



October 25, 2016

VIA ELECTRONIC MAIL

akorchmaros@fppc.ca.gov

Adrienne Korchmaros

Re: *Filer, Steven M. Dicterow*

Dear Ms. Korchmaros,

Please accept this letter on behalf of Mayor Steve Dicterow, City of Laguna Beach. I am responding to a letter received by Mr. Dicterow yesterday, October 24, 2016, at 5:30 p.m., advising of a complaint filed with the Commission by Michael Morris and James Mouradick. The complaint concerns real property owned by Mayor Dicterow and his wife in Laguna Woods, California.

Upon reviewing the material submitted by Mr. Morris and Mr. Mouradick, including a map provided showing that the Laguna Woods property is located 1.455 miles "as the crow flies" from the outermost property boundary in Laguna Beach (61 La Costa Court), Mayor Dicterow has prepared and has submitted today for filing an original, Amended Schedule B to Form 700, detailing the real estate interest and rental income derived therefrom. Mr. Morris and Mr. Mouradick also included with their complaint a copy of the Dicterow Chapter 11 Bankruptcy Schedules from September, 2014, and a public record detailing all of Mayor Dicterow's family assets and obligations, including the Laguna Woods property. A copy of Mayor Dicterow's amendment documents is attached hereto.

When completing the Schedule 700 Form, Mayor Dicterow did not believe the Laguna Woods property to be within the area of his jurisdiction, Laguna Beach, as that information was requested by Schedule B on Form 700 and its accompanying "Instructions."

Mayor Dicterow regrets any issues or problems created by this mistake and hopes that the submittal of the Amended Form 700 corrects the matter to the satisfaction of the Commission.

Very truly yours,

A handwritten signature in blue ink, appearing to read "L. Nokes", written over a horizontal line.

Laurence P. Nokes

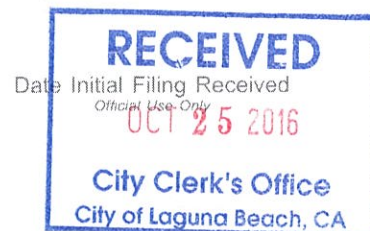
LPN/dkc

cc: Mayor Steve Dicterow

Lisette Chel-Walker, City Clerk

Please type or print in ink.

**STATEMENT OF ECONOMIC INTERESTS
COVER PAGE**



NAME OF FILER (LAST) (FIRST) (MIDDLE)
Dicterow Steven Michael

1. Office, Agency, or Court

Agency Name (Do not use acronyms)

City of Laguna Beach

Division, Board, Department, District, if applicable

Your Position

Mayor

► If filing for multiple positions, list below or on an attachment. (Do not use acronyms)

Agency: _____

Position: _____

2. Jurisdiction of Office (Check at least one box)

☐ State

☐ Judge or Court Commissioner (Statewide Jurisdiction)

☐ Multi-County _____

☐ County of _____

☒ City of Laguna Beach

☐ Other _____

3. Type of Statement (Check at least one box)

☐ Annual: The period covered is January 1, 2015, through December 31, 2015.

☐ Leaving Office: Date Left ____/____/_____
(Check one)

-or-
The period covered is 01/01/2004, through December 31, 2015.

☒ The period covered is January 1, 2015, through the date of leaving office.

☐ Assuming Office: Date assumed ____/____/_____
-or-

☐ The period covered is ____/____/_____, through the date of leaving office.

☒ Candidate: Election year 2016

and office sought, if different than Part 1: City Council Member

4. Schedule Summary (must complete) ► Total number of pages including this cover page: _____

Schedules attached

☐ Schedule A-1 - Investments - schedule attached

☐ Schedule C - Income, Loans, & Business Positions - schedule attached

☐ Schedule A-2 - Investments - schedule attached

☐ Schedule D - Income - Gifts - schedule attached

☒ Schedule B - Real Property - schedule attached

☐ Schedule E - Income - Gifts - Travel Payments - schedule attached

-or-

☐ None - No reportable interests on any schedule

5. Verification

MAILING ADDRESS STREET CITY STATE ZIP CODE
(Business or Agency Address Recommended - Public Document)

505 Forest Avenue

Laguna Beach

CA

92651

DAYTIME TELEPHONE NUMBER

(949) 500-1132

E-MAIL ADDRESS

sdicterow1121@yahoo.com

I have used all reasonable diligence in preparing this statement. I have reviewed this statement and to the best of my knowledge the information contained herein and in any attached schedules is true and complete. I acknowledge this is a public document.

