

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**

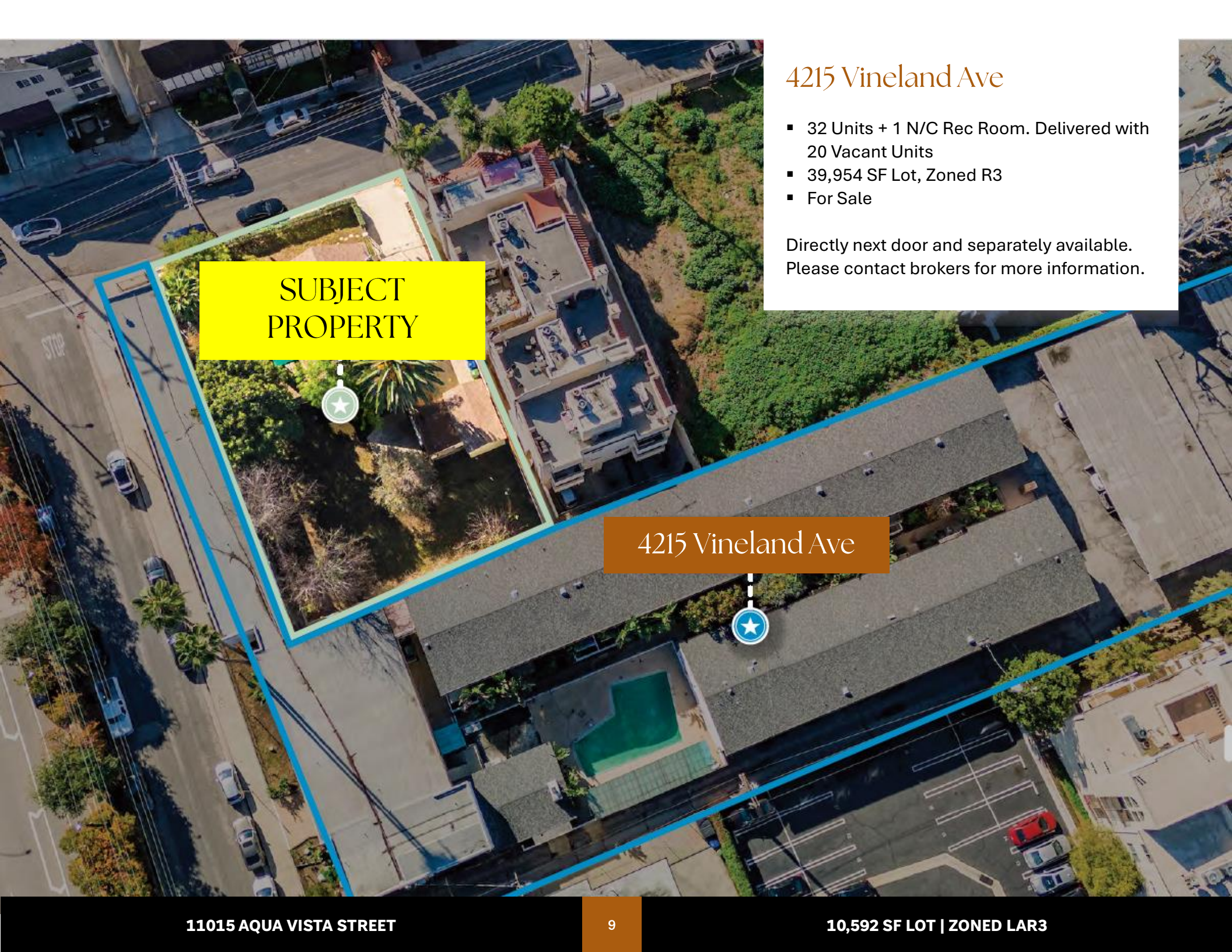
PARCEL MAP

2366-019-001

2026



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



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.

SUBJECT
PROPERTY

4215 Vineland Ave

APPROVED PLANS

NOTES:

- All debris shall be wet at time of handling to prevent dust.
- No structural member in any story shall be demolished until the story above is completely removed.
- There will be no free fall dumping over exterior wall for a height of more than 25 feet.
- Call for inspection at least 24 hours before starting work.
- Approval of protection fences and canopies is required prior to demolition.
- All basement fills shall be clean and uniform.
- 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.

