

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  
—

May 10, 2017

Council District # 10

Case #: 541967  
Case #: 752930

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

JOB ADDRESS: 115 S NORMANDIE AVE

CONTRACT NO.: 280123650-7 C-125341-1 C123679-2 C127623 C128935 T123628-2 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 and fencing of the lot at the above address in the City of Los Angeles. The cost of barricading the subject building(s) was \$7,152.23. The cost of cleaning the subject lot was \$2,555.28. The cost of fencing the subject lot was \$8,809.70. The cost of investigating the violation(s) was \$1,246.56. The cost of title search(es) on the subject lot was \$122.00.

It is proposed that a lien for the total amount of **\$19,885.77** 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

FB:AM: fmr

Attachments

## 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, and fence the lot on the parcel located at **115 – 115 1/2 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>
BARRICADE	B4192	February 21, 2017	\$3,430.35
BARRICADE	B4199	March 06, 2017	\$300.00
BARRICADE	B4193	March 14, 2017	\$1,710.94
BARRICADE	B4198	March 14, 2017	\$1,067.22
BARRICADE	B4203	April 19, 2017	\$643.72
CLEAN	C4427	March 07, 2017	\$966.56
CLEAN	C4430	March 07, 2017	\$966.56
CLEAN	C4433	March 07, 2017	\$622.16
FENCE	F3940	March 07, 2017	\$986.16
FENCE	F3935	March 14, 2017	\$986.16
FENCE	F3941	March 14, 2017	\$6,837.38

Additionally, there are unpaid invoices for fees assessed to recover Departmental costs in pursuit of compliance as follows:

<u>Fee</u>	<u>Invoice No.</u>	<u>Amount</u>	<u>Late Fees</u>	<u>Total</u>
CODE VIOLATION INSPECTION FEE	713885-0	\$356.16	\$890.40	\$1,246.56

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T14222	\$38.00
FULL	T13977	\$42.00
FULL	T13831	\$42.00

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 \$13,690.45 plus an amount equal to forty percent (40%) or a minimum of \$100.00 of such cost, plus the fee for investigating the violation(s) of \$1,246.56, plus the Cost of Title Search(es) on the subject lot was \$122.00. for a total of **\$19,885.77**, 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 **\$18,517.21**, and to deposit to Fund 48R the amount of **\$1,246.56**, and to deposit to Fund 100 the amount of **\$122.00**.

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.

FRANK M. BUSH  
 Superintendent of Building  
 GENERAL MANAGER

Alexander Moffat, Principal Inspector  
 Lien Review



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: 04/26/2017

Last Update Title:

---

**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 205  
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



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

---

## ***Property Title Report***

**Work Order No. T14222**  
**Dated as of: 04/25/2017**

**Prepared for: City of Los Angeles**

---

### **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 : 15-1436639**

**Instr No. : 11/17/2015**

**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.**

**RECORDING REQUESTED BY**

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENT TO:

Name SIGMA MANAGEMENT SERVICE, INC  
Street Address 3727 W 6TH ST #512  
City & State LOS ANGELES, CA 90020  
Zip

Title Order No. Escrow No.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**Grant Deed**

THE UNDERSIGNED GRANTOR (S) DECLARE (S)

APN: 5518-002-003

DOCUMENTARY TRANSFER TAX IS \$0.00 gift

unincorporated area City of Los Angeles

computed on full value of interest or property conveyed, or

computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
CAKK UNITED, INC., A CALIFORNIA CORPORATION

hereby GRANT(S) to  
SIGMA MANAGEMENT SERVICE, INC

the following described real property in the city of Los Angeles

County of Los Angeles, state of California

As shown in Exhibit "A" attached hereto and made a part hereof, and commonly known as 115 S. Normandie Ave.,  
Los Angeles, CA 90044

Dated 11-13-2015

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 11-13-15 before me,

Angelica Tellez  
(here insert name and title of the officer)

,notary public, personally appeared Mee Kyung Kim

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.

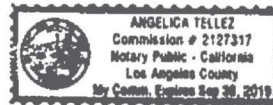
I certify under PENALTY OF PERJURY under the laws of the state of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature

CAKK UNITED, INC/ MEE KYUNG KIM

CEO



(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE



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

---

## ***Property Title Report***

**Work Order No. T13977**  
**Dated as of: 02/14/2017**

**Prepared for: City of Los Angeles**

---

### ***SCHEDULE A***

***(Reported Property Information)***

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

**Property Address: 115 1/2 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.**

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENT TO:

Name SIGMA MANAGEMENT SERVICE, INC
Street Address 3727 W 6TH ST #512
City & State LOS ANGELES, CA 90020
Zip

Title Order No. Escrow No.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed

THE UNDERSIGNED GRANTOR (S) DECLARE (S)

