

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

E. FELICIA BRANNON  
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL  
GEORGE HOVAGUIMIAN  
JAVIER NUNEZ  
October 27, 2014

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

RAYMOND S. CHAN, C.E., S.E.  
GENERAL MANAGER

FRANK BUSH  
EXECUTIVE OFFICER

Council District: # 15

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

JOB ADDRESS: **629 NORTH FLINT AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **7424-024-016**

On February 20, 2013, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code ("L.A.M.C"), the Department of Building and Safety (the "Department") investigated and identified code violations at: **629 North Flint Avenue, Los Angeles, California**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance.


In addition, on July 29, 2013, pursuant to Section 98.0402(e) of the L.A.M.C. the Department performed annual inspections on the vehicle repair facility located at the same address. The property owner was given notice of the unpaid annual inspection fees on the property. The Department imposed non-compliance fee and annual inspection fee as follows:

<u>Description</u>	<u>Amount</u>
Annual Inspection Fee	\$ 457.00
System Development Surcharge	27.42
Non-Compliance Code Enforcement fee	550.00
Late Charge/Collection fee (250%)	1,256.41
Accumulated Interest (1%/month)	194.92
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 2,527.75</b>

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 **\$2,527.75** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City 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 the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$2,527.75** on the referenced property. 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

  
Steve Ongele  
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by  
City Council on:

BY: \_\_\_\_\_  
DEPUTY



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

## Property Title Report

Work Order No. T10182  
Dated as of: 04/22/2014

Prepared for: City of Los Angeles

APN # 7424-024-016

### SCHEDULE A (Reported Property Information)

Property Address: 629 N. FLINT AVE ✓ City: Los Angeles County: Los Angeles

### VESTING INFORMATION

Type of Instrument QUITCLAIM DEED

Grantor: SILVIA RAZO, WIFE OF THE GRANTEE HERIN

Grantee: ALADINO RAXO, A MARRIED MAN, AS HIS SEPARATE PROPERTY

Instrument: 89 1173571

Book/Page: NA

Dated: 07/21/1989

Recorded: 07/24/1989

Mailing Address: : ALADINO RAXO  
1725 ROSE AVE, LONG BEACH, CA 90813-2535

### SCHEDULE B

### LEGAL DESCRIPTION

LOT 10 IN BLOCK 22 OF THE NEW SAN PEDRO TRACT, COMMONLY KNOWN AS WILMINGTON, OF RANGE 7, AS PER MAP RECORDED IN BOOK 6, PAGES 66 AND 67 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

### MORTGAGES/LIENS

Type of Instrument SHORT FORM DEED OF TRUST AND ASSIGNMENTS OF RENTS

Trustor/Mortgagor: ALADINO RAZO

Lender/Beneficiary: JOSEPH MURAT, TRUSTEE OF THE JOSEPH MURAT & ASSOCIATES, INC  
PROFIT SHARING PLAN

Trustee: RANCHO SAN PEDRO ESCROW SERVICES, A CALIFORNIA CORPORATION

Instrument: 06 2100082

Book/Page: NA

Amount: \$100,000.00

Open Ended: YES

Dated: 09/15/2006

Recorded: 09/21/2006

Maturity Date: 08/29/2036

Mailing Address: RANCHO SAN PEDRO ESCROW SERVICES, A CALIFORNIA CORPORATION, 525 EAST E STREET WILMINGTON, CA 90744

**INTUITIVE REAL ESTATE SOLUTIONS**  
5711 W. SLAUSON AVE., SUITE 170  
CULVER CITY, CA 90230  
Phone 310-649-2020 310-649-0030 Fax

---

**Work Order No. T10182**

**SCHEDULE B (Continued)**

**Type of Instrument** SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

**Trustor/Mortgagor:** ALADINO RAZO

**Lender/Beneficiary:** MARY MURAT TRUSTEE OF THE MARY MURAT TRUST U.D.T. 12/3/1998

**Trustee:** RANCHO SAN PEDRO ESCROW SERVICES, A CALIFORNIA CORPORATION

**Instrument:** 20100749892

**Book/Page:** NA

**Amount:** \$50,000.00

**Open Ended:** YES

**Dated:** 05/24/2010

**Recorded:** 06/03/2010

**Maturity Date:** 05/24/2040

**Mailing address:** RANCHO SAN PEDRO ESCROW SERVICES, A CALIFORNIA CORPORATION, MS MARY MURAT 525 EAST "E" STREET WILMINGTON, CA. 90744