STORM WATER POLLUTION CONTROL FORM

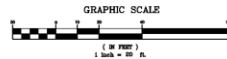
(2023 Los Angeles Green Building Code) GRN 1
As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

(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 projects.

Construction means constructing, clearing, grading or excavation that result in soil disturbance. 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.

- 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.
- Stockpiles of earth and other construction-related materials shall be covered and/or protected from being transported from the site by wind or water.
- Fuels, oils, solvents and other toxic materials must be stored in accordance with 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.
- Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained on the project site.
- 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.
- Trash and construction-related solid wastes must be deposited into a covered receptacle to prevent contamination of storm water and dispersal by wind.
- 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 into the street/public ways. Accidental depositions must be swept up immediately and may not be washed down by rain or by any other means.
- 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.
- 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.



Demolish (E) 1274 SF one story Single Family Home and Detached 550 SF garage, clear lot. Hand wreck and Dozer/Loader

LEGEND

- | | |
|---|-------------------------|
| — | CENTERLINE |
| — | FENCE LINE |
| — | EASEMENT LINE |
| ⊕ | ELECTRIC VAULT/PULL BOX |
| ⊕ | ELECTRIC MANHOLE |
| — | EXISTING BUILDING |
| — | FIRE HYDRANT |
| — | GAS VALVE |
| — | GUY ANCHOR OR POLE |
| — | LOT LINE |
| ⊙ | LIGHT |
| ⊙ | PALM TREE |
| ⊙ | POWER OR TELEPHONE POLE |
| — | PROPERTY LINE |
| ⊕ | SANITARY SEWER MANHOLE |
| ⊕ | SDN |
| ⊕ | STORM DRAIN MANHOLE |
| ⊕ | STREET LIGHT |
| ⊕ | STREET LIGHT PULL BOX |
| ⊕ | TELEPHONE MANHOLE |
| ⊕ | TELEPHONE PULL BOX |
| ⊕ | TREE |
| ⊕ | VAULT |
| ⊕ | WALL |
| ⊕ | WATER METER |
| ⊕ | WATER VALVE |
| ⊕ | TYPED/SURFACE |
| ⊕ | FINISHED FLOOR |
| ⊕ | FLOWLINE |
| ⊕ | NATURAL GRADE |



Project Site :
11015 W AQUA VISTA ST
Los Angeles, CA 91602
River View Tract, LOT FR1, Arb 5
APN: 2366019001

EMPIRE USA, LLC
11015 W AQUA VISTA ST
SANTA MONICA, CA 90401
(310) 394-6300

AQUA VISTA DEMO PLAN
SHEET NO. 1
OF 1 SHEETS

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:



City of Los Angeles, Department of Building & Safety APPROVED PLANS

- This set of plans are not approval for construction until the required permit fees are paid and the permit is issued.
- No inspection can be scheduled until the permit fees have been paid.

By: **ADAM HEGAZI**

Date: **10/30/2025**

Application No./Permit No.: **25019-20000-03585**

- This set of plans **MUST** be at the job site during construction.
- It is unlawful to alter, change, or deviate from these plans.
- The stamping of this plan **SHALL NOT** constitute approval of violation of any provisions of any Ordinance or Law.
- SEPARATE** permits are required for BUILDING, ELECTRICAL, PLUMBING, FIRE SPRINKLERS, ELEVATOR, HVAC, unless this permit was issued as a combination permit for a One or Two Family Dwelling pursuant to LADC Section 91.0107.2.2 and the work by that trade does not require Plan Check. This approval is only for the items indicated on the permit work description. Other items shown on the plans are NOT included in this approval.



