

BOARD OF
BUILDING AND SAFETY
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CALIFORNIA



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

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

April 11, 2025

Council District: # 7

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

JOB ADDRESS: **6401 WEST DAY STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2570-002-017**
Re: Invoice #848777-7

Pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Los Angeles Department of Building and Safety (LADBS) investigated and identified code violations at: **6401 West Day Street, Los Angeles, CA** ("Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Pursuant to Section 98.0421, the property owner was issued an order on September 30, 2021, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the LADBS are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
Late Charge/Collection fee (250%)	840.00
System Development Surcharge late fee	50.40
Title Report fee	30.00
Grand Total	\$ <u>1,276.56</u>

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 **\$1,276.56** be recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "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 Council instruct LADBS to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$1,276.56** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. 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


Ana Mae Yutan
Chief, LADBS Resource Management Bureau

Lien confirmed by
City Council on:



ATTEST: HOLLY L. WOLCOTT, CITY CLERK

BY: _____
DEPUTY



1649 BUCKINGHAM RD.
LOS ANGELES, CA 90019
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T18038
Dated as of: 05/22/2024

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2570-002-017

Property Address: 6401 W DAY ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: TRUST TRANSFER DEED

Grantee: SHIRLEY A. PALMER TRUSTEE OF THE SHIRLEY A. PALMER LIVING TRUST

Grantor: SHIRLEY A. PALMER

Deed Date : 12/03/1991

Recorded : 12/13/1991

Instr No. : 91-1964257

MAILING ADDRESS: SHIRLEY A. PALMER TRUSTEE OF THE SHIRLEY A. PALMER LIVING TRUST
6401 DAY ST, TUJUNGA, CA 91042-2519

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 74 Tract No: 8303 Brief Description: TRACT NO 8303 LOT 74

MORTGAGES/LIENS

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

91-1964257

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

THOMAS J. JEFFERS, JR.
PROF. CORP.
2528 Honolulu Avenue
Montrose, CA 91020

MAIL TAX STATEMENTS TO

Shirley A. Palmer
6401 Day Street
Tujunga, CA 91042

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

1 MIN. 10 A.M. DEC 13 1991
PAST

FEE
\$5

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Trust Transfer Deed

TTD 879 MH

THIS FORM FURNISHED BY TRUSTORS SECURITY SERVICE

181019

Grant Deed (Excluded from Reappraisal Under Proposition 13, i.e., Calif. Const. Art 13A§1 et. seq.)

The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct:
THERE IS NO CONSIDERATION FOR THIS TRANSFER.

Documentary transfer tax is \$ NONE

☐ Computed on full value of property conveyed, or ☐ computed on full value less value of liens and encumbrances remaining at time of sale or transfer.

☒ There is no Documentary transfer tax due (state reason and give Code § or Ordinance number)

☒ Transfer to a revocable living trust

☐ Unincorporated area: ☐ City of _____ and _____

This is a Trust Transfer under §62 of the Revenue and Taxation Code and Grantor(s) has (have) checked the applicable exclusion:

☒ Transfer to a revocable trust;

☐ Transfer to a short-term trust not exceeding 12 years with trustor holding the reversion;

☒ Transfer to a trust where the trustor or the trustor's spouse is the sole beneficiary;

☐ Change of trustee holding title;

☐ Transfer from trust to trustor or trustor's spouse where prior transfer to trust was excluded from reappraisal and for a valuable consideration, receipt of which is acknowledged.

☐ Other:

GRANTOR(S): SHIRLEY A. PALMER

hereby GRANT(S) to SHIRLEY A. PALMER, Trustee of the
SHIRLEY A. PALMER LIVING TRUST

the following described real property in the

County of Los Angeles, State of California:

Lot 74 of Tract 8303 as per map recorded in Book 112
Pages 31-36 of Maps in the office of the County Recorder
of said County.

