

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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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

February 12, 2026

Council District # 13

Case #: 998177

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

JOB ADDRESS: 6245 W LEXINGTON AVE AKA 1212 VINE ST, LOS ANGELES

CONTRACT NO.: 280199671-9 C144906 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 cleaning of the lot at the above address in the City of Los Angeles. The cost of cleaning the subject lot was \$2,400.00.

It is proposed that a lien for the total amount of **\$2,816.16** 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 February 09, 2024 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 **6245 W LEXINGTON AVE AKA 1212 VINE ST, LOS ANGELES**, 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>
CLEAN	C4977		\$300.00
CLEAN	C5007	September 30, 2024	\$2,100.00
			\$2,400.00

Additionally, there are unpaid invoices for fees assessed to recover Departmental costs in pursuit of compliance as follows:

<u>Fee</u>	<u>Invoice No.</u>	<u>Amount</u>	<u>Late Fees</u>	<u>Total</u>
CODE VIOLATION INSPECTION FEE	911317-4	\$356.16	\$0.00	\$356.16
				\$356.16

Title report costs were as follows:

<u>Title Search</u>	<u>Work Order No.</u>	<u>Amount</u>
FULL	T17839	\$30.00
FULL	T18781	\$30.00
		\$60.00

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 \$2,116.16 plus applicable fees and charges, plus the fee for investigating the violation(s) of \$356.16, plus the Cost of Title Search(es) on the subject lot was \$60.00 for a total of **\$2,816.16**, 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: February 12, 2026

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: GLEN RAND

JOB ADDRESS: 6245 W LEXINGTON AVE AKA 1212 VINE ST, LOS ANGELES

ASSESSORS PARCEL NO.: 5534-002-023

Last Full Title: 02/09/2026

Last Update Title:

LIST OF OWNERS AND INTERESTED PARTIES

- | | | | |
|---|--|-----|-----------------------------|
| 1 | VINE STREET LOS ANGELES APARTMENTS, LLC
GRUBB FUND MANAGEMENT, LLC
ROBERT MILLER, EVP FINANCE
4601 PARK ROAD, SUITE 450
CHARLOTTE, NC 28209 | C/O | Capacity: OWNER |
| 2 | VINE STREET LOS ANGELES APARTMENTS, LLC
GRUBB FUND MANAGEMENT, LLC
CT CORPORATION SYSTEM
AMANDA GARCIA
330 N BRAND BLVD
GLENDALE, CA 91203 | C/O | Capacity: AGENT FOR SERVICE |
| 3 | VINE STREET LOS ANGELES APARTMENTS, LLC
GRUBB FUND MANAGEMENT, LLC
4601 PARK ROAD, SUITE 450
CHARLOTTE, NC 28209 | C/O | Capacity: OWNER |
| 4 | VINE STREET LOS ANGELES APARTMENTS, LLC
GRUBB FUND MANAGEMENT, LLC
MATT STROYMAN- (ATTN.MEGAN SLOCUM)
4601 PARK ROAD, SUITE 450
CHARLOTTE, NC 28209 | C/O | Capacity: OWNER |
| 5 | VINE STREET LOS ANGELES APARTMENTS, LLC
GRUBB FUND MANAGEMENT, LLC
HENRY ANTENEN
4601 PARK ROAD, SUITE 450
CHARLOTTE, NC 28209 | C/O | Capacity: OWNER |
| 6 | VINE STREET LOS ANGELES APARTMENTS, LLC
GRUBB FUND MANAGEMENT, LLC
LANCE FARRIS
4601 PARK ROAD, SUITE 450
CHARLOTTE, NC 28209 | C/O | Capacity: OWNER |
| 7 | 5665 WEST JEFFERSON, LLC C/O BOLOUR ASSOCIATES, INC
OMID BOLOUR, CEO, CFO, SEC.
MICHAEL BLACK
8383 WILSHIRE BLVD.
STE 460
BEVERLY HILLS, CA 90211 | | Capacity: AGENT FOR SERVICE |
| 8 | 5665 WEST JEFFERSON, LLC
JONATHAN AZARKMAN
8383 WILSHIRE BLVD
STE 460
BEVERLY HILLS, CA 90211 | | Capacity: AGENT FOR SERVICE |



