

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CITY OF LOS ANGELES

CALIFORNIA



KAREN BASS
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

July 15, 2025

Council District: # 14

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

JOB ADDRESS: **2810 EAST WABASH AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5178-003-041**

Re: Invoice #881254-6

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: **2810 East Wabash Avenue, 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 December 27, 2022 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	\$ 1,276.56

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

inf. ATTEST: HOLLY L. WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T18190
Dated as of: 09/24/2024

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)
APN #: 5178-003-041

Property Address: 2810 E WABASH AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : MARIA GUADALUPE DIAZ

Grantor : ARTHUR NAVA TRUSTEE OF THE ARTHUR NAVA LIVING TRUST AND MARTHA N. LEMON

Deed Date : 04/25/2014

Recorded : 06/03/2014

Instr No. : 14-0571904

MAILING ADDRESS: MARIA GUADALUPE DIAZ
2820 WABASH AVE, LOS ANGELES, CA 90033-2605

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 18 Block: H Subdivision Name: FOREST HEIGHTS TRACT Brief Description: FOREST HEIGHTS TRACT LOT 18 BLK H

MORTGAGES/LIENS

Type of Document: ASSIGNMENT OF DEED OF TRUST

Recording Date: 07/13/2022

Document #: 22-0720439

Loan Amount: \$640,000

Lender Name: VELOCITY COMMERCIAL CAPITAL LLC

Borrowers Name: MARIA GUADALUPE DIAZ

MAILING ADDRESS: VELOCITY COMMERCIAL CAPITAL LLC
30699 RUSSELL RANCH RD STE 295 WESTLAKE VILLAGE, CA 91362

This page is part of your document - DO NOT DISCARD



20140571904



Pages:
0003

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

06/03/14 AT 08:00AM

FEES:	25.00
TAXES:	2,508.80
OTHER:	0.00
PAID:	2,533.80



LEADSHEET



201406030260004

00009249423



006222166

SEQ:
04

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

t60

FATCOLA/RESALE

RECORDING REQUESTED BY:

FIRST AMERICAN TITLE COMPANY LOS ANGELES
AND WHEN RECORDED MAIL TO:

Maria G. Diaz and Jose De Jesus Diaz
2820 Wabash Avenue
Los Angeles, CA 90063

Order No.: 4650508
Escrow No.: CWP40777-RNK
A.P.N.: 5178-003-041



SPACE ABOVE THIS LINE IS FOR RECORDER'S USE
GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX IS \$492.80 / \$2,016.00

[X] computed on full value of property conveyed, or
[] computed on full value less value of liens or encumbrances remaining at time of sale.
[] unincorporated area [X] City of Los Angeles

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Arthur Nava, Trustee of The Arthur Nava Living Trust as to an undivided 50% interest and Martha N. Lemon, A Married Woman as her Sole and Separate Property as to an undivided 50% interest, as Tenants in Common

hereby GRANT(S) to Maria Guadalupe Diaz, A Single Woman

the following described real property in the County of Los Angeles, State of California:

Lot 18 of Block H of forest Heights Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 6, Page(s) 130 of Maps, in the office of the County Recorder of said County.

Dated: April 25, 2014

STATE OF CALIFORNIA
COUNTY OF Los Angeles

} ss.

On April 25, 2014 before me
Rebecca N. Khara
a Notary Public, personally appeared
Arthur Nava

Arthur Nava, Trustee of The Arthur Nava Living Trust

By: Arthur Nava, Trustee

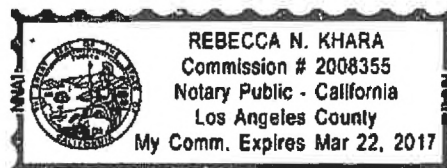
Martha N. Lemon
Martha N. Lemon

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 of Notary



(This area for official notary seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

2

4a

ACKNOWLEDGMENT

State of California
County of Los Angeles)

On May 29, 2014 before me, JSpry, notary public
(insert name and title of the officer)

personally appeared Martha N. Lemon
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 _____



(Seal)