Comments: **verified porting per ordinance.**

Page 2 of 2



City of Los Angeles, Department of Building & Safety APPROVED PLANS

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DEMOLITION APPROVAL

11015 W Aqua Vista St



Permit #: **25019 - 20000 - 03585**
Plan Check #: B25VN28359 Printed: 11/03/25 04:40 PM
Event Code:

Bldg-Demolition GREEN - 1 or 2 Family Dwelling Plan Check at Counter Plan Check		City of Los Angeles - Department of Building and Safety APPLICATION FOR INSPECTION TO DEMOLISH BUILDING OR STRUCTURE	Issued on: 11/03/2025 Last Status: Issued Status Date: 11/03/2025			
1. TRACT RIVER VIEW TRACT	BLOCK 1	LOT# 1	ARB 5	COUNTY MAP REF # M B 18-177	PARCEL ID # (PIN #) 165B173 901	2. ASSESSOR PARCEL # 2366 - 019 - 001
3. PARCEL INFORMATION LADBS Branch Office - VN Council District - 2 Certified Neighborhood Council - Studio City Census Tract - 1436.03 District Map - 165B173 ZONES: R3-1-RIO Energy Zone - 9 Lot Cut Date - 12/14/1945 Thomas Brothers Map Grid - 563-A5 Area Planning Commission - South Valley Earthquake-Induced Liquefaction Area - Yes Community Plan Area - Sherman Oaks-Studio City-Toluca Lake- Near Source Zone Distance - 1.3						

4. DOCUMENTS Z1 - Z1-2358 River Implementation Overlay D Z1 - Z1-2535 Prior Housing Element Sites - M ORD - ORD-164341-SA49 Z1 - Z1-2374 State Enterprise Zone: Los Ange ZA - ZA-1996-331-CU2 Z1 - Z1-2427 FWY Adj. Advisory Notice for S-11994 - TT-17312 Z1 - Z1-2512 Housing Element Sites ORD - ORD-125806 HCM - LA: Historic monument under outside CPC - CPC-2007-3006-RIO CPC - CPC-14964-B1 CPC - CPC-1985-657-CPC CPC - CPC-2006-46-CO CPC - CPC-2007-3006-RIO		5. UTILITIES Plot - Electronic Plus Sewer Cap - Permit Required Permit Flag - Universal Waste	
6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION (Owner) AQUA RESIDENTIAL LLC 1801 CENTURY PARK E NO 2400 CENTURY CITY CA 90067 Relationship: Agent Kory Kipp 221 S. Figueroa St. Suite 310-L Los Angeles 90012 (818) 918-1371		7. DESCRIPTION OF WORK ePlan: Demolish (F) Single family Dwelling and Detached Garage.	
8. ANALYSIS LINK (01) Dwelling - Single Family (07) Garage - Private		9. DEMOLITION LINK (23) Demolition	
9. # Bldgs on Site & Use		For inspection requests, call toll-free (888) LA4BUILD (524-2845), or request inspections via www.ladbs.org . To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231.	
10. APPLICATION PROCESSING INFORMATION B/LDQ: PC By: George Alvarez OK for Cashier: Internet: Permit: Coord OK: Signature: ADAM HEGAZI Date: 10/31/2025		For Cashier's Use Only W/O #: 51903585	

11. PROJECT VALUATION & FEE INFORMATION		Final Fee Period
Permit Valuation	\$5,000	PC Valuation:
FINAL TOTAL Bldg-Demolition 202.22		
Permit Fee Subtotal Bldg-Demolition 130.00		
Plumbing 33.80		
Plan Check Subtotal Bldg-Demolition 0.00		
E.C. 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		
Sewer Cap ID: Total Bonds Due: \$0.00		
12. ATTACHMENTS CEQA Bldg Demolition Notice Plot Plan Demo Affirmation Posting		

Barcode: 0800125019200003585FN

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")		25019 - 20000 - 03585
(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		
14. APPLICATION COMMENTS PDPP Project's Total \$0.00 DPI: 25019-20000-03504 NOTICE MAILED: 09/23/25 ePlan Demolish (E) One Story 1274 of Single Family Dwelling and one story 550 of Detached garage		In the event that any box (e.g. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19025 of the Health and Safety Code of the State of California.
15. BUILDING RELOCATED FROM		
16. CONTRACTOR, ARCHITECT & ENGINEER NAME ADDRESS CLASS LICENSE # PHONE # (O) , N/A 0		

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 12 months (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (DS 17951).