Dated 12/3/91

Shirley A. Palmer
SHIRLEY A. PALMER

State of California

County of Los Angeles

On this the 3 day of December, 1991

before me, THOMAS J. JEFFERS, JR.

the undersigned Notary Public, personally appeared

SHIRLEY A. PALMER

☐ personally known to me

☒ proved to me on the basis of satisfactory evidence

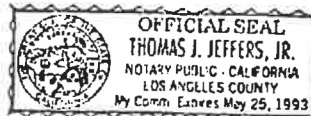
to be the person(s) whose name(s) is subscribed to the

within instrument, and acknowledged that she executed it.

WITNESS my hand and official seal.

Notary's Signature [Signature]

Grantor - Transferor(s)



(This area for official notarial seal)

Title Order No. _____ Escrow, Loan or Attorney File No. _____

MAIL TAX STATEMENTS AS DIRECTED ABOVE

END OF RECORDED DOCUMENT

EXHIBIT B

ASSIGNED INSPECTOR: **MARK VAN SLOOTEN**
JOB ADDRESS: **6401 WEST DAY STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2570-002-017**

Date: April 11, 2025

Last Full Title: **05/22/2024**

Last Update to Title:

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LIST OF OWNERS AND INTERESTED PARTIES

- 1) SHIRLEY A. PALMER, TRUSTEE OF THE
SHIRLEY A. PALMER LIVING TRUST
6401 DAY STREET
TUJUNGA, CA 91042-2519
- CAPACITY: OWNER

Property Detail Report

For Property Located At :

6401 DAY ST, TUJUNGA, CA 91042-2519



RealQuest

Owner Information

Owner Name: PALMER SHIRLEY A
 Mailing Address: 6401 DAY ST, TUJUNGA CA 91042-2519 C013
 Vesting Codes: // TR

Location Information

Legal Description:	TRACT NO 8303 LOT 74	APN:	2570-002-017
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1013.00 / 1	Subdivision:	8303
Township-Range-Sect:		Map Reference:	11-B3 /
Legal Book/Page:	112-31	Tract #:	8303
Legal Lot:	74	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	659	Munic/Township:	LOS ANGELES
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	12/13/1991 / 12/1991	Deed Type:	DEED (REG)
Sale Price:		1st Mtg Document #:	
Document #:	1964257		

Last Market Sale Information

Recording/Sale Date:	/	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:		2nd Mtg Amount/Type:	/
Deed Type:		2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:			

Prior Sale Information

Prior Rec/Sale Date:	/	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	1,044	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	STUCCO
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1948 / 1954	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	RAISED	Quality:	
# of Stories:	1	Roof Material:	COMPOSITION	Condition:	
			SHINGLE		

Other Improvements: FENCE;ADDITION

Site Information

Zoning:	LARE40	Acres:	0.11	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	4,995	Lot Width/Depth:	50 x 100	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:	CORNER			Sewer Type:	

Tax Information

Total Value:	\$45,647	Assessed Year:	2023	Property Tax:	\$4,951.23
Land Value:	\$21,173	Improved %:	54%	Tax Area:	13
Improvement Value:	\$24,474	Tax Year:	2023	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$38,647				

Comparable Sales Report

For Property Located At

6401 DAY ST, TUJUNGA, CA 91042-2519

RealQuest

4 Comparable(s) Selected.

Report Date: 05/31/2024

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$905,000	\$1,056,000	\$968,750
Bldg/Living Area	1,044	981	1,140	1,088
Price/Sqft	\$0.00	\$813.85	\$1,004.08	\$893.92
Year Built	1948	1920	1968	1950
Lot Area	4,995	6,001	7,969	7,082
Bedrooms	3	2	3	3
Bathrooms/Restrooms	2	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$45,647	\$71,579	\$556,975	\$215,260
Distance From Subject	0.00	0.07	0.43	0.29

*= user supplied for search only

Comp #:1

Distance From Subject:0.07 (miles)

