

KW COMMERCIALSM

Marcus & Millichap

10,592 SF LOT
ZONED LAR3
Development
Opportunity



11015 AQUA VISTA STREET

PRIME STUDIO CITY LOCATION ▪ **1 BLOCK FROM VENTURA BLVD.**
▪ **5 MINUTES FROM CBS & UNIVERSAL STUDIOS**

11015 AQUA VISTA STREET LOS ANGELES, CA 91602

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Marcus & Millichap



01

Executive Summary

PROPERTY SUMMARY

11015 AQUA VISTA STREET

Land Offering

\$2,100,000

OFFERING PRICE

2366-019-001

PARCEL NUMBER

10,592 SF

LOT SIZE

LAR3

ZONING

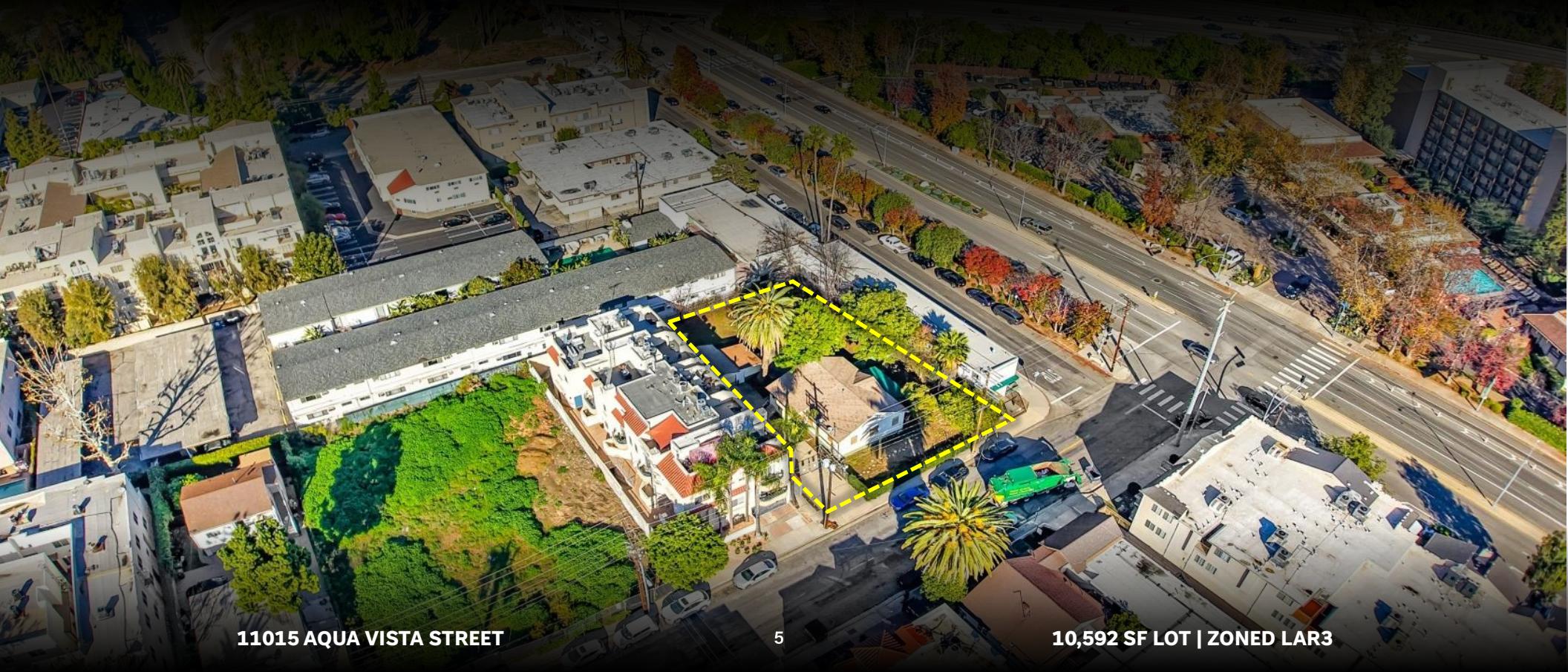
PROPERTY OVERVIEW

11015 AQUA VISTA STREET

11015 Aqua Vista Street in Studio City is a 10,592-square-foot lot, zoned LAR3, that currently hosts a vacant 1,274-square-foot home built in 1908. Current ownership has obtained permits and has approved plans to demolish the structure.

The offering presents the opportunity for experienced developers and investors to acquire a significant asset in one of LA's most desirable locations and develop it into a strong investment property.

At the corner of Aqua Vista Street and Vineland Avenue, the location is ideal for would-be tenants due to its proximity to dining and entertainment attractions, multiple major employers, and major transportation hubs. Specifically, the site is located minutes from the 101, 134, and 170 freeways, as well as the nearby Metro B Line (Red) at the Universal / Studio City Station stop.