This page is part of your document - DO NOT DISCARD



20220720439



Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

07/13/22 AT 01:47PM

Pages:
0003

FEES:	25.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	100.00



LEADSHEET



202207133930096

00022551812



013536337

SEQ:
01

SECURE - Daily



THIS FORM IS NOT TO BE DUPLICATED

***Send All Notices to
Assignee***

RECORDING REQUESTED BY:
**Velocity Commercial Capital,
LLC, A California Limited
Liability Company
30699 Russell Ranch Rd. Suite
295
Westlake Village, CA 91362**

AND WHEN RECORDED MAIL
TO
**Velocity Commercial Capital,
LLC, A California Limited
Liability Company
30699 Russell Ranch Rd. Suite
295
Westlake Village, CA 91362
ATTN: Velocity Commercial
Capital, LLC, A California
Limited Liability Company
Loan #: 6723060840
VCC2021_01**

ASSIGNMENT OF DEED OF TRUST

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **Velocity Commercial Capital, LLC, A California Limited Liability Company 30699 Russell Ranch Rd. Suite 295, Westlake Village, CA 91362**, herein ("Assignor"), does hereby grant, assign, transfer and convey, without recourse unto **U.S. Bank National Association, as Trustee for Velocity Commercial Capital Loan Trust 2021-1, 191 South LaSalle Street, MK-IL-SL7R Chicago, IL 60603**, assignee, the described deed of trust, with all interest, all liens, and any rights due or to become due thereon. Said Deed of Trust for **\$640,000** is recorded in the State of **California**, County of **Los Angeles** Official Records, dated **02/04/2021** and recorded **02/12/2021**, as Instrument No. **20210251676** in Book No. **0**, at Page No. **0**


Parcel Tax ID: **0**

Property Address: **2808-2810 And 2812 Wabash Avenue Los Angeles, CA 90033**

Executed by **Maria Guadalupe Diaz** as Borrower(s), and **Velocity Commercial Capital, LLC, a California limited liability company** as the original beneficiary.

Date: **06/14/2022**.

**Velocity Commercial Capital, LLC, A California
Limited Liability Company**

By: 

Name: **Ryan Wise**

Title: **Director, Capital Markets**

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.

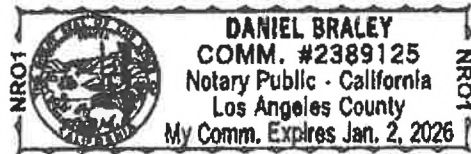
STATE OF **California**
COUNTY OF **Los Angeles** } s.s.

On **06/14/2022**, before me, **Daniel Braley**, Notary Public, personally appeared **Ryan Wise**, 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.

Daniel Braley



Notary Public: **Daniel Braley**
My Commission Expires: **01/02/2026**

Drafted By: **Ryan Wise**

EXHIBIT B

ASSIGNED INSPECTOR: **AUGUSTUS ALBAS**
JOB ADDRESS: **2810 EAST WABASH AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5178-003-041**

Date: July 15, 2025

Last Full Title: **09/24/2024**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- | | |
|--|----------------------------|
| 1) MARIA GUADALUPE DIAZ
C/O MARIA DIAZ AND JOSE DE DIAZ
2820 WABASH AVENUE
LOS ANGELES, CA 90033-2605 | CAPACITY: OWNER |
| 2) VELOCITY COMMERCIAL CAPITAL, LLC
30699 RUSSELL RANCH ROAD, SUITE 295
WESTLAKE VILLAGE, CA 91362 | CAPACITY: INTERESTED PARTY |

Property Detail Report

For Property Located At :

2810 WABASH AVE, LOS ANGELES, CA 90033-2605



RealQuest

Owner Information

Owner Name: DIAZ MARIA G
Mailing Address: 2820 WABASH AVE, LOS ANGELES CA 90033-2605 C014 C/O MARIA DIAZ & JOSE DE DIAZ
Vesting Codes: / /

Location Information

Legal Description: FOREST HEIGHTS TRACT LOT 18
County: LOS ANGELES, CA APN: 5178-003-041
Census Tract / Block: 2037.10 / 2 Alternate APN:
Township-Range-Sect: Subdivision: FOREST HEIGHTS TR
Legal Book/Page: 6-130 Map Reference: 45-B3 /
Legal Lot: 18 Tract #:
Legal Block: H School District: LOS ANGELES
Market Area: BOYH School District Name: LOS ANGELES
Neighbor Code: Munic/Township: LOS ANGELES

Owner Transfer Information

Recording/Sale Date: / Deed Type:
Sale Price: 1st Mtg Document #:
Document #:

