

BOARD OF
BUILDING AND SAFETY
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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

October 19, 2018

Council District # 10

Case #: 752930

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

JOB ADDRESS: 115 1/2 S NORMANDIE AVE

CONTRACT NO.: 280123650-7 B125341-2 C126532-3 T123628-2

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 and demolition of the building(s) at the above address in the City of Los Angeles. The cost of barricading the subject building(s) was \$1,282.52. The cost of demolishing the subject building(s) was \$18,680.20.

It is proposed that a lien for the total amount of **\$21,251.28** 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 08, 2017 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 demolish and remove or repair the building(s) on the parcel on the parcel located at **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	B4268	September 12, 2017	\$482.79
BARRICADE	B4273	October 12, 2017	\$300.00
BARRICADE	B4283	February 23, 2018	\$499.73
DEMOLITION/ASBESTOS REPORT	D1397	June 26, 2018	\$18,680.20
			<u>\$19,962.72</u>

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
				<u>\$1,246.56</u>

Title report costs were as follows:

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

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 \$14,642.96 plus applicable fees and charges, plus the fee for investigating the violation(s) of \$1,246.56, plus the Cost of Title Search(es) on the subject lot was \$42.00 for a total of **\$21,251.28**, 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 \$19,962.72, and to deposit to Fund 48R the amount of \$1,246.56, 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 1/2 S NORMANDIE AVE
ASSESSORS PARCEL NO.: 5518-002-003

Last Full Title: 02/15/2017

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 Mgmt. Service Inc.
C/O Kun Soon Lim
930 S. La Brea Ave. Ste. 204
Los Angeles, CA 90036
Capacity: OWNER
- 3 Zenaida Pacelli
4733 Oakwood Ave.
Los Angeles, CA 90004
Capacity: OWNER
- 4 Mahoney Coppenrath & Jaffe LLP
C/O Howard Jaffe & Arthur Martin
2049 Century Park East STE 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

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.

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

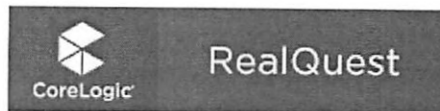
Zoning: LAR3 Acres: 0.18 County Use: DUPLEX (0200)
 Lot Area: 7,996 Lot Width/Depth: x State Use:
 Land Use: DUPLEX Res/Comm Units: 2 / Water Type:
 Site Influence: Sewer Type:

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: 10/16/2018

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 /
County:	LOS ANGELES, CA	Census Tract:	2118.03
Subdivision:	NORWOOD TERRACE	Zoning:	LAR1
Rec Date:	08/28/2018	Prior Rec Date:	08/28/2015
Sale Date:	08/10/2018	Prior Sale Date:	07/28/2015
Sale Price:	\$1,100,000	Prior Sale Price:	\$855,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	868316	Acres:	0.17
1st Mtg Amt:		Lot Area:	7,369
Total Value:	\$889,542	# of Stories:	
Land Use:	DUPLEX	Park Area/Cap#:	1 / 2
		Living Area:	5,382
		Total Rooms:	
		Bedrooms:	5
		Bath(F/H):	3 /
		Yr Built/Eff:	1922 /
		Air Cond:	YES
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	DETACHED GARAGE