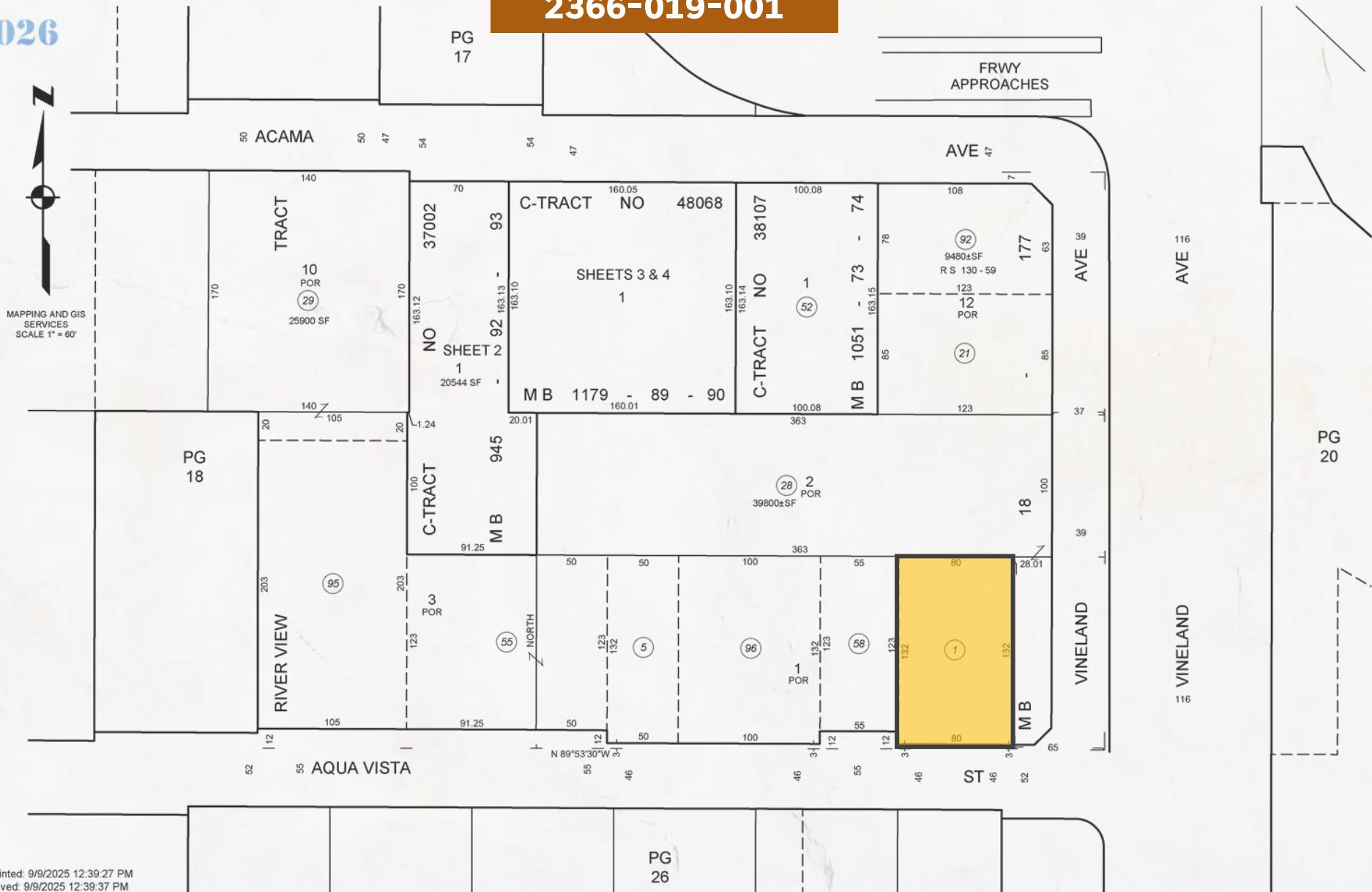
Investment Highlights

- ▶ **11015 Aqua Vista Street in Studio City is a 10,592 square foot lot, zoned LAR3**
- ▶ **Single-Family-Residence on property is vacant**
- ▶ **Excellent Studio City location with proximity to retail/dining options and public transportation**
- ▶ **Existing Ownership has acquired demo permits with approved plans**
- ▶ **Strong residential development opportunity for investors/developers**
- ▶ **Located in the employment hub of Studio City near many significant employers**

PARCEL MAP

2366-019-001

2026



Date Printed: 9/9/2025 12:39:27 PM
Date Saved: 9/9/2025 12:39:37 PM

PG
26

ZIMAS MAP





4215 Vineland Ave

- 32 Units + 1 N/C Rec Room. Delivered with 20 Vacant Units
- 39,954 SF Lot, Zoned R3
- For Sale

Directly next door and separately available.
Please contact brokers for more information.

APPROVED PLANS

NOTES:

- a. All debris shall be wet at time of handling to prevent dust.
- b. No structural member in any story shall be demolished until the story above is completely removed.
- c. There will be no free fall dumping over exterior wall for a height of more than 25 feet.
- d. Call for inspection at least 24 hours before starting work.
- e. Approval of protection fences and canopies is required prior to demolition.
- f. All basement floors shall be clean and uniform.
- g. Storage of materials on floors shall not exceed () PSF live load.

An 8' high chain link fence must be provided to prevent unauthorized entry to the vacant lot after demolition.