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

Property Title Report

Work Order No. T17839
Dated as of: 02/26/2024

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5534-002-023

Property Address: 6245 W LEXINGTON AVE **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : VINE STREET LOS ANGELES APARTMENTS, LLC

Grantor : VINE STREET PARTNERS, INC., HOWARD A. ENTIN, TRUSTEE OF THE HOWARD A. ENTIN IRREVOCABLE TRUST, F. DEBRA ENTIN TRUSTEE OF THE F. DEBRA ENTIN IRREVOCABLE TRUST, BARBARA BEATON DUBEY TRUSTEE OF THE BEATON FAMILY SURVIVOR'S TRUST, LAUREN KAY COOLEY AND THOMAS RICHARD COOLEY CO-TRUSTEES OF THE THOMAS AND LAUREN COOLEY

Deed Date : 12/29/2021

Recorded : 12/30/2021

Instr No. : 21-1930540

MAILING ADDRESS: VINE STREET LOS ANGELES APARTMENTS, LLC
4601 PARK RD STE 450, CHARLOTTE, NC 28209

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 12 **Subdivision Name:** COLEGROVE **Brief Description:** COLEGROVE POR OF LOT 12

MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 01/02/2024 **Document #:** 24-0000512

Lender Name: BOLOUR ASSOCIATES, INC.

Borrowers Name: VINE STREET LOS ANGELES APARTMENTS, LLC

MAILING ADDRESS: BOLOUR ASSOCIATES, INC.
8383 WILSHIRE BLVD STE 460 BEVERLY HILLS, CA 90211



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

Property Title Report

Work Order No. T18781
Dated as of: 02/05/2026

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 5534-002-023

Property Address: 6245 W LEXINGTON AVE **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : VINE STREET LOS ANGELES APARTMENTS, LLC

Grantor : VINE STREET PARTNERS, INC. (1%), HOWARD A. ENTIN TRUSTEE OF THE HOWARD A. ENTIN IRREVOCABLE TRUST (24.75%), F. DEBRA ENTIN, TRUSTEE OF THE F. DEBRA ENTIN IRREVOCABLE TRUST (24.75%), BARBARA BEATON DUBEY TRUSTEE OF THE BEATON FAMILY SURVIVOR'S TRUST (24.75%), LAUREN KAY COOLEY AND THOMAS RICHARD COOLEY, CO-TRUSTEES OF THE THOMAS AND LAUREN COOLEY LIVING TRUST(24.75%)

Deed Date : 12/29/2021 **Recorded :** 12/30/2021

Instr No. : 21-1930540

MAILING ADDRESS: VINE STREET LOS ANGELES APARTMENTS, LLC
4601 PARK RD STE 450, CHARLOTTE, NC 28209-3568

SCHEDULE B

LEGAL DESCRIPTION

Lot Number: 12 **Subdivision Name:** COLEGROVE **Brief Description:** COLEGROVE POR OF LOT 12

MORTGAGES/LIENS

Type of Document: DEED OF TRUST SECURITY AGREEMENT

Recording Date: 01/02/2024 **Document #:** 24-0000512

Lender Name: BOLOUR ASSOCIATES, INC.

Borrowers Name: VINE STREET LOS ANGELES APARTMENTS, LLC

MAILING ADDRESS: BOLOUR ASSOCIATES, INC.
8383 WILSHIRE BLVD SUITE 460 BEVERLY HILLS, CA 90211

Property Detail Report

For Property Located At :
1212 VINE ST, LOS ANGELES, CA 90038-1612



Owner Information

Owner Name: VINE STREET LOS ANGELES/APARTMENTS LLC
 Mailing Address: 4601 PARK RD STE 450, CHARLOTTE NC 28209-3568 C009
 Vesting Codes: //

Location Information

Legal Description: COLEGROVE POR OF LOT 12
 County: LOS ANGELES, CA APN: 5534-002-023
 Census Tract / Block: 1908.01 / 1 Alternate APN:
 Township-Range-Sect: Subdivision: COLEGROVE
 Legal Book/Page: Map Reference: /
 Legal Lot: 12 Tract #:
 Legal Block: 12 School District: LOS ANGELES
 Market Area: C20 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: 12/30/2021 / 12/29/2021 1st Mtg Amount/Type: /
 Sale Price: \$17,000,000 1st Mtg Int. Rate/Type: /
 Sale Type: FULL 1st Mtg Document #:
 Document #: 1930540 2nd Mtg Amount/Type: /
 Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt: \$1,261.60
 New Construction: Multi/Split Sale: MULTI
 Title Company: CHICAGO TITLE CO-COM'L DIV
 Lender:
 Seller Name: VINE STREET PARTNERS INC

