

BOARD OF  
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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

March 18, 2025

Council District # 1

Case #: 907347

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

JOB ADDRESS: 728 S HARTFORD AVE AKA 726-728 S. HARTFORD AVE

CONTRACT NO.: B138088-3 T137838 C142032

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 at the above address in the City of Los Angeles. The cost of barricading the subject building(s) was \$970.34.

It is proposed that a lien for the total amount of **\$1,030.34** 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.

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

Shawn Eshbach, Principal Inspector  
Lien Review

## REPORT OF ABATE OF A PUBLIC NUISANCE

On April 07, 2021 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 on the parcel located at **728 S HARTFORD AVE AKA 726-728 S. HARTFORD 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	B4886	March 11, 2024	\$970.34
			<u>\$970.34</u>

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T16782	\$30.00
FULL	T18353	\$30.00
		<u>\$60.00</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 \$753.10 plus applicable fees and charges, plus the Cost of Title Search(es) on the subject lot was \$60.00 for a total of **\$1,030.34**, be recorded against said property.

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: March 18, 2025

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



Report and lien confirmed by  
City Council on:

Shawn Eshbach, Principal Inspector  
Lien Review

ATTEST: HOLLY WOLCOTT  
CITY CLERK

BY

DEPUTY

ASSIGNED INSPECTOR: LUCIANO GAUNA

JOB ADDRESS: 728 S HARTFORD AVE AKA 726-728 S. HARTFORD AVE

ASSESSORS PARCEL NO.: 5143-009-005

Last Full Title: 03/14/2025

Last Update Title:

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**LIST OF OWNERS AND INTERESTED PARTIES**

- |   |   |                            |
|---|---|----------------------------|
| 1 | FIG DIGS LLC. C/O JUDITH MARY WEINBECK<br>92A SCOLLARD ST., FLOOR 2<br>TORONTO, ON M5R1, G2 99999 | Capacity: OWNER            |
| 2 | FIG DIGS LLC. C/O AD SHARP US, INC.<br>92A SCOLLARD ST FL 2<br>TORONTO, ONTARIO, CANADA, M5R1G2   | Capacity: OWNER            |
| 3 | FIG DIGS LLC. C/O JUDITH MARY WEINBECK<br>1358 CARMELITA STREET<br>LAGUNA BEACH, CA 92651         | Capacity: OWNER            |
| 4 | FIG DIGS LLC. C/O AD SHARP US, INC.<br>1358 CARMELITA STREET<br>LAGUNA BEACH, CA 92651            | Capacity: OWNER            |
| 5 | AD SHARP US, INC. C/O ANTHONY D. SHARP<br>92A SCOLLARD ST., FLOOR 2<br>TORONTO, ON M5R1, G2 99999 | Capacity: INTERESTED PARTY |
| 6 | AD SHARP US, INC. C/O MICHAEL R. SCHILLING<br>500 Village Road<br>Brekenridge, CO 80424           | Capacity: INTERESTED PARTY |



P.O. BOX 5152  
CULVER CITY, CA 90231  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

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## ***Property Title Report***

***Work Order No. T16782***  
***Dated as of: 05/03/2021***

***Prepared for: City of Los Angeles***

### ***SCHEDULE A***

***(Reported Property Information)***

***APN #: 5143-009-005***

***Property Address: 728 S HARTFORD AVE      City: Los Angeles      County: Los Angeles***

### **VESTING INFORMATION**

***Type of Document: GRANT DEED***

***Grantee : FIG DIGS LLC***

***Grantor : JUAN JURADO AND HELLEN MYLLYLA JURADO***

***Deed Date : 12/10/2019      Recorded : 12/19/2019***

***Instr No. : 19-1419909***

***MAILING ADDRESS: FIG DIGS LLC***  
***92A SCOLLARD ST #2 # 2, TORONTO XX***

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

***GARLAND TRACT EXTENSION LOT 37***

### **MORTGAGES/LIENS**

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



1649 BUCKINGHAM RD.  
LOS ANGELES, CA 90019  
Phone 310-943-9235 [latitle@in2-res.com](mailto:latitle@in2-res.com)

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## ***Property Title Report***

