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

FRANK M. BUSH  
GENERAL MANAGER

OSAMA YOUNAN, P.E.  
EXECUTIVE OFFICER

October 19, 2018

Council District # 10

Case #: 541967

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

JOB ADDRESS: 115 S NORMANDIE AVE

CONTRACT NO.: A130669 B125341-2 C126532-3 C127623 C128935 C128935-1 F127623-1 G127648-1  
T128934

Pursuant to the provisions of Section 91.8903 and Section 91.8904, Los Angeles Municipal Code the Department of Building and Safety has caused the barricading of all openings, cleaning of the lot, fencing of the lot, graffiti abatement, demolition of the building(s) and asbestos removal from the building(s) at the above address in the City of Los Angeles. The cost of barricading the subject building(s) was \$2,963.13. The cost of cleaning the subject lot was \$2,984.38. The cost of fencing the subject lot was \$5,752.55. The cost of exterior graffiti abatement of the subject building(s) was \$296.00. The cost of demolishing the subject building(s) was \$59,899.42. The cost of asbestos removal of the subject building(s) was \$9,639.00.

It is proposed that a lien for the total amount of **\$81,576.48** be recorded against the real property upon which the services were rendered. The official report, in duplicate, as required in connection with this matter is submitted for your consideration.

It is requested that the Honorable Council designate the time and place, when and where protest can be heard concerning this matter, as set forth in Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3, Los Angeles Administrative Code.

FRANK M. BUSH  
GENERAL MANAGER

Alexander Moffat, Principal Inspector  
Lien Review

## REPORT OF ABATE OF A PUBLIC NUISANCE

On February 12, 2014 pursuant to the authority granted by Section 91.8903 and 91.8904 of the Los Angeles Municipal Code, the Department of Building and Safety ordered the owners or other parties in interest within thirty days(30) days to secure all openings accessible for entry from the exterior of the building(s) and weatherproof the barricades installed,remove the accumulation of trash, debris, vehicle parts, rubbish, excessive vegetation or other similar conditions, fence the lot,abate the graffiti, and demolish and remove or repair the building(s) on the parcel remove the asbestos from the building(s) in conjunction with an asbestos inspection report, on the parcel located at **115 S NORMANDIE AVE** , within the limits of the City of Los Angeles, State of California, being more particularly described as follows: *See Attached Title Report for Legal Description*

The owners or other parties in interest of the above described property having failed to comply with the time prescribed by Ordinance, the Department solicited bids, awarded a contract and caused said abatement of nuisance as follows:

<u>Work Description</u>	<u>Work Order No.</u>	<u>Date Completed</u>	<u>Cost</u>
ASBESTOS REMOVAL	A1081		\$9,639.00
BARRICADE	B4241	July 20, 2017	\$300.00
BARRICADE	B4267	September 12, 2017	\$300.00
BARRICADE	B4272	October 12, 2017	\$719.95
BARRICADE	B4288	February 14, 2018	\$440.44
BARRICADE	B4282	February 23, 2018	\$1,202.74
CLEAN	C4501	October 26, 2017	\$494.62
CLEAN	C4513	May 22, 2018	\$2,489.76
DEMOLITION/ASBESTOS REPORT	D1396	June 26, 2018	\$59,899.42
FENCE	F3987	July 20, 2017	\$262.98
FENCE	F3983	July 28, 2017	\$328.72
FENCE	F4004	October 26, 2017	\$916.21
FENCE	F4011	February 14, 2018	\$300.00
FENCE	F4032	June 01, 2018	\$3,944.64
GRAFFITI ABATEMENT	G2231	October 12, 2017	<u>\$296.00</u>
			<b>\$81,534.48</b>

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T14310	<u>\$42.00</u>
		<b>\$42.00</b>

Pursuant to the authority granted by Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for the sum of \$58,222.63 plus applicable fees and charges, plus the Cost of Title Search(es) on the subject lot was \$42.00 for a total of **\$81,576.48**, be recorded against said property.

It is further requested that the Honorable Council instruct the Financial Services Section of the Department of Building and Safety, that upon receipt of any payment on this lien against this property to deposit the amount to Dept. 08 (Bldg. & Safety Dept.), Fund 346, Revenue Source No. 3191 in the amount of \$81,534.48, , and to deposit to Fund 100 the amount of \$42.00.

Please see attached for the names and addresses of owners entitled to notice. Also attached is a statement of the fair market value of this property including all encumbrances of record on the property as of the date of this report.

This official report, in duplicate, as set forth in Section 91.8906 of the Los Angeles Municipal Code and Section 7.35.3 of the Los Angeles Administrative Code is submitted for your consideration.