APN: 5518-002-003

DOCUMENTARY TRANSFER TAX IS \$0.00 gift

unincorporated area City of Los Angeles

computed on full value of interest or property conveyed, or

computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
CAKK UNITED, INC., A CALIFORNIA CORPORATION

hereby GRANT(S) to
SIGMA MANAGEMENT SERVICE, INC

the following described real property in the city of Los Angeles

County of Los Angeles, state of California

As shown in Exhibit "A" attached hereto and made a part hereof, and commonly known as 115 S. Normandie Ave.,
Los Angeles, CA 90044

Dated 11-13-2015

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 11-13-15 before me,

Angelica Tellez
(here insert name and title of the officer)

notary public, personally appeared Mee Kyung Kim

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

[Handwritten signature]

CAKK UNITED, INC/ MEE KYUNG KIM

(CEO)



(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE



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

---

## **Property Title Report**

**Work Order No. T13831**  
Dated as of: 12/09/2016

**Prepared for:** City of Los Angeles

---

### **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.



**RECORDING REQUESTED BY**

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENT TO:

Name SIGMA MANAGEMENT SERVICE, INC  
Street Address 3727 W 6TH ST #512  
City & State LOS ANGELES, CA 90020  
Zip

Title Order No. Escrow No.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**Grant Deed**

THE UNDERSIGNED GRANTOR (S) DECLARE (S)

APN: 5518-002-003

DOCUMENTARY TRANSFER TAX IS \$0.00 gift

unincorporated area City of Los Angeles

computed on full value of interest or property conveyed, or

computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
CAKK UNITED, INC., A CALIFORNIA CORPORATION

hereby GRANT(S) to  
SIGMA MANAGEMENT SERVICE, INC

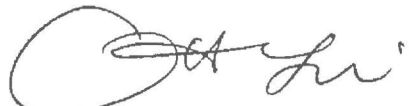
the following described real property in the city of Los Angeles

County of Los Angeles, state of California

As shown in Exhibit "A" attached hereto and made a part hereof, and commonly known as 115 S. Normandie Ave.,  
Los Angeles, CA 90004

Dated 11-13-2015

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.



CAKK UNITED, INC/ MEE KYUNG KIM

CEO

STATE OF CALIFORNIA  
COUNTY OF Los Angeles

On 11-13-15 before me,

Angelica Tellez  
(here insert name and title of the officer)

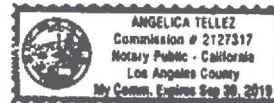
,notary public, personally appeared Mee Kyung Kim

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



(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

# Property Detail Report

For Property Located At :  
**115 S NORMANDIE AVE, LOS ANGELES, CA 90004-5312**



Bldg Card: 000 of 002

## Owner Information

Owner Name: **SIGMA MANAGEMENT SERVICE INC**  
 Mailing Address: **3727 W 6TH ST #512, LOS ANGELES CA 90020-5110 C014**  
 Vesting Codes: **// CO**

## Location Information

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

## Owner Transfer Information

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

## Last Market Sale Information

Recording/Sale Date:	<b>12/02/2003 / 11/05/2003</b>	1st Mtg Amount/Type:	<b>\$456,000 / CONV</b>
Sale Price:	<b>\$480,000</b>	1st Mtg Int. Rate/Type:	<b>/ FIXED</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	<b>3624294</b>
Document #:	<b>3624293</b>	2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>GRANT DEED</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	<b>\$144.32</b>
New Construction:		Multi/Split Sale:	
Title Company:	<b>COMMERCE TITLE CO.</b>		
Lender:	<b>GREENPOINT MTG FNDG</b>		
Seller Name:	<b>AMADEUS RESOURCES</b>		

## Prior Sale Information

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

## Property Characteristics

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

## Site Information

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

## Tax Information

Total Value:	<b>\$675,000</b>	Assessed Year:	<b>2016</b>	Property Tax:	<b>\$18,343.38</b>
Land Value:	<b>\$475,000</b>	Improved %:	<b>30%</b>	Tax Area:	<b>8830</b>
Improvement Value:	<b>\$200,000</b>	Tax Year:	<b>2016</b>	Tax Exemption:	
Total Taxable Value:	<b>\$675,000</b>				

# Comparable Summary

For Property Located At



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

**0 Comparable(s) found.** (Click on the address to view more property information)

▶ View Report

▶ Configure Display Fields

▶ Modify Comparable Search Criteria

## Summary Statistics For Selected Properties: 0

Subject Property	Low	High	Average
No comparable selected			

\*= user supplied for search only

<input type="checkbox"/> # F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
<b>Subject Property</b>									
	115 S NORMANDIE AVE	\$480,000	1922	6	3	12/02/2003	3,326	7,996	0.0

No Comps were found. Please modify search criteria.