Prior Sale Information

Prior Rec/Sale Date: 07/23/1999 / 07/22/1999 Prior Lender:
 Prior Sale Price: Prior 1st Mtg Amt/Type: /
 Prior Doc Number: 1372170 Prior 1st Mtg Rate/Type: /
 Prior Deed Type: QUIT CLAIM DEED

Property Characteristics

Year Built / Eff:	1992 / 1992	Total Rooms/Offices	Garage Area:	
Gross Area:	13,475	Total Restrooms:	Garage Capacity:	
Building Area:	13,475	Roof Type:	Parking Spaces:	
Tot Adj Area:		Roof Material:	Heat Type:	
Above Grade:		Construction:	Air Cond:	NONE
# of Stories:		Foundation:	Pool:	
Other Improvements:		Exterior wall:	Quality:	
		Basement Area:	Condition:	

Site Information

Zoning:	LAC2	Acres:	0.63	County Use:	STORES (1100)
Lot Area:	27,246	Lot Width/Depth:	x	State Use:	
Land Use:	STORE BUILDING	Res/Comm Units:	1 / 1	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$6,208,066	Assessed Year:	2025	Property Tax:	\$86,973.27
Land Value:	\$6,208,066	Improved %:		Tax Area:	67
Improvement Value:		Tax Year:	2025	Tax Exemption:	
Total Taxable Value:	\$6,208,066				

Comparable Sales Report

For Property Located At



1212 VINE ST, LOS ANGELES, CA 90038-1612

10 Comparable(s) Selected.

Report Date: 02/03/2026

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$17,000,000	\$1,354,000	\$8,514,500	\$4,518,300
Bldg/Living Area	13,475	11,900	15,163	13,144
Price/Sqft	\$1,261.60	\$91.40	\$561.53	\$340.81
Year Built	1992	1921	2017	1976
Lot Area	27,246	11,671	57,103	30,847
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$6,208,066	\$120,125	\$15,360,694	\$5,348,165
Distance From Subject	0.00	1.47	23.59	13.12

*= user supplied for search only

Comp #:	1	Distance From Subject:	1.47 (miles)
Address:	7360 W SUNSET BLVD, LOS ANGELES, CA 90046-3411		
Owner Name:	SKAA ENTERTAINMENT INC		
Seller Name:	MARTIN FAMILY TRUST		
APN:	5550-021-012	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	1899.07
Subdivision:	MARTEL	Zoning:	LAC4
Rec Date:	11/07/2025	Prior Rec Date:	
Sale Date:	10/28/2025	Prior Sale Date:	
Sale Price:	\$4,492,500	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	780351	Acres:	0.27
1st Mtg Amt:	\$4,899,000	Lot Area:	11,671
Total Value:	\$1,498,745	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/
		Building Area:	12,042
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1926 / 1930
		Air Cond:	NONE
		Pool:	
		Roof Mat:	

Comp #:	2	Distance From Subject:	4.47 (miles)
Address:	1242 VALENCIA ST, LOS ANGELES, CA 90015-2032		
Owner Name:	FOUR COWS LLC		
Seller Name:	ESTRADA PICO PROPERTIES LLC		
APN:	5137-031-013	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	2100.10
Subdivision:	CITY CENTER TR	Zoning:	LACM
Rec Date:	09/10/2025	Prior Rec Date:	08/30/1983
Sale Date:	07/25/2025	Prior Sale Date:	
Sale Price:	\$2,139,000	Prior Sale Price:	\$200,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	621757	Acres:	0.28
1st Mtg Amt:		Lot Area:	12,311
Total Value:	\$120,125	# of Stories:	
Land Use:	STORE BUILDING	Park Area/Cap#:	/
		Building Area:	12,275
		Total Rooms/Offices:	
		Total Restrooms:	
		Yr Built/Eff:	1921 / 1940
		Air Cond:	NONE
		Pool:	
		Roof Mat:	