17. OWNER BUILDER DECLARATION
I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason: (Section 2021.6, Business and Professions Code, Any city or county which requires a permit to construct, alter, improve, 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 5 commencing with Section 7000 of Division 3 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 2021.6 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 employee, 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.)

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:
Carrier: _____ Policy Number: _____
☒ 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.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING / SILICOSIS ACKNOWLEDGEMENT / UNIVERSAL WASTE	
I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19027.5 of the Health and Safety Code. Information is available at (800) 368-2336 and the notification form at www.aqmd.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 (800) 524-5323 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 66261.9). Note: Refer to the Universal Waste Rule link at: www.dir.ca.gov/universalwaste	

20. FINAL DECLARATION	
I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state law relating to building construction, and hereby authorize representatives of this city to enter upon the above mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department, officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106 4.3.4 LAMC). I accept all the declarations above and that this permit is being obtained with the consent of the legal owner of the property.	
Print: Kory Kipp	Sign: _____ Date: 11/03/2025 <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Authorized Agent

DEMOLITION APPROVAL

LA DBS
DEPARTMENT OF BUILDING AND SAFETY

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

For use by cashier only

2025ON 78494

Payment Date: 11/03/2025

Receipt No: 2220102

Amount: \$202.22

Method: CC

GRADING INSPECTIONS

DO NOT PLACE FILL UNTIL ABOVE IS SIGNEDFOOTING INSPECTIONSGROUNDWORK INSPECTIONS

DO NOT PLACE FLOOR UNTIL ABOVE IS SIGNED

FOR INSPECTION REQUESTS, PLEASE CALL
3-1-1 OR OUTSIDE CITY OF LOS ANGELES
888-LA4-BUILD (888)5242845 or www.ladbs.org

DO NOT COVER UNTIL PREVIOUS IS SIGNEDDO NOT COVER UNTIL ABOVE IS SIGNED

POOL INSPECTIONS

DO NOT FILL POOL UNTIL ABOVE IS SIGNED

ificate of Occupancy Required ☐ YES ☐ NO

[illegible]

(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.).

- * Inspection(s) may be requested anytime via the internet or touch tone phone. To request an inspection via the internet, go to www.ladb.sos.ca.gov and click on "Request an Inspection" under Online Services. To request an inspection via touch tone phone, call toll free (888) 144BUILD (888-524-2454) and select option 1 for Automated Request System. To request an inspection via the Customer Call Center, call 31-1 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 who should be the department need to reach someone.
- * 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.
- * 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 comply with the City of Los Angeles Ordinance.
- * 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.).
- * No person, other than an individual homeowner engaged in the repair or construction of 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 premises of less than 500 feet of land so occupied, before 8:00 a.m. or after 6:00 p.m. on any Sunday or holiday (Sec. 41.40 L.A.M.C.).
- * 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.
- * 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 in depth involving entry by workers.
- * Building permits issued for more than two years, or expire on the 18th 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 180 days or more.
- * Inspection services will not be provided when there is an unleashed dog on the premises.

Downtown Los Angeles	Van Nuys	West Los Angeles
201 N. Figueroa St., 4th Fl.	6262 Van Nuys Blvd., 2nd Fl.	1828 Sawtelle Blvd., 2nd Fl.
Los Angeles, CA 90012	Van Nuys, CA 91401	Los Angeles, CA 90025
San Pedro		South Los Angeles
638 S. Beacon St., 2nd Fl.		8475 S. Vermont Ave., 2nd Fl.
San Pedro, CA 90731		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.

X 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 willfully 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.cslb.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

X 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.

X 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.

X 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 Kiege for Steven Hartunian Date: 11/03/2025

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.

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PRIME CENTRAL LOCATION



UNIVERSAL
STUDIOS
LOT

11015 AQUA VISTA STREET

VINELAND AVE

An aerial photograph of a city, likely Los Angeles, showing a mix of urban development and greenery. In the background, a tall, modern glass skyscraper stands out against a clear blue sky. The city is spread across rolling hills, with dense residential areas and some commercial buildings. A large, multi-lane highway runs diagonally through the middle of the frame. In the foreground, there are several large, multi-story apartment or office buildings, some with flat roofs and others with more complex architectural features. The overall scene is a mix of urban sprawl and natural landscape.