Address: **6432 DAY ST, TUJUNGA, CA 91042-2520**Owner Name: **HOVHANNESYAN ANNA**Seller Name: **HM HOMES INC**APN: **2570-003-010**Map Reference: **11-B4 /**Living Area: **1,112**County: **LOS ANGELES, CA**Census Tract: **1013.00**Total Rooms: **5**Subdivision: **4101**Zoning: **LAR1**Bedrooms: **2**Rec Date: **10/04/2023**Prior Rec Date: **04/26/2023**Bath(F/H): **1 /**Sale Date: **09/18/2023**Prior Sale Date: **03/31/2023**Yr Built/Eff: **1920 / 1920**Sale Price: **\$905,000**Prior Sale Price: **\$510,000**

Air Cond:

Sale Type: **FULL**Prior Sale Type: **FULL**Style: **CONVENTIONAL**Document #: **671951**Acres: **0.17**Fireplace: **/**1st Mtg Amt: **\$678,750**Lot Area: **7,454**

Pool:

Total Value: **\$158,390**# of Stories: **1**Roof Mat: **COMPOSITION SHINGLE**Land Use: **SFR**Park Area/Cap#: **/**

Parking:

Comp #:2 Distance From Subject:0.30 (miles)

Address: 9956 CABANAS AVE, TUJUNGA, CA 91042-2951

Owner Name: KIM RICARDO S U/KIM CRISTINE M M

Seller Name: WHELOCK W 2007 TRUST OF

APN: 2571-009-056	Map Reference: 11-B4 /	Living Area: 1,120
County: LOS ANGELES, CA	Census Tract: 1013.00	Total Rooms: 5
Subdivision: 18967	Zoning: LAR1	Bedrooms: 3
Rec Date: 04/24/2024	Prior Rec Date: 05/02/1983	Bath(F/H): 2 /
Sale Date: 03/27/2024	Prior Sale Date:	Yr Built/Eff: 1959 / 1970
Sale Price: \$1,056,000	Prior Sale Price:	Air Cond:
Sale Type: FULL	Prior Sale Type:	Style: CONVENTIONAL
Document #: 266717	Acres: 0.16	Fireplace: /
1st Mtg Amt: \$606,000	Lot Area: 6,903	Pool: POOL
Total Value: \$71,579	# of Stories: 1	Roof Mat: COMPOSITION SHINGLE
Land Use: SFR	Park Area/Cap#: /	Parking: PARKING AVAIL

Comp #:3 Distance From Subject:0.35 (miles)

Address: 4941 LOWELL AVE, LA CRESCENTA, CA 91214-1037

Owner Name: LIM CHANGSUK/LEE HYUNJIN

Seller Name: GOLDSWORTHY 1988 F TRUST OF

APN: 2571-002-044	Map Reference: 11-B4 /	Living Area: 981
County: LOS ANGELES, CA	Census Tract: 3003.01	Total Rooms: 5
Subdivision: 1881	Zoning: GLR1YY	Bedrooms: 3
Rec Date: 11/28/2023	Prior Rec Date: 12/17/1992	Bath(F/H): 1 /
Sale Date: 11/02/2023	Prior Sale Date:	Yr Built/Eff: 1968 / 1968
Sale Price: \$985,000	Prior Sale Price:	Air Cond:
Sale Type: FULL	Prior Sale Type:	Style: CONVENTIONAL
Document #: 820839	Acres: 0.18	Fireplace: /
1st Mtg Amt: \$837,250	Lot Area: 7,969	Pool:
Total Value: \$74,095	# of Stories: 1	Roof Mat: COMPOSITION SHINGLE
Land Use: SFR	Park Area/Cap#: /	Parking: PARKING AVAIL

Comp #:4 Distance From Subject:0.43 (miles)