DATED: October 19, 2018

FRANK M. BUSH  
GENERAL MANAGER



Alexander Moffat, Principal Inspector  
Lien Review

Report and lien confirmed by  
City Council on:

ATTEST: HOLLY WOLCOTT  
CITY CLERK

BY

DEPUTY

ASSIGNED INSPECTOR: EDMUND LUM  
JOB ADDRESS: 115 S NORMANDIE AVE  
ASSESSORS PARCEL NO.: 5518-002-003

Last Full Title: 05/30/2017

Last Update Title:

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**LIST OF OWNERS AND INTERESTED PARTIES**

- 1 SIGMA MANAGEMENT SERVICE INC  
c/o KUN SOON LIM  
3727 W 6TH ST #512  
LOS ANGELES, CA 90020  
Capacity: OWNER
- 2 SIGMA MANAGEMENT SERVICE INC  
c/o KUN SOON LIM  
930 S LA BREA AVE STE 204  
LOS ANGELES, CA 90036  
Capacity: OWNER
- 3 ZENAIDA C PACELLI  
4733 OAKWOOD AVE  
LOS ANGELES, 90004  
Capacity: OWNER
- 4 MOHONEY COPPENRATH AND JAFFE LLP  
HOWARD M JAFFE & ARTHUR L MARTIN  
2049 CENTURY PARK EAST SUITE 2480  
LOS ANGELES, CA 90067-3126  
Capacity: INTERESTED PARTY
- 5 CAKK UNITED INC.  
C/O XIUFENG ZHENG  
3333 WILSHIRE BLVD STE.808  
LOS ANGELES, CA 90010  
Capacity: INTERESTED PARTY
- 6 CAKK UNITED INC.  
C/O XIUFENG ZHENG  
10650 CHIQUITA ST.  
TOLUCA LAKE, CA 91602  
Capacity: INTERESTED PARTY
- 7 CAKK UNITED INC.  
C/O XIUFENG ZHENG  
1460 INDIAN WELL DR.  
DIAMOND BAR, CA 91765  
Capacity: INTERESTED PARTY



5711 W. SLAUSON AVE., SUITE 170  
CULVER CITY, CA 90230  
Phone 310-649-2020 310-649-0030 Fax

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## **Property Title Report**

**Work Order No. T14310**  
Dated as of: 05/26/2017

**Prepared for:** City of Los Angeles

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### **SCHEDULE A** (Reported Property Information)

**APN #: 5518-002-003**

**Property Address:** 115 S NORMANDIE AVE

**City:** Los Angeles

**County:** Los Angeles

### **VESTING INFORMATION**

**Type of Document:** GRANT DEED

**Grantee :** SIGMA MANAGEMENT SERVICE INC

**Grantor :** CAKK UNITED INC

**Deed Date :** 11/13/2015

**Recorded :** 11/17/2015

**Instr No. :** 15-1436639

**MAILING ADDRESS:** SIGMA MANAGEMENT SERVICE INC  
3727 W 6TH ST STE 512 LOS ANGELES CA 90020

### **SCHEDULE B**

#### **LEGAL DESCRIPTION**

**Lot: 3 Block: 7 Abbreviated Description: LOT:3 BLK:7 CITY:REGION/CLUSTER:  
09/09438 SUBD:NORMANDIE PLACE TRACT NORMANDIE PLACE LOT 3 BLK 7  
IMP1=DUP, 1 UNIT,2952SF,YB:1909,05BD/02BA;IMP2=DUP, 1  
UNIT,374SF,YB:1922,01BD/01BA.City/Muni/Twp: REGION/CLUSTER: 09/09438**

#### **MORTGAGES/LIENS**

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

# Property Detail Report

For Property Located At :

115 S NORMANDIE AVE, LOS ANGELES, CA 90004-5312



RealQuest

Bldg Card: 000 of 002

## Owner Information

Owner Name: SIGMA MANAGEMENT SERVICE INC  
 Mailing Address: 3727 W 6TH ST, LOS ANGELES CA 90020-5105 C014  
 Vesting Codes: //

## Location Information

Legal Description: NORMANDIE PLACE LOT 3  
 County: LOS ANGELES, CA APN: 5518-002-003  
 Census Tract / Block: 2114.20 / 1 Alternate APN:  
 Township-Range-Sect: Subdivision: NORMANDIE PLACE  
 Legal Book/Page: Map Reference: 34-E6 /  
 Legal Lot: 3 Tract #:  
 Legal Block: 7 School District: LOS ANGELES  
 Market Area: C17 School District Name: LOS ANGELES  
 Neighbor Code: Munic/Township:

## Owner Transfer Information

Recording/Sale Date: 11/17/2015 / 11/13/2015 Deed Type: GRANT DEED  
 Sale Price: 1st Mtg Document #:  
 Document #: 1436639

## Last Market Sale Information

Recording/Sale Date: 12/02/2003 / 11/05/2003 1st Mtg Amount/Type: \$456,000 / CONV  
 Sale Price: \$480,000 1st Mtg Int. Rate/Type: / FIXED  
 Sale Type: FULL 1st Mtg Document #: 3624294  
 Document #: 3624293 2nd Mtg Amount/Type: /  
 Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /  
 Transfer Document #: Price Per SqFt: \$76.46  
 New Construction: Multi/Split Sale:  
 Title Company: COMMERCE TITLE CO.  
 Lender: GREENPOINT MTG FNDG  
 Seller Name: AMADEUS RESOURCES

## Prior Sale Information

Prior Rec/Sale Date: 04/24/2000 / 12/01/1996 Prior Lender:  
 Prior Sale Price: Prior 1st Mtg Amt/Type: /  
 Prior Doc Number: 612234 Prior 1st Mtg Rate/Type: /  
 Prior Deed Type: GRANT DEED

## Property Characteristics

Gross Area: 3,326 Parking Type: Construction:  
 Living Area: 6,278 Garage Area: Heat Type: HEATED  
 Tot Adj Area: Garage Capacity: Exterior wall:  
 Above Grade: Parking Spaces: Porch Type:  
 Total Rooms: Basement Area: Patio Type:  
 Bedrooms: 6 Finish Bsmnt Area: Pool:  
 Bath(F/H): 3 / Basement Type: Air Cond: YES  
 Year Built / Eff: 1922 / Roof Type: Style:  
 Fireplace: / Foundation: Quality:  
 # of Stories: Roof Material: Condition:

Other Improvements: Building Permit

## Site Information

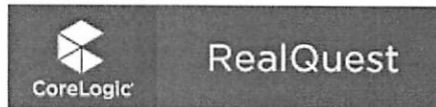
Zoning: LAR3 Acres: 0.18 County Use: DUPLEX (0200)  
 Lot Area: 7,996 Lot Width/Depth: x State Use:  
 Land Use: DUPLEX Res/Comm Units: 2 / Water Type:  
 Site Influence: Sewer Type:

## Tax Information

Total Value: \$702,270 Assessed Year: 2018 Property Tax: \$28,972.84  
 Land Value: \$494,190 Improved %: 30% Tax Area: 8830  
 Improvement Value: \$208,080 Tax Year: 2017 Tax Exemption:  
 Total Taxable Value: \$702,270

# Comparable Sales Report

For Property Located At

**115 S NORMANDIE AVE, LOS ANGELES, CA 90004-5312**

1 Comparable(s) Selected.

Report Date: 10/10/2018

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$480,000	\$1,100,000	\$1,100,000	\$1,100,000
Bldg/Living Area	6,278	5,382	5,382	5,382
Price/Sqft	\$76.46	\$204.38	\$204.38	\$204.38
Year Built	1922	1922	1922	1922
Lot Area	7,996	7,369	7,369	7,369
Bedrooms	6	5	5	5
Bathrooms/Restrooms	3	3	3	3
Stories	0.00	0.00	0.00	0.00
Total Value	\$702,270	\$889,542	\$889,542	\$889,542
Distance From Subject	0.00	0.43	0.43	0.43

\* = user supplied for search only

Comp #:1				Distance From Subject:0.43 (miles)	
Address:	355 S KINGSLEY DR, LOS ANGELES, CA 90020-3409				
Owner Name:	355 KINGSLEY LP				
Seller Name:	FAR EASTERN MEGATRADE CORP				
APN:	5503-007-001	Map Reference:	43-E1 /	Living Area:	5,382
County:	LOS ANGELES, CA	Census Tract:	2118.03	Total Rooms:	5
Subdivision:	NORWOOD TERRACE	Zoning:	LAR1	Bedrooms:	5
Rec Date:	08/28/2018	Prior Rec Date:	08/28/2015	Bath(F/H):	3 /
Sale Date:	08/10/2018	Prior Sale Date:	07/28/2015	Yr Built/Eff:	1922 /
Sale Price:	\$1,100,000	Prior Sale Price:	\$855,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	868316	Acres:	0.17	Fireplace:	/
1st Mtg Amt:		Lot Area:	7,369	Pool:	
Total Value:	\$889,542	# of Stories:		Roof Mat:	
Land Use:	DUPLEX	Park Area/Cap#:	/ 2	Parking:	DETACHED GARAGE