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



11015 AQUA VISTA STREET

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

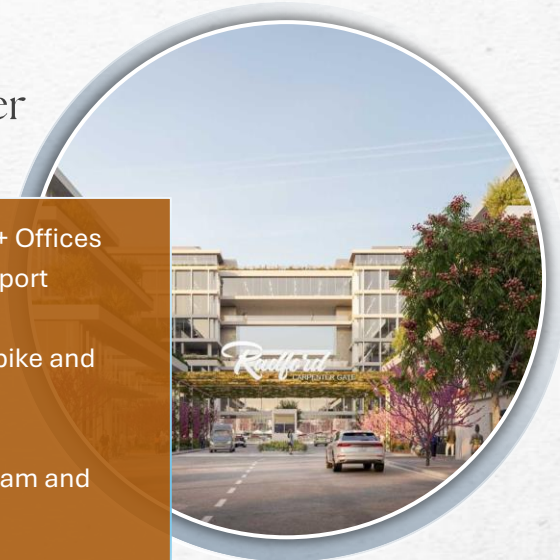
520
UNITS

46,000
SF RETAIL

1,385
VEHICLES

Radford Studio Center \$1B Makeover

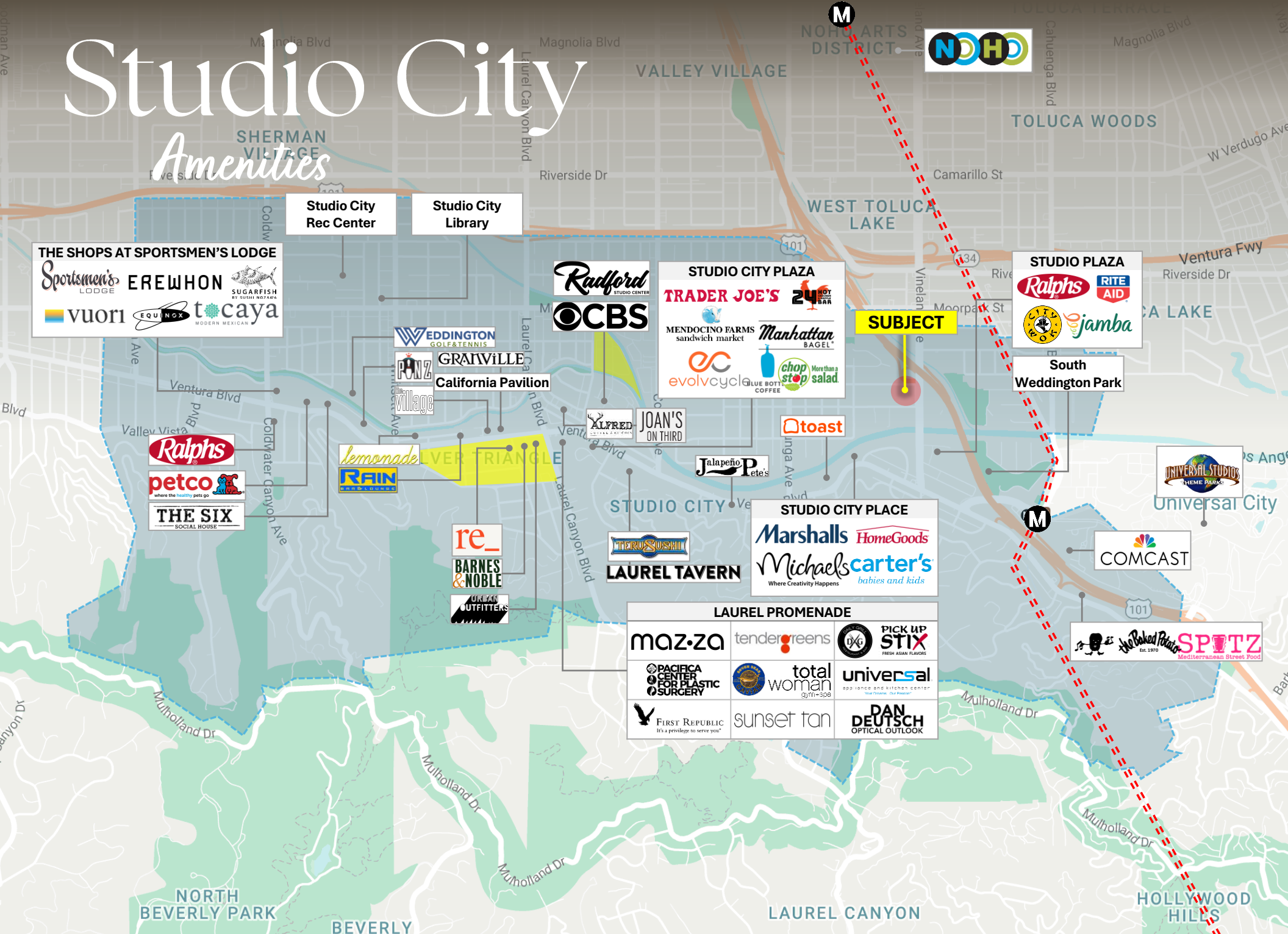
- Up to 20-25 new soundstages + Offices
- New production office and support facilities
- A new stretch of the L.A. River bike and pedestrian path
- On-site basecamp and parking
- A transportation demand program and multi-modal mobility hubs