Address: 6507 QUINTON LN, TUJUNGA, CA 91042-2833

Owner Name: AYVAZYAN ZHIRAYR/HAKOBYAN MARINE

Seller Name: BLAKE NANCY

APN: 2570-020-018	Map Reference: 11-B4 /	Living Area: 1,140
County: LOS ANGELES, CA	Census Tract: 1013.00	Total Rooms: 5
Subdivision: 17671	Zoning: LAR1	Bedrooms: 3
Rec Date: 10/30/2023	Prior Rec Date: 01/03/2014	Bath(F/H): 1 /
Sale Date: 10/12/2023	Prior Sale Date: 12/10/2013	Yr Built/Eff: 1953 / 1960
Sale Price: \$929,000	Prior Sale Price: \$430,000	Air Cond: CENTRAL
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL
Document #: 740691	Acres: 0.14	Fireplace: /
1st Mtg Amt: \$836,100	Lot Area: 6,001	Pool: POOL
Total Value: \$556,975	# of Stories: 1	Roof Mat: COMPOSITION SHINGLE
Land Use: SFR	Park Area/Cap#: /	Parking: PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: MARK VAN SLOOTEN
JOB ADDRESS: 6401 WEST DAY STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 2570-002-017

Date: April 11, 2025

CASE NO.: 926251
ORDER NO.: A-5586785

EFFECTIVE DATE OF ORDER TO COMPLY: September 30, 2021
COMPLIANCE EXPECTED DATE: October 30, 2021
DATE COMPLIANCE OBTAINED: January 26, 2023

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

VIOLATIONS:

SEE ATTACHED ORDER # A-5586785

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

JAVIER NUNEZ
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
ELVIN W MOON

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

PALMER,SHIRLEY A TR SHIRLEY A PALMER TRUST
6401 DAY ST
TJUNGA, CA 91042

Not to be signed until this notice
is mailed by regular mail, postage prepaid.
to the addressee on this day

CASE #: 926251

ORDER #: A-5586785

EFFECTIVE DATE: September 30, 2021

COMPLIANCE DATE: October 30, 2021

OWNER OF

SITE ADDRESS: 6401 W DAY ST
ASSESSORS PARCEL NO.: 2570-002-017
ZONE: RE40; Min. Lot 40,000 Sq. Ft.

SEP 22 2021

to the address as shown on the
last equalized assessment roll
Initialed by

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

FURTHER, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) **WILL BE BILLED TO THE PROPERTY OWNER.** The invoice/notice will be sent to the owner as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C.

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00. Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:
VIOLATION(S):

1. Open storage within the required yards.

You are therefore ordered to: Discontinue the open storage in the required yard(s).

Code Section(s) in Violation: 12.03, 12.21A.1.(a) and 12.21C.1.(g) of the L.A.M.C.

Location: All required yard(s)

2. Excessive or overgrown vegetation on the premises in a hillside/ high fire area.

You are therefore ordered to: Cut and remove the excessive or overgrown vegetation and weeds from the premises.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: All required yard(s)

3. Rubbish, garbage, trash and debris on the premises.

You are therefore ordered to: 1) Remove the rubbish, garbage, trash and debris from the premises.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.



CODE ENFORCEMENT BUREAU
For routine City business and non-emergency services: Call 3-1-1
www.ladbs.org

2) Maintain the premises in a clean and sanitary condition.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1(a) of the L.A.M.C.

Location: All required yard(s)

4. The premises are Substandard due to an accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage, offal, rat harborages, stagnant water, combustible materials and similar materials or conditions.

You are therefore ordered to: Abate all Substandard conditions noted above which constitute fire, health or safety hazards and maintain the premises in good repair.

Code Section(s) in Violation: 91.8902.10, 91.8902, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: All required yard(s)

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.

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of \$660.00 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 98.0411 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 **\$2,310.00.**

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.

APPEAL PROCEDURES:

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.

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CODE ENFORCEMENT BUREAU

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

www.ladbs.org

101030220220573525

Any questions regarding invoices or how to pay fees should be directed to financial services at (213) 482-6890.
Any questions regarding the order to comply and compliance matters contact the inspector noted below at (818)374-9861.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____ Date: September 22, 2021

JASON BRANNON
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9861
jason.brannon@lacity.org


REVIEWED BY

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