**Type of Instrument**

**Comments:** NOTICE OF PENDING LIEN

**DATED:** 07/13/2010

**RECORDED:** 07/16/2010

**INSTMENT NO:** 20100977394

**NOTICE OF PENDING LIEN**

**DATED:** 07/13/2011

**RECORDED:** 07/21/2011

**INSTMENT NO:** 20110984494

**NOTICE OF PENDING LIEN**

**DATED:** 12/16/2011

**RECORDED:** 12/23/2011

**INSTMENT NO:** 20111750134

**NOTICE OF PENDING LIEN**

**DATED:** 03/07/2013

**RECORDED:** 04/08/2013

**INSTMENT NO:** 20130516779

**NOTICE OF PENDING LIEN**

**DATED:** 07/31/2013

**RECORDED:** 08/12/2013

**INSTMENT NO:** 20131180588

Order No. 2353620 PDS  
Escrow No.  
Loan No.

WHEN RECORDED MAIL TO:  
ALADINO RAZO  
452 West 10th Street #4  
Long Beach CA 90813

89 1173577

RECORDED IN OFFICIAL RECORDS  
OF LOS ANGELES COUNTY, CA  
JUL 24 1989 AT 8 AM  
Recorder's Office

FEES  
\$5  
0

MAIL TAX STATEMENTS (SEE ABOVE)

DOCUMENTARY TRANSFER TAX \$ NONE  
Computed on the consideration of value of property conveyed; OR  
Computed on the consideration of value less liens or encumbrances  
retaining at time of sale.

*Reedy* PAUL VERDEZ, ESCROW  
Escrow Agent

**QUITCLAIM DEED**

The undersigned (grantor) declares that:  
DOCUMENTARY TRANSFER TAX IS NONE  
1. Computed on full value of property conveyed; or  
2. Computed on full value less value of liens and encumbrances retaining at time of sale; and

THIS IS A DONAFIDE GIFT AND THE  
GRANTOR RECEIVED NOTHING IN RETURN,  
R & T 11911

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
SILVIA RAZO, wife of the Grantee herein,  
do hereby REMIT, RELEASE AND FOREVER QUITCLAIM IN  
ALADINO RAZO, a married man, as his separate property  
the real property in the City of Los Angeles  
County of Los Angeles, State of California, described as  
Lot 10 in Block 22 of the New San Pedro Tract, commonly  
known as Wilmington, of Range 7, as per map recorded in  
Book 6, pages 66 and 67 of Deeds, in the office of the  
county recorder of said county.

Dated July 21, 1989  
*Silvia Razo*  
SILVIA RAZO

STATE OF CALIFORNIA  
COUNTY OF Los Angeles  
City of Los Angeles  
On July 21, 1989, before me, the  
undersigned, a Notary Public in and for the State of California, appeared  
Silvia Razo, personally known to me for several years on the basis of satisfactory  
evidence to be the person whose name is subscribed to the  
within instrument and acknowledged to me that she was executing the same.  
I THEREBY certify my hand and office at said  
Signature *Reedy*

OFFICIAL SEAL  
NANCIE REEDY  
Notary Public - California  
RENEWAL EXPIRES 12/31/90  
ANY COMMISSION EXPIRES 12/31/90

(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Escrow or Loan No. \_\_\_\_\_ Title Order No. \_\_\_\_\_  
FATCDLA 78

09/21/06

RECORDING REQUESTED BY:  
 Rancho San Pedro Escrow Services  
 Escrow No. 20089784-RBL  
 Title Order No. 18482283

When Recorded Mail Document To:  
 Joseph Murat Profit Sharing Plan  
 525 East E Street  
 Wilmington, CA 90744

06 2100082

APN: 7424 024-016

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made August 29, 2006, between  
 Aladino Razo, a married man as his sole and separate property  
 herein called TRUSTOR, whose address is  
 629 Flint Avenue  
 Wilmington, Ca 90744

Rancho San Pedro Escrow Services, a California Corporation, herein called TRUSTEE, and Joseph Murat, trustee of  
 The Joseph Murat & Associates, Inc Profit Sharing Plan  
 herein called BENEFICIARY,

WITNESSETH: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS to TRUSTEE IN TRUST, WITH  
 POWER OF SALE, that property in Los Angeles County, California, described as:

Lot 10 in Block 22 of the New San Pedro Tract, commonly known as Wilmington, Range 7 in the City of Los Angeles,  
 County of Los Angeles, State of California, as per map recorded in Book 6, Page(s) 66 and 67 of Maps in the office  
 of the County Recorder of said County.