NOT IN SCOPE

STORM WATER POLLUTION CONTROL FORM
(2023 Los Angeles Green Building Code) GRN 1

and activities.
(Rev. 01/01/20) Page 1 of 1 www.ladbs.org
Storm Water Pollution Control Requirements for Construction Activities
Minimum Water Quality Protection Requirements for All Construction Projects
The following notes shall be incorporated in the approved set of construction/grading
plans and
represents the minimum standards of good housekeeping which must be implemented
on all construction

- Construction means constructing, clearing, grading or excavation that result in soil disturbance.
- Construction includes structure teardown (demolition). It does not include routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of facility; emergency construction activities required to immediately protect public health and safety; interior remodeling with no outside exposure of construction material or construction waste to storm water; mechanical permit work; or sign permit work.

(Order No. 01-182, NPDES Permit No. CAS004001 – Part 5: Definitions)

1. Eroded sediments and pollutants shall be retained on site and shall not be transported from the site via

sheet flow, swales, area drains, natural drainage or wind.

2. Stockpiles of earth and other construction-related materials shall be covered and/or protected from being

3. Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and shall be transported from the site by wind or water.

their listing and shall not contaminate the soil nor the surface waters. All approved toxic storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of properly and shall

not be washed into the drainage system.

4. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained

5. Excess or waste concrete may not be washed into the public way or any drainage system. Provisions

shall be made to retain concrete waste on-site until it can be appropriately disposed of or recycled.

6. Trash and construction -related solid wastes must be deposited into a covered receptacle to prevent contamination of storm water and dispersal by wind.

7. Sediments and other materials shall not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited.

entrance roadways must be stabilized so as to inhibit sediments from being deposited into the street/public ways. Accidental depositions must be swept up immediately and may not be washed down

8. Retention basins of sufficient size shall be provided to retain storm water runoff on-site and shall be

properly located to collect all tributary site runoff.
9. Where retention of storm water runoff on-site is not feasible due to site constraints,

runoff may be conveyed to the street and the storm drain system provided that an approved filtering system is installed and maintained on-site during the construction duration

RECEIVED	SEARCHED	INDEXED	SERIALIZED	FILED
10/12/2014	4:45 PM	4:45 PM	4:45 PM	4:45 PM

1
AQUA
SHEET NO.
1
OF 1 SHEET

APPROVED PLANS



City of Los Angeles Department of Building and Safety

Current
Version
1

Demolition Pre-Inspection Report

Address: 11015 W AQUA VISTA ST

Council District: 2

Permit Application: 25019-20000-03504

Work Description:

Demolish existing single family dwelling and detached garage

Inspector/Telephone: CHRISTOPHER MORFIN, (818) 374-1163

Inspection District: VN

Inspection Date: 09/26/2025

Description of Work: **Demolish existing single family dwelling and detached garage**

Number of Building(s) to Demo: 2

Is Address Correct? **yes** If No, Enter Correct Address:

Plot Plan: **OK as provided** If Not Accurate, Why?

SEWER INFORMATION: **Public**

SEWER CAP: **Required**

PEDESTRIAN PROTECTION: **Fence**

Building	Basement	Exterior Wall Construction	No. of Stories	Height (Feet)	Type of Construction
Building 1		Wood	1	17	V
		Unknown			

Building 2 **No** **Wood**

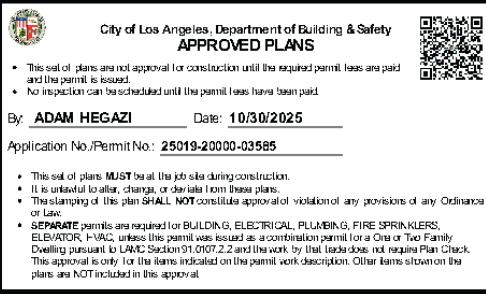
ADJACENT BLDG INFO

Nly Side:

Sly Side:

Ely Side:

Wly Side:



Comments: **verified porting per ordinance.**

Page 2 of 2



DEMOLITION APPROVAL

11015 W Aqua Vista St



Permit #:
Plan Check #: B25VN28359
Event Code:

25019 - 20000 - 03585
Printed: 11/03/25 04:40 PM

Bldg-Demolition GREEN - 1 or 2 Family Dwelling Plan Check at Counter Plan Check		City of Los Angeles - Department of Building and Safety		Issued on: 11/03/2025		
APPLICATION FOR INSPECTION TO DEMOLISH BUILDING OR STRUCTURE				Last Status: Issued		
L.B.R.C.I.	BLOCK	LOT(s)	ABB	COUNTY MAP REF#	PARCEL ID#(PIN#)	ASSESSOR PARCEL #
RIVER VIEW TRACT	1		5	M B 18-177	165B173 901	2366 - 019 - 001
L.PARCEL INFORMATION LADBS Branch Office - VN Council District - 2 Certified Neighborhood Council - Studio City Census Tract - 1436.03 District Map - 16SB173 ZONES: R3-1-RIO						
<p>Energy Zone - 9 Lot Cut Date - 12/14/1945 Thomas Brothers Map Grid - 563-5A Area Planning Commission - South Valley Earthquakes-Induced Liquefaction Area - Yes</p> <p>Community Plan Area - Sherman Oaks-Studio City-Toluca Lake-Near Source Zone Distance - 1.3</p>						
4. DOCUMENTS Z1 - Z1-2538 River Implementation Overlay Z1 - Z1-2535 Prior Housing Element Sites - M ORD - ORD-164341-SA49 Z1 - Z1-2374 State Emergency Zone Los Angeles ZA - ZA-1996-331-CUZ Z1 - Z1-2427 FWY Adj Advisory Notice for S-1TPM - TT-47312 Z1 - Z1-2512 Housing Element Sites GPPC - CPC-1496-43) ORD - ORD-183144 ORD - ORD-183145 CPC - CPC-1985-657-GPC CPC - CPC-2006-48-(CO) HCM - LA: Historic monument under construction CPC - CPC-2007-3036-RIO						
5. CHECKLISTS Plot - Electronic Plan Sewer Cap - Permit Required Permit Flag - Universal Waste						
6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION Owner(s): AQUA RESIDENTIAL LLC 1801 CENTURY PARK E NO 2400 CENTURY CITY CA 90067		8. DESCRIPTION OF WORK ePlan: Demolish (F) Single Family Dwelling and Detached Garage				
<p>Poplease: (Relationship: Agent) Kory Kipp 221 S. Figueroa St. Suite 310-L Los Angeles 90012 (818) 918-1371</p>						
7. ZONING/LINK (01) Dwelling - Single Family (97) Garage - Private		9. PROPOSED USE (23) Demolition				
10. # of Existing Site & Use:		For inspection requests, call 311 (888) LA-4-BUILD (534-2845). Or request inspection via www.ladbs.org . To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231.				
10. APPLICATION PROCESSING INFORMATION BLDG PC By: George Alvarez OK for Cashier: Internet Permit Signature: ADAM HEGAAS/ Date: 10/31/2025		DAS PC By: Coord OK: W/O #: 51903585				
<p>11. PROJECT VALUATION & FEE INFORMATION Final Fee Period: PC Valuation: Permit Valuation: \$5,000 FINAL TOTAL Bldg-Demolition: 202.22 Demol Fee Subtotal Bldg-Demolition: 130.00 Plumbing: 33.80 Plan Check Subtotal Bldg-Demolition: 0.00 E.Q. Instrumentation: 0.65 D.S.C. Surcharge: 0.00 Sys. Surcharge: 9.87 Planning Surcharge: 7.80 Planning Surcharge Misc. Fee: 10.00 Planning Gen Plan Maint. Surcharge: 9.10 CA Bldg Std Commission Surcharge: 1.00 Permit Issuing Fee: 0.00</p> <p>Sewer Cap ID: Total Bonds Due: \$0.00</p>						
<p>12. STATEMENTS CEQA Bldg Demolition Notice Plot Plan Demo Affirmation Posting</p>						

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total existing numeric value") (P) Stories: 1 Stories / 0 Stories (P) Dwelling Unit: 1 Units / 0 Units (P) R3 Occ. Group: -1274 Sqft / 0 Sqft (P) U Occ. Group: -550 Sqft / 0 Sqft (P) Type V-B Construction		25019 - 20000 - 03585		
<p>14. APPLICATION COMMENTS: PPP Project's Total \$0.00 DFT: 25019-20000-03585 NOTICES MAILED: 09/23/25 ePlan Demolish (E) One Story 1274 of Single Family Dwelling and one story 550 of Detached garage</p> <p>15. BUILDING RELOCATED FROM:</p> <p>16. CONTRACTOR, ARCHITECT & ENGINEER NAME ADDRESS CLASS LICENSE # PHONE # (O) N/A 0</p> <p>17. OWNER/BUILDER DECLARATION I hereby affirm under penalty of perjury that I am exempt from the Contractor's State License Law for the following reason (Section 7031.5, Business and Professions Code, Any city or county which requires a permit to construct, alter, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 7) commencing with Section 7000 of Division 1 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500). I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code). The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale. OR I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code). The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)</p> <p>18. WORKERS' COMPENSATION DECLARATION I hereby affirm, under penalty of perjury, one of the following declarations: I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: _____ Policy Number: _____ Carrier: _____ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions</p> <p>19. ABLE TO DEMOLISH I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 1174.5 of the Health and Safety Code. Information is available at (909) 398-2336 and the notification form at www.ahmd.gov. I understand that lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (600) 524-5353 or the State of California at (800) 597-5323. I understand that silica safe production processes are required for all fabricating and cutting of crystalline silica material per section 5204 of the California Code of Regulations. More information is available at www.dir.ca.gov. I affirm to abide by the Requirements for Universal Waste (Cal. Code Regs, Tit. 22, Div. 4.5 Ch. 11 Section 6261.9). Note: Refer to the Universal Waste Rule link at www.dir.ca.gov/universalwaste.</p> <p>20. FINAL DECLARATION I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 1174.5 of the Health and Safety Code. Information is available at (909) 398-2336 and the notification form at www.ahmd.gov. I understand that lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (600) 524-5353 or the State of California at (800) 597-5323. I understand that silica safe production processes are required for all fabricating and cutting of crystalline silica material per section 5204 of the California Code of Regulations. More information is available at www.dir.ca.gov. I affirm to abide by the Requirements for Universal Waste (Cal. Code Regs, Tit. 22, Div. 4.5 Ch. 11 Section 6261.9). Note: Refer to the Universal Waste Rule link at www.dir.ca.gov/universalwaste.</p>				
Print: Kory Kipp	Sign: <i>Kory Kipp</i>	Date: 11/03/2025	<input type="checkbox"/> Owner	<input type="checkbox"/> Authorized Agent

DEMOLITION APPROVAL

PERMIT INSPECTION RECORD

DEPARTMENT OF BUILDING AND SAFETY

Your feedback is important. Please visit our website to complete a Customer Survey at www.lads.org/LADBW/who/customer-survey.htm. If you would like to provide additional feedback, need clarification, or have any questions regarding plan check or inspection matters, please call our Customer Hotline at (213) 482-0556.