I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date Signed 10/25/2016

(month, day, year)

Signature

(File the originally signed statement with your filing official.)

SCHEDULE B
Interests in Real Property
(Including Rental Income)

▶ ASSESSOR'S PARCEL NUMBER OR STREET ADDRESS
3117 Via Serena S., Unit A

CITY
Laguna Woods

FAIR MARKET VALUE IF APPLICABLE, LIST DATE:
☐ \$2,000 - \$10,000
☐ \$10,001 - \$100,000
☒ \$100,001 - \$1,000,000
☐ Over \$1,000,000

ACQUIRED 15 DISPOSED 15

NATURE OF INTEREST
☒ Ownership/Deed of Trust ☐ Easement
☐ Leasehold _____ Yrs. remaining ☐ Other _____

IF RENTAL PROPERTY, GROSS INCOME RECEIVED
☐ \$0 - \$499 ☐ \$500 - \$1,000 ☐ \$1,001 - \$10,000
☒ \$10,001 - \$100,000 ☐ OVER \$100,000

SOURCES OF RENTAL INCOME: If you own a 10% or greater interest, list the name of each tenant that is a single source of income of \$10,000 or more.
☐ None
Maureen and Jim Callahan

▶ ASSESSOR'S PARCEL NUMBER OR STREET ADDRESS

CITY

FAIR MARKET VALUE IF APPLICABLE, LIST DATE:
☐ \$2,000 - \$10,000
☐ \$10,001 - \$100,000
☐ \$100,001 - \$1,000,000
☐ Over \$1,000,000

ACQUIRED 15 DISPOSED 15

NATURE OF INTEREST
☐ Ownership/Deed of Trust ☐ Easement
☐ Leasehold _____ Yrs. remaining ☐ Other _____

IF RENTAL PROPERTY, GROSS INCOME RECEIVED
☐ \$0 - \$499 ☐ \$500 - \$1,000 ☐ \$1,001 - \$10,000
☐ \$10,001 - \$100,000 ☐ OVER \$100,000

SOURCES OF RENTAL INCOME: If you own a 10% or greater interest, list the name of each tenant that is a single source of income of \$10,000 or more.
☐ None

* You are not required to report loans from commercial lending institutions made in the lender's regular course of business on terms available to members of the public without regard to your official status. Personal loans and loans received not in a lender's regular course of business must be disclosed as follows:

NAME OF LENDER*
Seterus Inc.

ADDRESS (Business Address Acceptable)
14523 S W Millikan Street, Beaverton, OR 97005

BUSINESS ACTIVITY, IF ANY, OF LENDER
Loan servicing company

INTEREST RATE TERM (Months/Years)
7 % ☐ None 30 years

HIGHEST BALANCE DURING REPORTING PERIOD
☐ \$500 - \$1,000 ☐ \$1,001 - \$10,000
☐ \$10,001 - \$100,000 ☒ OVER \$100,000

☐ Guarantor, if applicable

Filer's Verification

Print Name Steven M. Dicterow

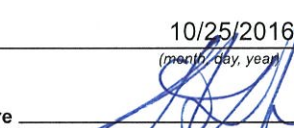
Office, Agency or Court City of Laguna Beach

Statement Type ☐ 2015/2016 Annual ☐ Assuming ☐ Leaving
☐ _____ Annual ☒ Candidate

I have used all reasonable diligence in preparing this statement. I have reviewed this statement and to the best of my knowledge the information contained herein and in any attached schedules is true and complete.

I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date Signed 10/25/2016
(month/day/year)

Filer's Signature 

Comments: Actual interest rate is 6.5%