In the event the trustor sells, conveys, or alienates title to property secured hereby this deed of trust shall become  
 immediately due and payable at the option of the holder thereof.

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority given  
 to and conferred upon Beneficiary by paragraph (10) of the provisions incorporated herein by reference to collect and  
 apply such rents, issues and profits.

**For the Purpose of Securing:** 1. Performance of each agreement of Trustor incorporated by reference or contained  
 herein. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension  
 or renewal thereof, in the principal sum of \$100,000.00 executed by Trustor in favor of Beneficiary or order. 3.  
 Payment of such further sums as the then record owner of said property hereafter may borrow from Beneficiary, when  
 evidenced by another note (or notes) reciting it is so secured.

INITIALS

A R

FD-2218 (Rev. 9/94)

SHORT FORM DEED OF TRUST

Page No. 1 of 4

LOS ANGELES, CA  
 Document: TD 2006.2100082

Page 1 of 4

Printed on 4/21/2014 1:23:33 PM

09/21/06

APN: 7424-024-016

To Protect the Security of this Deed of Trust, Trustor Agrees: By the execution and delivery of this Deed of Trust and the note secured hereby, that provisions (1) to (14), inclusive, of the fictitious deed of trust recorded in Santa Barbara County and Sonoma County October 18, 1961, and in all other counties October 23, 1961, in the book and at the page of Official Records in the office of the county recorder of the county where said property is located, noted below opposite the name of such county, viz:

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	435	684	Kings	792	633	Placer	395	301	Sierra	29	335
Alpine	1	250	Lake	362	39	Plumas	151	5	Siskiyou	468	181
Amador	104	348	Lassen	171	471	Riverside	3005	523	Solano	1105	132
Butte	1145	1	Los Angeles	T2055	899	Sacramento	4331	62	Sonoma	1851	689
Calaveras	145	152	Madera	810	170	San Benito	271	383	Stanislaus	1715	458
Colusa	295	617	Marin	1508	339	San Bernardino	5557	61	Sutter	572	297
Contra Costa	3978	47	Mariposa	77	292	San Francisco	A332	905	Tehama	401	289
Del Norte	78	414	Mendocino	579	530	San Joaquin	2470	311	Trinity	93	356
El Dorado	568	456	Merced	1547	538	San Luis Obispo	1151	12	Tulare	2294	275
Fresno	4626	572	Modoc	184	851	San Mateo	4078	420	Tuolumne	135	47
Glenn	422	184	Munro	52	425	Santa Barbara	1878	860	Ventura	2062	389
Humboldt	687	527	Monterey	2194	838	Santa Clara	5335	341	Yolo	653	245
Imperial	1091	501	Napa	639	86	Santa Cruz	1431	494	Yuba	334	486
Inyo	147	598	Nevada	305	320	Shasta	584	523			
Kern	3427	60	Orange	5889	611	San Diego	Series 2 Book 1961, Page 183887				

which provisions, identical in all counties, (printed on the attached unrecorded pages) are hereby adopted and incorporated herein and made a part hereof as fully as though set forth herein at length; that Trustor will observe and perform said provisions; and that the references to property, obligations and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust.

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth.

STATE OF CALIFORNIA  
COUNTY OF Los Angeles  
ON 9-15-06 before me,  
M. L. HANNON, Notary Public personally appeared  
ALADINO RAZO

Aladino Razo  
Aladino Razo

personally known to me (or 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.

Witness my hand and official seal.

Signature M. L. Hannon



06 2100082

Fidelity National Title Company

**RECORDING REQUESTED BY:**  
 Rancho San Pedro Escrow Services  
 Escrow No.: 20101932RBL  
 Title Order No.: 19531434  
**When Recorded Mail Document To:**  
 Ms. Mary Murat  
 525 East E\* Street  
 Wilmington, Ca. 90744



APN: 7424-024-016

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS**

THIS DEED OF TRUST, made May 24, 2010, between **Aladino Razo** a married man as his sole and separate property herein called **TRUSTOR**, whose address is:  
 , 629 Flint Avenue, Wilmington, Ca. 90744

**Rancho San Pedro Escrow Services, a California Corporation**, herein called **TRUSTEE**, and Mary Murat, trustee of the Mary Murat Trust U D T. 12/3/1998, herein called **BENEFICIARY**.