Comp #:	3	Distance From Subject:	5.02 (miles)
Address:	630 W 6TH ST A110B, LOS ANGELES, CA 90017		
Owner Name:	QUALITY LIVING SERVICES INC		
Seller Name:	BELFORD MANOR LP		
APN:	5144-005-033	Map Reference:	/
		Building Area:	14,814

County:	LOS ANGELES, CA	Census Tract:	2077.12	Total Rooms/Offices:	
Subdivision:	62036	Zoning:	LAC2	Total Restrooms:	
Rec Date:	01/14/2026	Prior Rec Date:	04/01/2014	Yr Built/Eff:	1962 / 2004
Sale Date:	01/14/2026	Prior Sale Date:	03/27/2014	Air Cond:	
Sale Price:	\$1,354,000	Prior Sale Price:	\$2,416,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	34325	Acres:	0.61		
1st Mtg Amt:		Lot Area:	26,615		
Total Value:	\$8,519,740	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	4	Distance From Subject:	13.20 (miles)		
Address:	14250 PRAIRIE AVE, HAWTHORNE, CA 90250-7908				
Owner Name:	PRAIRIE 14250 LLC				
Seller Name:	CONROY FIRST A FAMILY TRUST				
APN:	4051-031-001	Map Reference:	/	Building Area:	13,066
County:	LOS ANGELES, CA	Census Tract:	6025.05	Total Rooms/Offices:	
Subdivision:	874	Zoning:	HACM	Total Restrooms:	
Rec Date:	12/30/2025	Prior Rec Date:	01/22/1979	Yr Built/Eff:	2005 / 2005
Sale Date:	12/16/2025	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$5,500,000	Prior Sale Price:	\$200,000	Pool:	
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:	
Document #:	945766	Acres:	0.66		
1st Mtg Amt:		Lot Area:	28,772		
Total Value:	\$4,632,715	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	5	Distance From Subject:	14.15 (miles)		
Address:	7218 RESEDA BLVD, RESEDA, CA 91335-3045				
Owner Name:	IGLESIAS DE RESTAURACION FILIA				
Seller Name:	MEADFAM LLC				
APN:	2119-020-030	Map Reference:	/	Building Area:	12,879
County:	LOS ANGELES, CA	Census Tract:	1318.01	Total Rooms/Offices:	
Subdivision:	MARIAN	Zoning:	LAC2	Total Restrooms:	
Rec Date:	08/18/2025	Prior Rec Date:		Yr Built/Eff:	1948 / 1948
Sale Date:	08/14/2025	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$5,100,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	559579	Acres:	0.36		
1st Mtg Amt:	\$5,233,500	Lot Area:	15,767		
Total Value:	\$3,061,412	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	6	Distance From Subject:	14.39 (miles)		
Address:	3950 IVAR AVE, ROSEMEAD, CA 91770-1844				
Owner Name:	8918 VALLEY LLC				
Seller Name:	THRIFTY PAYLESS INC				
APN:	5390-012-070	Map Reference:	/	Building Area:	13,800
County:	LOS ANGELES, CA	Census Tract:	4329.01	Total Rooms/Offices:	
Subdivision:	12828	Zoning:	RM CBD*	Total Restrooms:	
Rec Date:	12/03/2025	Prior Rec Date:	01/29/1999	Yr Built/Eff:	1999 / 1999
Sale Date:	09/24/2025	Prior Sale Date:	12/16/1998	Air Cond:	NONE
Sale Price:	\$6,300,000	Prior Sale Price:	\$2,500,020	Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	867608	Acres:	1.07		
1st Mtg Amt:		Lot Area:	46,823		
Total Value:	\$5,905,099	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	7	Distance From Subject:	14.85 (miles)		
Address:	181 S ROSEMEAD BLVD, PASADENA, CA 91107-3955				
Owner Name:	BICOS LP/GIFT STEPHAN A B TRUST				
Seller Name:	COBLEIGH DONALD J & WENDY T				
APN:	5755-008-022	Map Reference:	/	Building Area:	12,000
County:	LOS ANGELES, CA	Census Tract:	4631.03	Total Rooms/Offices:	