PERMIT #: 25019 - 20000 - 03585

ADDRESS: 11015 W Aqua Vista St

OWNER:

Aqua Residential Llc

1801 Century Park E NO 2400

CENTURY CITY CA 90067

Bldg-Demolition
1 or 2 Family Dwelling
Plan Check at Counter
Plan Check

JOB DESCRIPTION: ePlan: Demolish (E) Single Family Dwelling and Detached Garage.

For use by cashier only

2025ON 78494

Payment Date: 11/03/2025

Receipt No: 2220102

Amount: \$202.22

Method: CC

INSPECTION RECORDS AND PLANS MUST BE AVAILABLE DURING INSPECTION

GRADING INSPECTIONS		
TYPE	DATE	INSPECTOR
Initial Grading		
Toe or Bottom		
Soils Report Approved		

DO NOT PLACE FILL UNTIL ABOVE IS SIGNED

Backfill

Fill

Excavation

Drainage Devices

Rough Grading

Approved Compaction Report

FOOTING INSPECTIONS

Footing Excavation

Form s

Reinforcing Steel

OK to Place Concrete

GROUNDWORK INSPECTIONS

Electrical

Plum bing

Plumbing Methane

Gas Piping

Heating & Refrigeration

Fire Sprinklers

Disabled Access

Methane

OK to Place Floor

DO NOT PLACE FLOOR UNTIL ABOVE IS SIGNED

ROUGH INSPECTIONS

Green Code

Electrical

Plum bing

Fire Sprinkler

Heating & Refrigeration

Roof Sheathing

Disabled Access

Framing

Insulation

Suspended Ceiling

LAFD

OK to Cover

FOR INSPECTION REQUESTS, PLEASE CALL
3-1-1 OR OUTSIDE CITY OF LOS ANGELES
888-LA4-BUILD (888)524-2845 or www.lads.org

DO NOT COVER UNTIL PREVIOUS IS SIGNED		
TYPE	DATE	INSPECTOR
Exterior Lathing		
Interior Lathing		
Drywall		

DO NOT COVER UNTIL ABOVE IS SIGNED		
WORK OUTSIDE OF THE BUILDING		
Electrical Underground		
Gas		
Heating & Refrigeration		
Sewer		
Disabled Access		

POOL INSPECTIONS		
Excavation		
Reinforcing Steel		
Bonding		
Piping		
Pre-Grunite		
Deck		
Enclosure/Fence		
Pool/Spa Cover		

DO NOT FILL POOL UNTIL ABOVE IS SIGNED		
FINAL INSPECTIONS		
Grading		
Electrical		
Plumbing		
Gas Test		
Gas		
Heating & Refrigeration		
Pressure Vessels		
Elevator		
Fire Sprinkler		
Disabled Access		
Green Building		
LAFD (Title 19 only)		
LAFD Fire Life Safety		
Pool Final		
AQMD Sign-off Provided		
Public Works		
Building		

PROJECT FINAL		
Certificate of Occupancy Required	<input type="checkbox"/> YES	<input type="checkbox"/> NO