**WITNESSETH:** That Trustor **IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS** to TRUSTEE IN TRUST, WITH **POWER OF SALE**, that property in City of Los Angeles, County of Los Angeles, State of California, described as:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

In the event the trustor sells, conveys or alienates title to property secured hereby the note shall become immediately due and payable at the option of the holder hereof.

This Deed of Trust is Second and subject to a First Trust Deed now of record.

TOGETHER WITH the rents, issues and profits thereof, **SUBJECT, HOWEVER**, to the right, power and authority given to and conferred upon Beneficiary by paragraph (10) of the provisions incorporated herein by reference to collect and apply such rents, issues and profits.

**For the Purpose of Securing:** 1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the principal sum of Fifty Thousand And No/100 Dollars (\$50,000.00) executed by Trustor in favor of Beneficiary or order. 3. Payment of such further sums as the then record owner of said property hereafter may borrow from Beneficiary, when evidenced by another note (or notes) reciting it is so secured.

**To Protect the Security of this Deed of Trust, Trustor Agrees:** By the execution and delivery of this Deed of Trust and the note secured hereby, that provisions (1) to (14), inclusive, to the fictitious deed of trust recorded in Santa Barbara County and Sonoma County October 18, 1961, and in all other counties October 23, 1961, in the book and at the page of Official Records in the office of the county recorder of the county where said property is located, noted below opposite the name of such county, viz:

MAIL TAX STATEMENT AS DIRECTED ABOVE

SHORT FORM DEED OF TRUST

5



COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	435	684	Kings	792	833	Placer	985	301	Sierra	29	335
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Calaveras	145	152	Madera	810	170	San Benito	271	383	Stanislaus	1715	456
Colusa	296	517	Marin	1508	339	San Bernardino	5567	61	Sutter	572	297
Contra Costa	3978	47	Mariposa	77	292	San Francisco	A332	905	Tehama	401	289
Del Norte	78	414	Mendocino	579	533	San Joaquin	2470	311	Trinity	53	366
El Dorado	568	456	Merced	1547	538	San Luis Obispo	1151	12	Tulare	2294	275
Fresno	4826	572	Modoc	184	851	San Mateo	4078	420	Tuolumne	135	47
Glen	422	184	Mono	52	429	Santa Barbara	1878	660	Ventura	2062	388
Humboldt	657	527	Monterey	2194	538	Santa Clara	5336	341	Yolo	653	245
Imperial	1081	501	Napa	639	88	Santa Cruz	1431	494	Yuba	334	486
Inyo	147	998	Nevada	305	320	Shasta	584	528			
Kern	3427	60	Orange	5869	611	San Diego					

Series 2 Book 1961, Page 183887

which provisions, identical in all counties, (printed on the attached unrecorded pages) are hereby adopted and incorporated herein and made a part hereof as fully as though set forth herein at length; that Trustor will observe and perform said provisions; and that the references to property, obligations and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust.

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth.

DATE: May 24, 2010

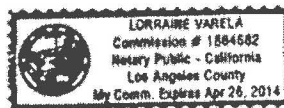
State of California  
County of Los Angeles

*Aladino Razo*  
Aladino Razo

On May 28, 2010 before me  
Lorraine Varela, Notary Public  
personally appeared

Aladino Razo 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 Lorraine Varela (Seal)

NOTARY STATEMENT AS DIRECTED BY ARTICLE

SHORT FORM DEED OF TRUST



RECORDING REQUESTED BY  
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

Department of Building and Safety  
Financial Services Division  
201 N. Figueroa St., 9th Floor  
Los Angeles, CA 90012



2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

#### NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter 1 of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 4878285)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

NEW SAN PEDRO 22 10 RANGE 7 DM 6-66/67

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

APN 7424-024-016  
AKA 629 N FLINT AVE  
LOS ANGELES

Owner:  
RAZO ALADINO  
1725 ROSE AVE  
LONG BEACH CA, 90813

DATED: This 13th Day of July, 2010

CITY OF LOS ANGELES

By *G. Davumos*  
Giovani Davumos, Acting Bureau Chief  
Resource Management Bureau

RECORDER MEMO: This COPY is NOT an OFFICIAL RECORD.