Last Market Sale Information

Recording/Sale Date: 06/03/2014 / 04/25/2014 1st Mtg Amount/Type: \$312,000 / PRIVATE PARTY
Sale Price: \$448,000 1st Mtg Int. Rate/Type: /
Sale Type: FULL 1st Mtg Document #: 571905
Document #: 571904 2nd Mtg Amount/Type: \$76,000 / PRIVATE PARTY
Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /
Transfer Document #: Price Per SqFt: \$79.07
New Construction: Multi/Split Sale:
Title Company: FIRST AMERICAN TITLE/LOS ANGEL
Lender:
Seller Name: NAVA ARTHUR LIVING TRUST

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: 5,666	Parking Type:	Construction:
Living Area: 5,666	Garage Area:	Heat Type:
Tot Adj Area:	Garage Capacity:	Exterior wall:
Above Grade:	Parking Spaces:	Porch Type:
Total Rooms:	Basement Area:	Patio Type:
Bedrooms: 5	Finish Bsmnt Area:	Pool:
Bath(F/H): 5 /	Basement Type:	Air Cond: YES
Year Built / Eff: 1928 / 1930	Roof Type:	Style:
Fireplace: /	Foundation:	Quality:
# of Stories:	Roof Material:	Condition:
Other Improvements:		

Site Information

Zoning: LAC2	Acres: 0.14	County Use: STORE & RESID (1210)
Lot Area: 5,896	Lot Width/Depth: x	State Use:
Land Use: STORES & RESIDENTIAL	Res/Comm Units: 7 / 7	Water Type:
Site Influence:		Sewer Type:

Tax Information

Total Value:	\$527,855	Assessed Year:	2023	Property Tax:	\$7,445.18
Land Value:	\$353,475	Improved %:	33%	Tax Area:	4
Improvement Value:	\$174,380	Tax Year:	2023	Tax Exemption:	
Total Taxable Value:	\$527,855				

EXHIBIT D

ASSIGNED INSPECTOR: **AUGUSTUS ALBAS**
JOB ADDRESS: **2810 EAST WABASH AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5178-003-041**

Date: **July 15, 2025**

CASE NO.: **971698**
ORDER NO.: **A-5875944**

EFFECTIVE DATE OF ORDER TO COMPLY: **December 27, 2022**
COMPLIANCE EXPECTED DATE: **January 26, 2023**
DATE COMPLIANCE OBTAINED: **June 12, 2024**

.....

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

VIOLATIONS:

SEE ATTACHED ORDER # A-5875944

1010421202531740369

**BOARD OF
BUILDING AND SAFETY
COMMISSIONERS**

JAVIER NUNEZ
PRESIDENT

ELVIN W. MOON
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL

LAUREL GILLETTE

GEORGE HOVAGUIMIAN

**CITY OF LOS ANGELES
CALIFORNIA**



KAREN BASS
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

DIAZ, MARIA G
2820 WABASH AVE
LOS ANGELES, CA 90033

CASE #: 971698
ORDER #: A-5875944
EFFECTIVE DATE: December 27, 2022
COMPLIANCE DATE: January 26, 2023

OWNER OF

SITE ADDRESS: 2810 E WABASH AVE

ASSESSORS PARCEL NO.: 5178-003-041

ZONE: C2; Commercial Zone

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. Graffiti on the exterior wall

You are therefore ordered to: Remove all graffiti where such graffiti is visible from a public street or alley. The Los Angeles Office of Community Beautification provides limited graffiti removal services free of charge. To request service, call 311.

Code Section(s) in Violation: 91.8104, 91.8104.15, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Exterior of building(west side wall)

Comments: Remove the graffiti and maintain removed.

2. Failure to comply with a valid department order.

You are therefore ordered to: Comply with Department Order #5826823 with an effective date of 12/04/22.

Code Section(s) in Violation: 91.103.3, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Exterior of building(west side wall)

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

Comments: Remove the graffiti and maintain removed.

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.

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 (323)526-9347.

Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____

Date: December 19, 2022

JUAN ESCOTO DELGADO
2130 E. 1ST STREET, SUITE 2100
LOS ANGELES, CA 90033
(323)526-9347

juan.escoto@lacity.org

hvs

REVIEWED BY

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

DEC 22 2022

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

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