<p>SUPPLEMENTAL NOTES:</p> <hr/>		
<p>IMPORTANT NOTICE</p> <p>* Prior to the start of any construction work adjacent to any public way, pedestrian protection shall be provided (Sec. 91.3303 L.A.M.C.).</p> <p>* Inspection(s) may be requested anytime via the internet or touch tone phone. To request an inspection via the internet, go to www.ladbs.org and click on "Request an Inspection" under Online Services. To request an inspection via touch tone phone, call toll free (888) LA4BUILD (888-524-2845) and select option 1 for Automated Request System. To request an inspection via the Customer Call Center, call 3-1-1 within the City of Los Angeles or (213) 473-3231 outside the City of Los Angeles between 7:00 a.m. and 10:00 p.m.. When requesting an inspection, the following are required: (1) The job address, (2) Type of inspection, (3) Use of building, (4) Permit number, (5) Phone number of a contact person should the department need to reach someone.</p> <p>* Inspection requests received before 4:00 p.m. Monday through Friday (excluding holidays) will normally be made the next business day. Requests received after 4:00 p.m. will be made following the next business day. The Automated Inspection Call Back System (AICBS) will attempt to telephone the contact phone number to confirm the inspection.</p> <p>* Permit fees provide for a limited number of inspections. A reinspection fee may be assessed when the work for which an inspection was requested is not complete when the inspection record or plans are not available, or when there is failure to provide site access to department staff.</p> <p>* No person shall perform any construction or repair work between the hours of 9:00 p.m. (6:00 p.m. grading) and 7:00 a.m. the following day which results in loud noises to the disturbance of persons occupying sleeping quarters in any dwelling, hotel, motel, apartment, or other place of residence (Sec. 41.40 L.A.M.C.).</p> <p>* No person, other than an individual homeowner engaged in the repair or construction of his/her single-family dwelling, shall perform any construction or repair work of any kind upon any building or structure located on land developed with residential buildings or perform work within 500 feet of land so occupied, before 8:00 a.m. or after 6:00 p.m. on any Saturday or at any time on Sunday (Sec. 41.40 L.A.M.C.).</p> <p>* Dust control measures to prevent dust from being blown or deposited over or upon any private property in any residential area must be implemented during any excavation or earth-moving phase of construction, sand blasting, or demolition.</p> <p>* A separate permit from the State of California Division of Industrial Safety is required prior to starting certain work involving substantial risk to workers such as: construction or demolition exceeding 3 stories or 36 feet in height, or excavations or trenches over 5 feet depth involving entry by workers.</p> <p>* Building permits are valid for two years or expire on the 180th day from the date of issuance if the work permitted has not commenced. The department reserves the right to expire any permit where work has been suspended for a period of 180days or more.</p> <p>* Inspection services will not be provided when there is an unleashed dog on the premises.</p>		
<p>BUILDING AND SAFETY PERMIT AND PLAN CHECK OFFICE LOCATIONS</p>		
Downtown Los Angeles 201 N. Figueroa St., 4th Fl. Los Angeles, CA 90012	Van Nuys 6262 Van Nuys Blvd., 2nd Fl. Van Nuys, CA 91401	West Los Angeles 1828 Sawtelle Blvd., 2nd Fl. Los Angeles, CA 90025
San Pedro 638 S. Beacon St., 2nd Fl. San Pedro, CA 90731		South Los Angeles 8475 S. Vermont Ave., 2nd Fl. Los Angeles, CA 90044

DEMOLITION APPROVAL



OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF INFORMATION (OWNER-BUILDER DECLARATION)

Application Number: 25019 - 20000 - 03585

Project Address: 11015 W Aqua Vista St

DIRECTION: Read and initial each statement below to signify you understand or verify this information.

1. I understand a frequent practice of unlicensed persons is to have the property owner obtain an "Owner-Builder" building permit that erroneously implies that the property owner is providing his or her own labor and material personally. I, as an Owner-Builder, may be held liable and subject to serious financial risk for any injuries sustained by an unlicensed person and his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am wilfully acting as an Owner-Builder and am aware of the limits of my insurance coverage for injuries to workers on my property.

2. I understand building permits are not required to be signed by property owners unless they are responsible for the construction and are not hiring a licensed Contractor to assume this responsibility.

3. I understand as an "Owner-Builder" I am the responsible party of record on the permit. I understand that I may protect myself from potential financial risk by hiring a licensed Contractor and having the permit filed in his or her name instead of my own.

4. I understand Contractors are required by law to be licensed and bonded in California and to list their license numbers on permits and contracts.

5. I understand if I employ or otherwise engage any persons, other than California licensed Contractors, and the total value of my construction is at least five hundred dollars (\$500), including labor and materials, I may be considered an "employer" under state and federal law.

6. I understand if I am considered an "employer" under state and federal law, I must register with the state and federal government, withhold payroll taxes, provide workers' compensation disability insurance, and contribute to unemployment compensation for each "employee." I also understand my failure to abide by these laws may subject me to serious financial risk.

7. I understand under California Contractors' State License Law, an Owner-Builder who builds single family residential structures cannot legally build them with the intent to offer them for sale, unless all work is performed by licensed subcontractors and the number of structures does not exceed four within any calendar year, or all of the work is performed under contract with a licensed general building Contractor.

8. I understand as an Owner-Builder if I sell the property for which this permit is issued, I may be held liable for any financial or personal injuries sustained by any subsequent owner(s) that result from any latent construction defects in the workmanship or materials.

9. I understand I may obtain more information regarding my obligations as an "employer" from the Internal Revenue Service, the United States Small Business Administration, the California Department of Benefit Payments, and the California Division of Industrial Accidents. I also understand I may contact the California Contractors' State License Board (CSLB) at 1-800-321-CSLB (2752) or www.csib.ca.gov for more information about licensed contractors.

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. For efficient handling of information internally and in the internet, conversion to this new format of code related and administrative information bulletins including MGD and RGA that were previously issued will allow flexibility and timely distribution of information to the public.



OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF INFORMATION (OWNER-BUILDER DECLARATION, cont.)

Application Number: 25019 - 20000 - 03585

Project Address: 11015 W Aqua Vista St

10. I am aware of and consent to an Owner-Builder building permit applied for in my name, and understand that I am the party legally and financially responsible for proposed construction activity at the following address: 11015 W Aqua Vista St.

11. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern Owner-Builders as well as employers.

12. I agree to notify the issuer of this form immediately of any additions, deletions, or changes to any of the information I have provided on this form. Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Contractors' State License Board may be unable to assist you with any financial loss you may sustain as a result of a complaint. Your only remedy against unlicensed Contractors may be in civil court. It is also important for you to understand that if an unlicensed Contractor or employee of that individual or firm is injured while working on your property, you may be held liable for damages. If you obtain a permit as Owner-Builder and wish to hire Contractors, you will be responsible for verifying whether or not those Contractors are properly licensed and the status of their workers' compensation insurance coverage. Before a building permit can be issued, this form must be completed and signed by the property owner and returned to the agency responsible for issuing the permit.