RECORDING REQUESTED BY:  
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

Department of Building and Safety  
Financial Services Division  
201 N. Figueroa St., 9th Floor  
Los Angeles, CA 90012



SPACE ABOVE THIS LINE FOR RECORDER'S USE

#### NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter I of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday, (Invoice No. 5143418)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

NEW SAN PEDRO 22 16 RANGE 7 DM 6-66167

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.


APN 7424-024-016  
AKA 629 N FLINT AVE  
LOS ANGELES

Owner:

RAZO ALADINO  
1725 ROSE AVE  
LONG BEACH CA, 90813

DATED: This 13th Day of July, 2011

CITY OF LOS ANGELES

  
\_\_\_\_\_  
Karen Penner, Acting Bureau Chief  
Resource Management Bureau

RECORDER MEMO: This COPY is NOT an OFFICIAL RECORD.

RECORDING REQUESTED BY  
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

Department of Building and Safety  
Financial Services Division  
201 N. Figueroa St., 9th Floor  
Los Angeles, CA 90012

2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter I of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 5300929)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

NEW SAN PEDRO 22 10 RANGE 7 DM 6-66/67

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

APN 7424-024-016  
AKA 629 N FLINT AVE  
LOS ANGELES

Owner:

RAZO ALADINO  
1725 ROSE AVE  
LONG BEACH CA, 90813

DATED: This 16th Day of December, 2011

CITY OF LOS ANGELES

By   
Steve Ongele, Bureau Chief  
Resource Management Bureau

RECORDING REQUESTED BY:  
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

Department of Building and Safety  
Financial Services Division  
201 N. Figueroa St., 9th Floor  
Los Angeles, CA 90012

SPACE ABOVE THIS LINE FOR RECORD-R'S USE

## NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter I of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 5675308)

Telephone Number (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

NEW SAN PEDRO 22 10 RANGE 7 DM 6-66/67

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

APN 7424-024-016  
AKA 629 N FLINT AVE  
LOS ANGELES

Owner:

RAZO ALADINO  
1725 ROSE AVE  
LONG BEACH CA, 90813

DATED: This 07th Day of March, 2013

CITY OF LOS ANGELES

  
\_\_\_\_\_  
Steve Ongele, Bureau Chief  
Resource Management Bureau

RECORDING REQUESTED BY:  
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

Department of Building and Safety  
Financial Services Division  
201 N. Figueroa St., 9th Floor  
Los Angeles, CA 90012



SPACE ABOVE THIS LINE FOR RECORDER'S USE

#### NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter I of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 5809022)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

NEW SAN PEDRO 22 10 RANGE 7 DM 6-66/67

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

APN 7424-024-016  
AKA 629 N FLINT AVE  
LOS ANGELES

Owner:

RAZO ALADINO  
1725 ROSE AVE  
LONG BEACH CA, 90813

DATED: This 31st Day of July, 2013

CITY OF LOS ANGELES

  
Steve Ongele, Bureau Chief  
Resource Management Bureau

# EXHIBIT B

ASSIGNED INSPECTOR: **JAMES VORHIS**

**Date: October 27, 2014**

JOB ADDRESS: **629 NORTH FLINT AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **7424-024-016**

Last Full Title: **4/22/2014**

Last Update to Title:

.....

## LIST OF OWNERS AND INTERESTED PARTIES

- 1).     ALADINO RAZO  
       1725 ROSE AVENUE  
       LONG BEACH, CA. 90813-2535                   CAPACITY: OWNER
  
- 2).     RANCHO SAN PEDRO ESCROW SERVICES  
       MS. MARY MURAT  
       525 EAST E STREET  
       WILMINGTON, CA 90744                   CAPCITY: INTERESTED PARTY

## Property Detail Report

For Property Located At :  
**629 FLINT AVE, WILMINGTON, CA 90744-6110**



## Owner Information

Owner Name: **RAZO ALADINO**  
 Mailing Address: **1725 ROSE AVE, LONG BEACH CA 90813-2535 C017**  
 Vesting Codes: **//**

## Location Information

Legal Description:	<b>WILMINGTON RANGE 7 LOT 10</b>	APN:	<b>7424-024-016</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>2947.01 / 2</b>	Subdivision:	<b>WILMINGTON</b>
Township-Range-Sect:		Map Reference:	<b>74-D4 / 794-G6</b>
Legal Book/Page:	<b>4-44</b>	Tract #:	
Legal Lot:	<b>10</b>	School District:	<b>LOS ANGELES</b>
Legal Block:	<b>22</b>	School District Name:	
Market Area:	<b>196</b>	Munic/Township:	
Neighbor Code:			

