-C6 / Living Area: 1,469
County:	LOS ANGELES, CA	Census Tract:	2742.02 Total Rooms:
Subdivision:	30433	Zoning:	LAR3 Bedrooms: 3
Rec Date:	06/10/2025	Prior Rec Date:	04/28/2015 Bath(F/H): 3 /
Sale Date:	06/04/2025	Prior Sale Date:	04/14/2015 Yr Built/Eff: 1972 / 1976
Sale Price:	\$1,627,500	Prior Sale Price:	\$1,215,000 Air Cond:

Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	388837	Acres:	0.15	Fireplace:	/
1st Mtg Amt:	\$1,464,186	Lot Area:	6,468	Pool:	
Total Value:	\$1,431,609	# of Stories:		Roof Mat:	
Land Use:	CONDOMINIUM	Park Area/Cap#:	/	Parking:	

Comp #:10					Distance From Subject:0.33 (miles)
Address:	4050 VIA DOLCE 239, MARINA DEL REY, CA 90292-5255				
Owner Name:	KALTMAN FRANCES/LI DAN				
Seller Name:	CRISMAN THOMAS				
APN:	4295-010-059	Map Reference:	49-C5 /	Living Area:	1,428
County:	LOS ANGELES, CA	Census Tract:	2742.02	Total Rooms:	
Subdivision:	25464	Zoning:	LAR3	Bedrooms:	1
Rec Date:	01/06/2025	Prior Rec Date:	01/10/2018	Bath(F/H):	2 /
Sale Date:	12/27/2024	Prior Sale Date:	12/05/2017	Yr Built/Eff:	1974 / 1980
Sale Price:	\$1,195,000	Prior Sale Price:	\$785,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	6805	Acres:	4.39	Fireplace:	/
1st Mtg Amt:		Lot Area:	191,326	Pool:	POOL
Total Value:	\$875,677	# of Stories:		Roof Mat:	
Land Use:	CONDOMINIUM	Park Area/Cap#:	/	Parking:	

Comp #:11					Distance From Subject:0.40 (miles)
Address:	4105 PACIFIC AVE 2, MARINA DEL REY, CA 90292-3903				
Owner Name:	COBB GLENN				
Seller Name:	BANDERA-DUPLANTIER TRUST				
APN:	4225-011-073	Map Reference:	49-C5 /	Living Area:	1,630
County:	LOS ANGELES, CA	Census Tract:	2742.02	Total Rooms:	5
Subdivision:	26250	Zoning:	LAR3	Bedrooms:	2
Rec Date:	04/03/2025	Prior Rec Date:	09/06/2013	Bath(F/H):	3 /
Sale Date:	03/21/2025	Prior Sale Date:	08/15/2013	Yr Built/Eff:	1973 / 1973
Sale Price:	\$1,950,000	Prior Sale Price:	\$1,150,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONTEMPORARY
Document #:	212909	Acres:	0.19	Fireplace:	Y / 1
1st Mtg Amt:	\$1,170,000	Lot Area:	8,178	Pool:	
Total Value:	\$1,382,093	# of Stories:	2.5	Roof Mat:	TAR & GRAVEL
Land Use:	CONDOMINIUM	Park Area/Cap#:	/	Parking:	BASEMENT

EXHIBIT D

ASSIGNED INSPECTOR: **ANDREW BEELI**

Date: **October 6, 2025**

JOB ADDRESS: **5100 SOUTH VIA DOLCE, APARTMENT 206, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **4295-011-045**

CASE NO.: **906847**

ORDER NO.: **A-5513932**

EFFECTIVE DATE OF ORDER TO COMPLY: **June 24, 2021**

COMPLIANCE EXPECTED DATE: **July 24, 2021**

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

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-5513932

10109278921378921

**BOARD OF
BUILDING AND SAFETY
COMMISSIONERS**

**VAN AMBATIELOS
PRESIDENT**

**JAVIER NUNEZ
VICE-PRESIDENT**

ROSELYN GEAGA-ROSENTHAL

**GEORGE HOVAGUIMIAN
ELVIN W MOON**

**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**

ORDER TO COMPLY AND NOTICE OF FEE

**KAPE JOHN OF VIA DOLCE HOA
5100 VIA DOLCE #309
MARINA DEL REY, CA 90292**

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

JUN 04 2021

**CASE #: 906847
ORDER #: A-5513932
EFFECTIVE DATE: June 24, 2021
COMPLIANCE DATE: July 24, 2021**

**ASSOCIATION REPRESENTATIVE OF
SITE ADDRESS: 5100 S VIA DOLCE
ASSESSORS PARCEL NO.: 4295-011-***
ZONE: R3; Multiple Dwelling Zone**

To the address as shown on the
last equalized assessment roll
initiated by SG
AKA APN #4295-011-045

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. Construction work is being performed without the required permits.

You are therefore ordered to: 1) Stop all work being performed without the required permit(s).
2) Obtain all required permits and approvals prior to commencing any work.

Code Section(s) in Violation: 91.104.2.4, 91.106.1.1, 93.0310.(a), 94.102.2.2 and 95.106.4 of the L.A.M.C.

Location: Laundry.

Comments: Removing drywall and replacing water and drain pipes.

2. The building or premises is Substandard due to hazardous plumbing.

You are therefore ordered to: Obtain required permits and make plumbing comply with all provisions of the L.A.M.C.

Code Section(s) in Violation: 91.8902.5, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Laundry.

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

