

BOARD OF
BUILDING AND SAFETY
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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

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:

LIST OF OWNERS AND INTERESTED PARTIES

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



P.O. BOX 5152
CULVER CITY, CA 90231
Phone 310-943-9235 latitle@in2-res.com

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

Property Title Report

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

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 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



RealQuest

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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