## Owner Transfer Information

Recording/Sale Date:	<b>07/24/1989 / 07/1989</b>	Deed Type:	<b>QUIT CLAIM DEED</b>
Sale Price:		1st Mtg Document #:	
Document #:	<b>1173577</b>		

## Last Market Sale Information

Recording/Sale Date:	<b>07/24/1989 / 07/1989</b>	1st Mtg Amount/Type:	<b>\$75,050 / PRIVATE PARTY</b>
Sale Price:	<b>\$85,500</b>	1st Mtg Int. Rate/Type:	<b>/</b>
Sale Type:		1st Mtg Document #:	
Document #:	<b>1173576</b>	2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>QUIT CLAIM DEED</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	<b>\$99.42</b>
New Construction:		Multi/Split Sale:	
Title Company:			

Lender:  
 Seller Name: **RAZO MARI**

## Prior Sale Information

Prior Reo/Sale Date:	<b>12/23/1985 / 07/1985</b>	Prior Lender:	
Prior Sale Price:	<b>\$90,000</b>	Prior 1st Mtg Amt/Type:	<b>\$80,000 / PRIVATE PARTY</b>
Prior Doc Number:	<b>1509919</b>	Prior 1st Mtg Rate/Type:	<b>/</b>
Prior Deed Type:	<b>GRANT DEED</b>		

## Property Characteristics

Year Built / Eff:	<b>2005 / 2005</b>	Total Rooms/Offices		Garage Area:	
Gross Area:	<b>860</b>	Total Restrooms:		Garage Capacity:	
Building Area:	<b>860</b>	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

## Site Information

Zoning:	<b>LAM2</b>	Acres:	<b>0.42</b>	County Use:	<b>INDUSTRIAL-MISC (3010)</b>
Lot Area:	<b>18,481</b>	Lot Width/Depth:	<b>115 x 160</b>	State Use:	
Land Use:	<b>INDUSTRIAL (NEC)</b>	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

## Tax Information

Total Value:	<b>\$270,233</b>	Assessed Year:	<b>2013</b>	Property Tax:	<b>\$3,618.93</b>
Land Value:	<b>\$201,210</b>	Improved %:	<b>26%</b>	Tax Area:	<b>18</b>
Improvement Value:	<b>\$69,023</b>	Tax Year:	<b>2013</b>	Tax Exemption:	
Total Taxable Value:	<b>\$270,233</b>				



**Comparable Summary**

For Property Located At



CoreLogic

RealQuest Professional

**629 FLINT AVE, WILMINGTON, CA 90744-6110****2 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: 2**

	Subject Property	Low	High	Average
Sale Price	\$85,500	\$975,000	\$2,151,000	\$1,563,000
Bldg/Living Area	860	792	826	809
Price/Sqft	\$99.42	\$1,231.06	\$2,604.12	\$1,917.59
Year Built	2005	1995	2005	2000
Lot Area	18,481	7,301	32,207	19,754
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$271,459	\$320,066	\$1,125,084	\$722,575
Distance From Subject	0.00	21.15	30.69	25.92

\*= user supplied for search only

<input checked="" type="checkbox"/> # F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
<b>Subject Property</b>									
	629 FLINT AVE	\$85,500	2005			07/24/1989	860	18,481	0.0
<b>Comparables</b>									
<input checked="" type="checkbox"/> 1	7808 SAN FERNANDO RD	\$975,000	1995			05/23/2014	792	32,207	30.69
<input checked="" type="checkbox"/> 2	654 N NEW HAMPSHIRE AVE	\$2,151,000	2005			08/26/2014	826	7,301	21.15

**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**629 FLINT AVE, WILMINGTON, CA 90744-6110****2 Comparable(s) Selected.**

Report Date: 10/27/2014

*Summary Statistics:*

	Subject	Low	High	Average
Sale Price	\$85,500	\$975,000	\$2,151,000	\$1,563,000
Bldg/Living Area	860	792	826	809
Price/Sqft	\$99.42	\$1,231.06	\$2,604.12	\$1,917.59
Year Built	2005	1995	2005	2000
Lot Area	18,481	7,301	32,207	19,754
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$271,459	\$320,066	\$1,125,084	\$722,575
Distance From Subject	0.00	21.15	30.69	25.92