10,592 SF LOT | ZONED LAR3

Studio City

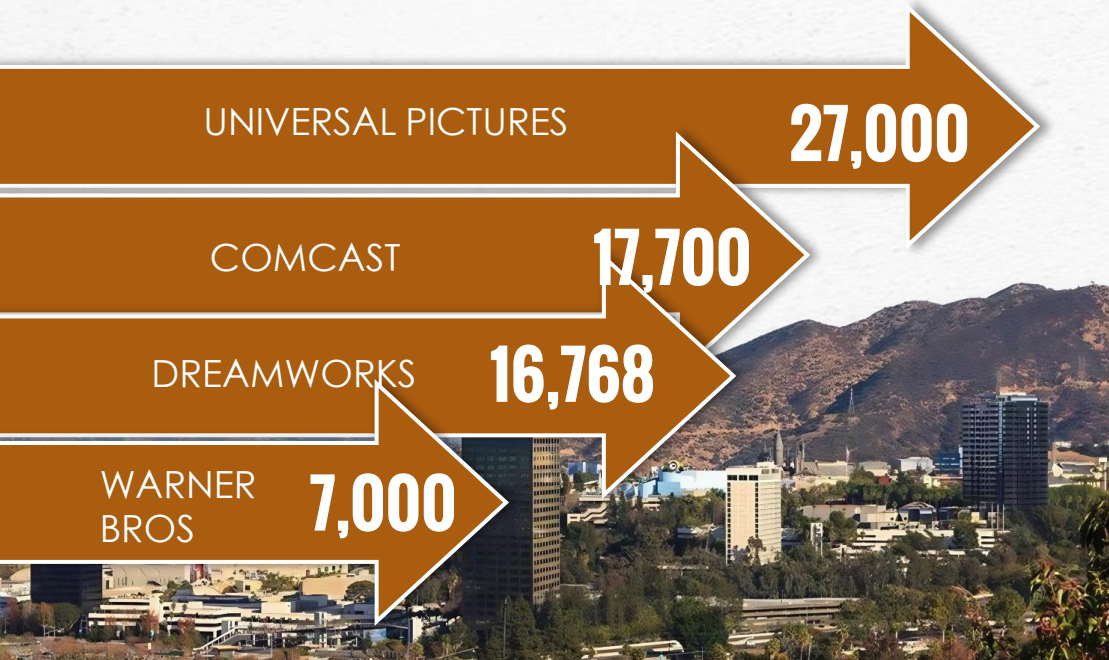
Amenities



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.