Note: A copy of the property owner's driver's license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property owner's signature.

Owner's Name: Steven Hartunian

Signature of Property Owner: Kerry Kipp for Steven Date: 11/03/2025

Hartunian

SEC. 3. Section 19830 of the Health and Safety Code is repealed.

SEC. 4. Section 19831 of the Health and Safety Code is repealed.

SEC. 5. Section 19832 of the Health and Safety Code is repealed.

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. For efficient handling of information internally and in the internet, conversion to this new format of code related and administrative information bulletins including MGD and RGA that were previously issued will allow flexibility and timely distribution of information to the public.

PRIME CENTRAL LOCATION



An aerial photograph of a city, likely Los Angeles, showing a dense urban area with numerous buildings, roads, and green spaces. In the background, a large, green, hilly landscape is visible under a clear blue sky.

02

The Location

Studio City

California

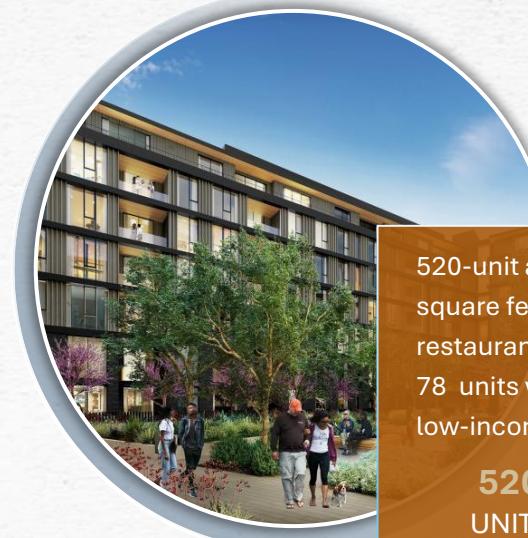
Studio City is an ideal locale featuring immediate access to Los Angeles most popular locations. In less than 20 minutes a resident can be in downtown Los Angeles, the heart of Pasadena, the foothills of the San Gabriel mountains, or the beach in Santa Monica. The property is within close proximity to all of the major employment centers of Los Angeles and the most exclusive residential neighborhoods in the Los Angeles space. The location offers strong demographics, as well as limited competing luxury rental housing.



VENTURA BLVD



Major Developments



Residences at Sportsmen's Lodge

520-unit apartment complex with 46,000 square feet of ground-floor shops and restaurants and parking for 1,385 vehicles. 78 units would be set aside for rent as very low-income affordable housing