\*= user supplied for search only

Comp #:	<b>1</b>	Distance From Subject: <b>30.69 (miles)</b>	
Address:	<b>7808 SAN FERNANDO RD, SUN VALLEY, CA 91352</b>		
Owner Name:	<b>ROCKVIEW DAIRIES INC</b>		
Seller Name:	<b>VARGA WILLIAM J TRUST</b>		
APN:	<b>2405-001-032</b>	Map Reference:	<b>/ 533-B3</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1222.00</b>
Subdivision:	<b>DUNDEE</b>	Zoning:	<b>LACM</b>
Rec Date:	<b>05/23/2014</b>	Prior Rec Date:	<b>10/29/1992</b>
Sale Date:	<b>05/12/2014</b>	Prior Sale Date:	
Sale Price:	<b>\$975,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>537938</b>	Acres:	<b>0.74</b>
1st Mtg Amt:		Lot Area:	<b>32,207</b>
Total Value:	<b>\$1,125,084</b>	# of Stories:	
Land Use:	<b>INDUSTRIAL (NEC)</b>	Park Area/Cap#:	<b>/</b>

Comp #:	<b>2</b>	Distance From Subject: <b>21.15 (miles)</b>	
Address:	<b>654 N NEW HAMPSHIRE AVE, LOS ANGELES, CA 90004</b>		
Owner Name:	<b>HENRY HENKE BUILDING LTD</b>		
Seller Name:	<b>FARNSWORTH SHAWN</b>		
APN:	<b>5538-027-002</b>	Map Reference:	<b>34-F5 / 594-A7</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1926.10</b>
Subdivision:	<b>VERMONT &amp; MELROSE AVE TR</b>	Zoning:	<b>LAC2</b>
Rec Date:	<b>08/26/2014</b>	Prior Rec Date:	<b>05/30/2003</b>
Sale Date:	<b>08/01/2014</b>	Prior Sale Date:	<b>05/08/2003</b>
Sale Price:	<b>\$2,151,000</b>	Prior Sale Price:	<b>\$325,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>894220</b>	Acres:	<b>0.17</b>
1st Mtg Amt:	<b>\$1,500,000</b>	Lot Area:	<b>7,301</b>
Total Value:	<b>\$320,066</b>	# of Stories:	
Land Use:	<b>INDUSTRIAL (NEC)</b>	Park Area/Cap#:	<b>/</b>

# EXHIBIT D

ASSIGNED INSPECTOR: JAMES VORHIS

Date: October 27, 2014

JOB ADDRESS: 629 NORTH FLINT AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 7424-024-016

CASE# 125750

ORDER NO: A-3199917

EFFECTIVE DATE OF ORDER TO COMPLY: February 15, 2013

COMPLIANCE EXPECTED DATE: February 20, 2013

DATE COMPLIANCE OBTAINED: October 16, 2013

.....

## LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

### VIOLATIONS:

SEE ATTACHED ORDER # A-3199917

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

HELENA JUBANY  
PRESIDENT

VAN AMBATIELOS  
VICE-PRESIDENT

E. FELICIA BRANNON  
VICTOR H. CUEVAS  
SEPAND SAMZADEH

CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

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

ROBERT R. "Bud" OVROM  
GENERAL MANAGER

RAYMOND S. CHAN, C.E., S.E.  
EXECUTIVE OFFICER

ORDER TO COMPLY

ALDINO RAZO  
629 N FLINT AVE  
WILMINGTON, CA 90744

CASE #: 125750

ORDER #: A-3199917

EFFECTIVE DATE: February 15, 2013

COMPLIANCE DATE: February 20, 2013

BUSINESS OPERATOR OF

SITE ADDRESS: 629 N FLINT AVE

ASSESSORS PARCEL NO.: 7424-024-016

ZONE: M2; Light Industrial Zone

NAME OF BUSINESS IN VIOLATION: RAZO DIESEL REPAIR

Review of records has revealed that the property at the above listed address is part of the Annual Inspection Maintenance Program with the following use listed below and is in violation of the Los Angeles Municipal Code (LAMC).

Section 12.26 (I) of the Los Angeles Municipal Code, Vehicle Repair and/or Installation Establishments.