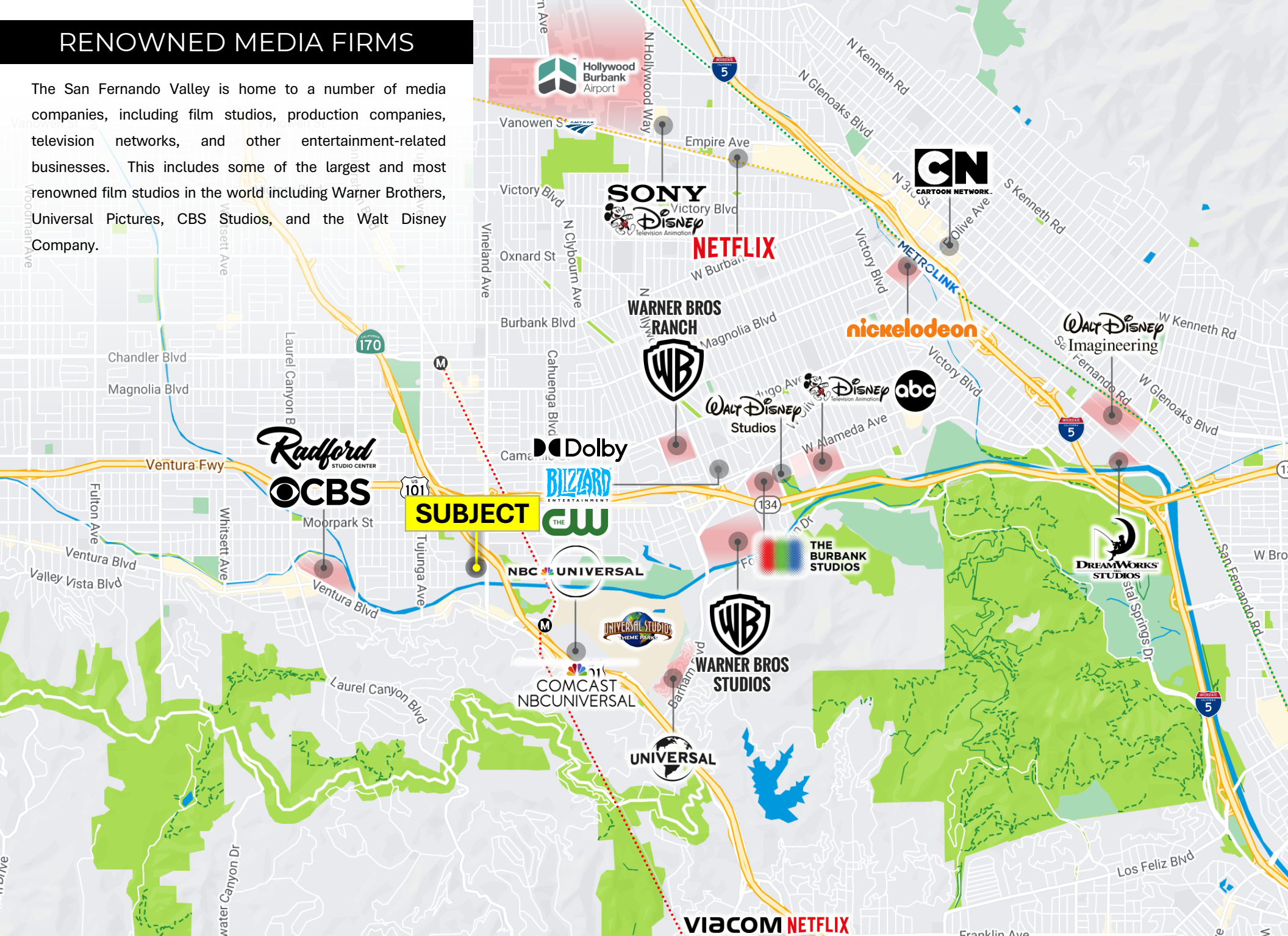
Universal Studios Hollywood: This is a popular theme park and movie studio that offers a variety of attractions, including rides, shows, and tours. It is located adjacent to Studio City.

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.

RENOWNED 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.



11015 AQUA VISTA STREET LOS ANGELES, CA 91602

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