***Work Order No. T18353***  
***Dated as of: 03/13/2025***

***Prepared for: City of Los Angeles***

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### ***SCHEDULE A***

***(Reported Property Information)***

***APN #: 5143-009-005***

***Property Address: 728 S HARTFORD AVE    City: Los Angeles    County: Los Angeles***

### **VESTING INFORMATION**

***Type of Document: GRANT DEED***

***Grantee: FIG DIGS LLC***

***Grantor: JUAN JURADO AND HELLEN MYLLYLA JURADO***

***Deed Date : 12/10/2019      Recorded : 12/19/2019***

***Instr No. : 19-1419909***

***MAILING ADDRESS: FIG DIGS LLC***  
***92A SCOLLARD ST FLOOR 2 TORONTO ON M5R 1G***

### ***SCHEDULE B***

### **LEGAL DESCRIPTION**

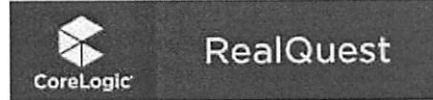
***Lot Number: 37 Subdivision Name: THE GARLAND TRACT EXTENSION Brief Description: GARLAND TRACT EXTENSION LOT 37***

### **MORTGAGES/LIENS**

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

# Property Detail Report

For Property Located At :  
726 HARTFORD AVE, LOS ANGELES, CA 90017-4404



## Owner Information

Owner Name: FIG DIGS LLC  
Mailing Address: 92A SCOLLARD ST FLOOR 2  
Vesting Codes: / /

## Location Information

Legal Description:	GARLAND TRACT EXTENSION LOT 37		
County:	LOS ANGELES, CA	APN:	5143-009-005
Census Tract / Block:	2093.00 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	GARLAND EXT
Legal Book/Page:		Map Reference:	44-B3 /
Legal Lot:	37	Tract #:	
Legal Block:		School District:	LOS ANGELES
Market Area:	C42	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:	12/19/2019 / 12/10/2019	1st Mtg Amount/Type:	/
Sale Price:	\$1,600,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	1419909	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$471.56
New Construction:		Multi/Split Sale:	
Title Company:	OLD REPUBLIC TITLE		
Lender:			
Seller Name:	JURADO JUAN & HELLEN M		

## Prior Sale Information

Prior Rec/Sale Date:	04/10/1970 /	Prior Lender:	
Prior Sale Price:	\$28,000	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	DEED (REG)		

## Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	3,393	Garage Area:		Heat Type:	
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	4	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	YES
Year Built / Eff:	1905 / 1905	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

## Site Information

Zoning:	LACW	Acres:	0.14	County Use:	MULTI-FAMILY 3-UNIT (0300)
Lot Area:	6,228	Lot Width/Depth:	x	State Use:	
Land Use:	TRIPLEX	Res/Comm Units:	3 /	Water Type:	
Site Influence:				Sewer Type:	

## Tax Information

Total Value:	\$1,715,520	Assessed Year:	2024	Property Tax:	\$21,017.27
Land Value:	\$1,286,641	Improved %:	25%	Tax Area:	67
Improvement Value:	\$428,879	Tax Year:	2024	Tax Exemption:	
Total Taxable Value:	\$1,715,520				

## Foreclosure Activity Report

For Property Located At



726 HARTFORD AVE, LOS ANGELES, CA 90017-4404

### Foreclosure Activity Report is not available

726 HARTFORD AVE LOS ANGELES CA 90017

The selected property does not contain active foreclosure information. This could mean the data is not available or an activity that needs to occur for this report to capture, has not occurred.

[Back to report selection](#)

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