VIOLATION(S):

**Failure to pay Annual Inspection Fee.**

You are therefore ordered to:

Pay the annual inspection fee and any and all surcharges, penalties, or fines imposed, for an inspection conducted on November 27, 2012 and billed on invoice # 567530.

Failure to pay the above fees within 5 days may result in referral of the case to a collections agency, a negative credit report being made, a lien being assessed against this property, and Revocation of Certificate of Occupancy proceedings initiated for this use.

Code Sections in Violation : 12.26 F 3, 12.26 F 7, or 12.26 I 5, 12.26 I 10, and 98.0402(e), 98.0402(g), 12.21A1(a) of the L.A.M.C.

To verify the current amount due on the invoice referenced by this Order, for questions on how, or where to pay, contact LADBS Financial Services at (213)482-6890

NON-COMPLIANCE FEE WARNING:

YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION(S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 days from the Compliance Date, will result in imposition of the fee noted below.



CODE ENFORCEMENT BUREAU

For routine City business and non-emergency services: Call 3-1-1

[www.ladbs.org](http://www.ladbs.org)

A proposed noncompliance fee in the amount of \$550.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.041 L.A.M.C.

**NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,925.00.**

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

#### **PENALTY WARNING:**

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

#### **REVOCATION OF CERTIFICATE OF OCCUPANCY and FINE WARNING:**

The failure to correct the violations on or before the compliance date or any authorized extension thereof may result in commencement of proceedings to revoke the Certificate of Occupancy. Such proceedings may involve a Revocation Hearing. A personal appearance at the hearing may only be avoided if the violation is corrected and a fine paid according to the fine schedule in Section 12.26 F 14 or 12.26 I. 16 of this subsection. Sections 12.26 F. 9, 12.26 I. 11, 98.0402(f)2A L.A.M.C.

The compliance date as specified in the notice may be extended for an additional period not to exceed 45 days if the owner or operator of the yard presents satisfactory evidence to the Superintendent that unusual difficulties prevent substantial compliance without such extension.

#### **APPEAL PROCEDURES:**

Notwithstanding any provisions of the Municipal Code to the contrary there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Superintendent pursuant to Subsection 12.26 F 13, 12.26 I. 15.

and/or

Except for extensions of time granted by the Department of Building and Safety and the Board of Building and Safety Commissioners as authorized in Subdivision 12.26 F. 4(b) and/or 12.26 I. 7(b), and notwithstanding any provisions of this code to the contrary there shall be no appeal to the Board of Building and Safety Commissioners from any notice issued or determination made by the Department pursuant to Subsection(s) 12.26 F. and/or 12.26 I. Appeals may be made from Department determinations of violations of Subdivisions 12.26 I. 3 and 12.26 I. 4 pursuant to Section 12.26 K.

Appeal rights for Code Sections other than Sections 12.26 F. and 12.26 I. are as follows.

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

#### **REPEAT VIOLATIONS:**

If an Order to Comply is issued pursuant to Sections 12.26 F. or 12.26 K. of the Los Angeles Municipal Code, and after compliance with the Order, a subsequent Order to Comply is issued for violation of the same provisions occurring within one year of the date of the initial Order, the repair/installation facility or storage yard facility operator shall pay a fine as specified in Section 98.0402(f)1 L.A.M.C. as follows:

- A. For each auto dismantling, junk yard, scrap metal or recycling materials processing yards, recycling collection and/or buyback centers, recycling materials sorting facilities and cargo container storage yards....\$200.00
- B. For each vehicle repair garage, installation facility, or used car sales violation....\$200.00

Sections 12.26 F. 15, 12.26 I. 17 L.A.M.C.

b6  
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b7R  
b7S  
b7T  
b7U  
b7V  
b7W  
b7X  
b7Y  
b7Z

If you have any questions or require any additional information please feel free to contact me at (213)252-3395.  
Office hours are 7:00 a.m. to 4:30 p.m. Monday through Friday

Inspector: \_\_\_\_\_

Date: February 08, 2013

JAMES VORHIS  
3550 WILSHIRE BLVD. SUITE 1800  
LOS ANGELES, CA 90010  
(213)252-3395  
JAMES.H.VORHIS@lacity.org

                      
REVIEWED BY

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

FEB 11 2013

To the address as shown on the  
last equalized assessment roll.  
Initialed by                     



CODE ENFORCEMENT BUREAU  
For routine City business and non-emergency services: Call 3-1-1  
[www.ladbs.org](http://www.ladbs.org)