Subdivision:	901	Zoning:	LCC2*	Total Restrooms:	
Rec Date:	11/25/2025	Prior Rec Date:		Yr Built/Eff:	1980 / 1980
Sale Date:	11/11/2025	Prior Sale Date:		Air Cond:	NONE
Sale Price:	\$2,775,000	Prior Sale Price:		Pool:	
Sale Type:	FULL	Prior Sale Type:		Roof Mat:	
Document #:	846503	Acres:	0.62		
1st Mtg Amt:	\$1,300,000	Lot Area:	27,010		
Total Value:	\$1,264,329	# of Stories:			
Land Use:	STORE BUILDING	Park Area/Cap#:	/		

Comp #:	8				Distance From Subject:	16.81 (miles)
Address:	14525 LAKEWOOD BLVD, PARAMOUNT, CA 90723-3638					
Owner Name:	PALM INVESTMENT GROUP LLC					
Seller Name:	LEEM FAMILY TRUST					
APN:	6268-003-025	Map Reference:	/	Building Area:	11,900	
County:	LOS ANGELES, CA	Census Tract:	5535.02	Total Rooms/Offices:		
Subdivision:	CALIFORNIA CO OP COLONY TR	Zoning:	PAM1*	Total Restrooms:		
Rec Date:	01/05/2026	Prior Rec Date:	04/26/2010	Yr Built/Eff:	1993 / 1993	
Sale Date:	12/12/2025	Prior Sale Date:	04/19/2010	Air Cond:	YES	
Sale Price:	\$3,600,000	Prior Sale Price:	\$5,000,000	Pool:		
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:		
Document #:	5579	Acres:	0.72			
1st Mtg Amt:	\$1,379,500	Lot Area:	31,240			
Total Value:	\$6,454,113	# of Stories:				
Land Use:	STORE BUILDING	Park Area/Cap#:	/			

Comp #:	9				Distance From Subject:	23.26 (miles)
Address:	24790 VALLEY ST, NEWHALL, CA 91321-2629					
Owner Name:	24790 VALLEY STREET LLC					
Seller Name:	SB WAG SANTA CLARITA LLC					
APN:	2830-014-030	Map Reference:	/	Building Area:	13,499	
County:	LOS ANGELES, CA	Census Tract:	9203.12	Total Rooms/Offices:		
Subdivision:		Zoning:	SCCP	Total Restrooms:		
Rec Date:	09/08/2025	Prior Rec Date:	05/29/2025	Yr Built/Eff:	2010 / 2010	
Sale Date:	09/05/2025	Prior Sale Date:	05/23/2025	Air Cond:	YES	
Sale Price:	\$5,408,000	Prior Sale Price:	\$5,736,000	Pool:		
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:		
Document #:	612474	Acres:	1.17			
1st Mtg Amt:		Lot Area:	51,154			
Total Value:	\$6,664,680	# of Stories:				
Land Use:	STORE BUILDING	Park Area/Cap#:	/			

Comp #:	10				Distance From Subject:	23.59 (miles)
Address:	4525 E PACIFIC COAST HWY, LONG BEACH, CA 90804-3228					
Owner Name:	T LONG BEACH FRA CA LLC					
Seller Name:	VASU SPE 1 LLC					
APN:	7220-001-021	Map Reference:	/	Building Area:	15,163	
County:	LOS ANGELES, CA	Census Tract:	5749.02	Total Rooms/Offices:		
Subdivision:		Zoning:	LBCHW	Total Restrooms:		
Rec Date:	10/03/2025	Prior Rec Date:	11/21/2017	Yr Built/Eff:	2017 / 2017	
Sale Date:	08/26/2025	Prior Sale Date:	11/21/2017	Air Cond:	NONE	
Sale Price:	\$8,514,500	Prior Sale Price:	\$13,500,000	Pool:		
Sale Type:	FULL	Prior Sale Type:	FULL	Roof Mat:		
Document #:	682722	Acres:	1.31			
1st Mtg Amt:	\$100,000	Lot Area:	57,103			
Total Value:	\$15,360,694	# of Stories:				
Land Use:	STORE BUILDING	Park Area/Cap#:	/			

Foreclosure Activity Report

For Property Located At

1212 VINE ST, LOS ANGELES, CA 90038-1612



Foreclosure Activity Report is not available

1212 VINE ST LOS ANGELES CA 90038

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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