520
UNITS

46,000
SF RETAIL

1,385
VEHICLES

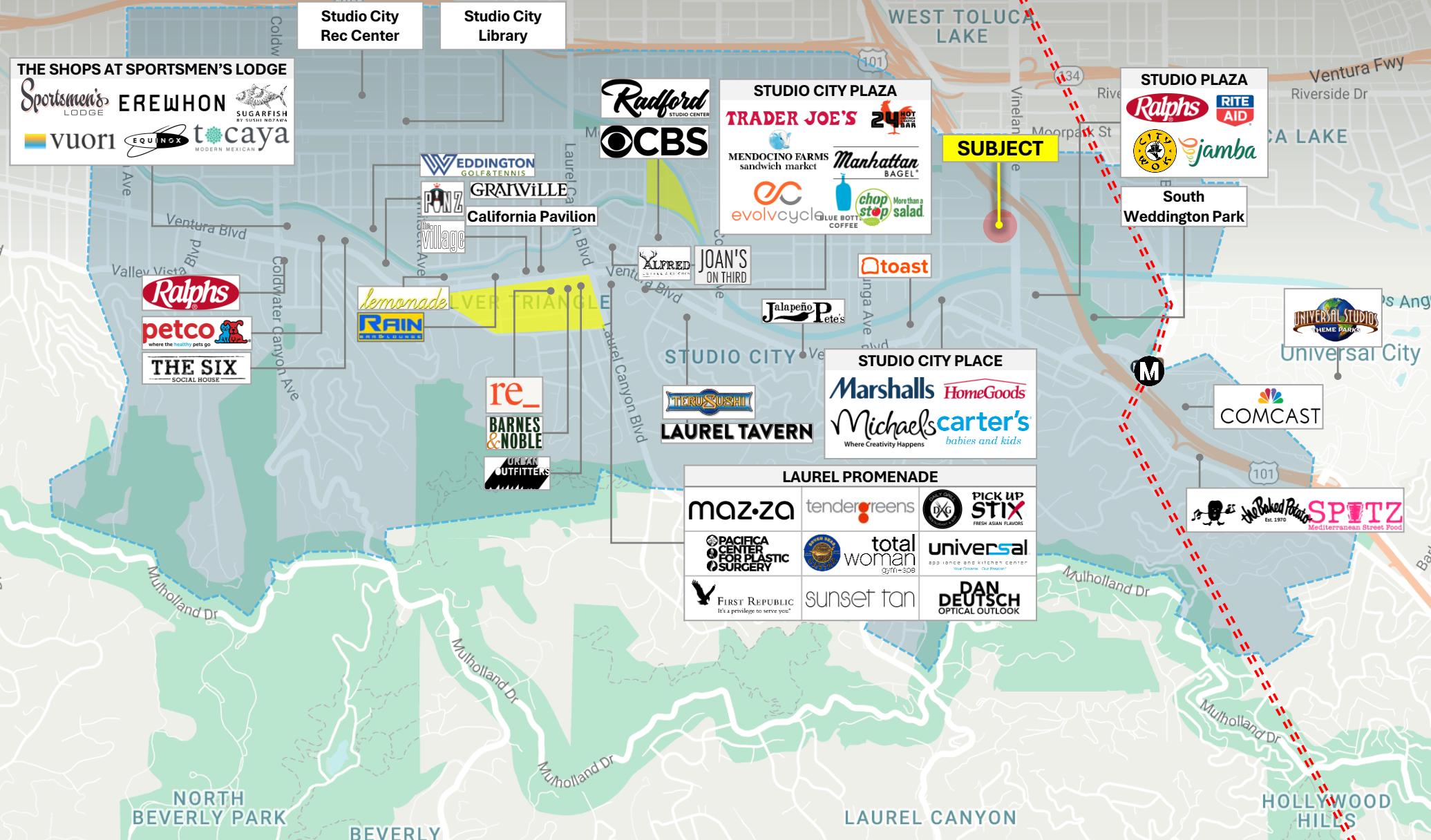
Radford Studio Center \$1B Makeover

- Up to 20-25 new soundstages + Offices
- New production office and support facilities
- A new stretch of the L.A. River bike and pedestrian path
- On-site basecamp and parking
- A transportation demand program and multi-modal mobility hubs



Studio City

SHERMAN VILLAGE Amenities



11015 AQUA VISTA STREET

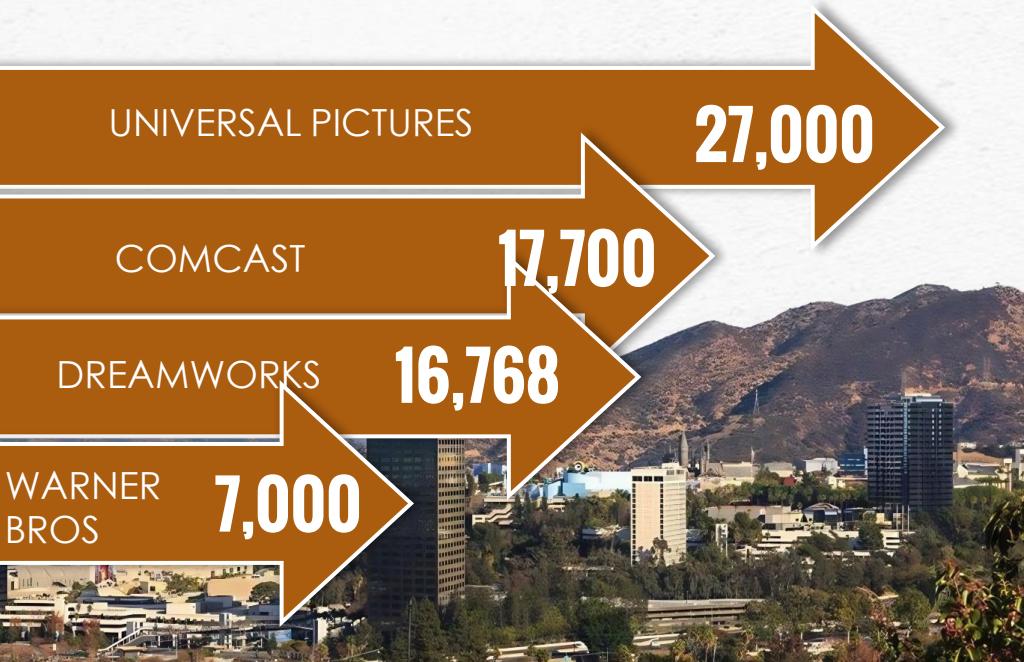
18

10,592 SF LOT | ZONED LAR3

Employment Hubs



TOP REGIONAL EMPLOYERS



AREA LANDMARKS

Some popular attractions in Studio City include the Studio City Farmers Market, the Studio City Recreation Center, and the Fryman Canyon Park, which offers hiking trails and scenic views of the city. The neighborhood also has a bustling dining scene with many restaurants, cafes, and bars.

CBS Studio Center: This is a historic television and film studio complex that has been in operation since 1928. Many popular TV shows, such as Seinfeld and Gilligan's Island, were filmed here.

Universal Studios Hollywood: This is a popular theme park and movie studio that offers a variety of attractions, including rides, shows, and tours. It is located adjacent to Studio City.

Sportsmen's Lodge: This is a historic hotel and restaurant that has been a popular destination for celebrities since the 1940s. It has hosted many famous guests, including Marilyn Monroe and Ronald Reagan.

Ventura Boulevard: This is a major thoroughfare that runs through Studio City and is known for its trendy shops, restaurants, and cafes. It is a great place to stroll, shop, and dine.

RENNOWNED MEDIA FIRMS

The San Fernando Valley is home to a number of media companies, including film studios, production companies, television networks, and other entertainment-related businesses. This includes some of the largest and most renowned film studios in the world including Warner Brothers, Universal Pictures, CBS Studios, and the Walt Disney Company.



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