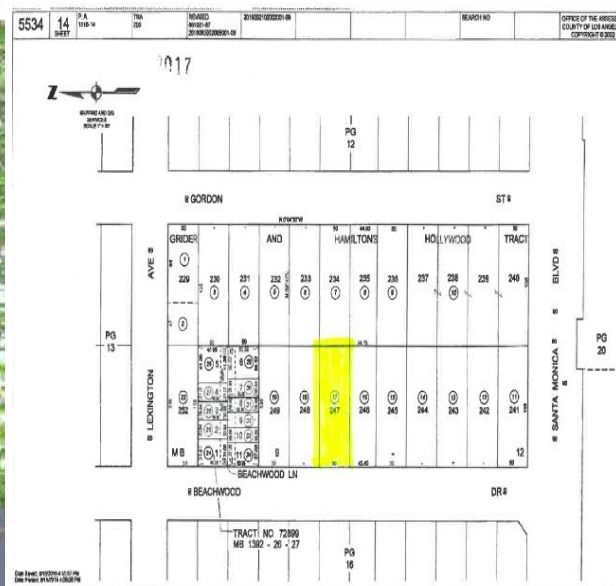


1130-1132 N. Beachwood Drive

1130 N. Beachwood Drive. • Los Angeles, CA 90038



PROPERTY HIGHLIGHTS

- RTI Development Site On Beachwood Drive - North Of Santa Monica Blvd. & East Of Gower St.
- Lot Size = 6,752 Sq FT - Zoned: LAR3 - Duplex Currently Sits On The Lot
- Plans To Build 14 Units With On Grade Parking
- Priced To Sell At \$1,575,000





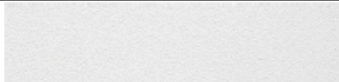


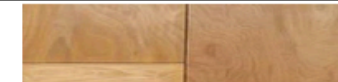
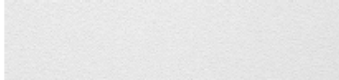



1132 N. Beachwood Drive. | 14 Unit RTI Development Site

1132 N. Beachwood Drive is a fourteen (14) unit development site located in a prime East Hollywood location. The site is located North of Santa Monica Blvd., & East of Gower St. The size of the lot is approximately 6,752 SqF and is zoned LAR3. The site is RTI and has plans for a fourteen unit development site with on grade parking. The plans call for a unit mix of six (6) 2 BR + 2 Bath, four (4) 1 BR + 1 Bath & four (4) studio + 1 bath units. Two of the four 1 BR + 1 Bath units will be designated to low income tenants. There is a duplex currently existing on the lot. The lot qualifies for Tier 3 of the Transit Oriented Communities (TOC) Plan. Great opportunity to purchase a RTI site in one of the most sought after areas for new multi-family development in Los Angeles.

SECTION II

Renderings & Construction Plans



1- WHITE FIBER CEMENT	2- GREY FIBER CEMENT	3- MATRIX BRICK	4- ENGINEERED WOOD PANEL
			
5- TIMBER BATTEN	6- STAINLESS STEEL CABLE RAILING BALLUSTRADE	7- GLAZED BALLUSTRADE	8- CLEAR VISION GLASS
			

14 UNIT APARTMENT BUILDING - ON GRADE PARKING + 4 RESIDENTIAL STORIES + ROOF DECK

1130-1132 N. BEACHWOOD DR., LOS ANGELES, CA 90038

NOTES

GENERAL:

- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES AND REQUIREMENTS.
- THE CONTRACTOR SHALL VERIFY ALL FIELD DIMENSIONS AND CONDITIONS AND SHALL CALL TO THE ARCHITECT OR DESIGNER OF ANY QUESTIONS OR CONFLICT FOR RESOLUTION BEFORE PROCEEDING WITH WORK.
- DO NOT SCALE DRAWINGS. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE DIMENSIONS. DIMENSIONS ARE SHOWN FROM FACE OF STUD OF EXISTING WALL UNLESS OTHERWISE NOTED.
- ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS. THE DESIGNER SHALL BE NOTIFIED FOR CLARIFICATIONS REQUIRED.
- TEMPORARY PEDESTRIAN PROTECTION SHALL BE PROVIDED AS PER SECTION 303.7.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION AND COORDINATION WITH OTHER TRADES OR SUB-CONTRACTORS AND THEIR WORK TO ENSURE COMPLIANCE WITH THE DRAWINGS AND SPECIFICATIONS.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFETY DEVICES, TEMPORARY BARRICADES, SCAFFOLDING, LIGHTING, COVERINGS, FIRE PREVENTION AND OTHER EQUIPMENT TO PROTECT THE SAFETY OF ALL PERSONS ON THE PROPERTY THROUGHOUT THE ENTIRE PERIOD OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTINUOUS CLEANUP OF THE SITE OF ALL DEBRIS WHETHER CREATED BY HIS WORK OR THE FAILURE OF HIS SUB-CONTRACTORS TO CLEAN UP AFTER THEIR WORK.
- ALL WORK SHALL COMPLY WITH APPLICABLE FEDERAL LAWS, STATE STATUTES, LOCAL ORDINANCES AND REGULATIONS OF AGENCIES HAVING JURISDICTION.
- CONTRACTOR SHALL PROVIDE AND LOCATE ACCESS PANELS AS REQUIRED AFTER INSTALLATION OF PLUMBING, MECHANICAL, DUCTS AND ELECTRICAL WORK.
- INSTALL APPROVED FIRE-RATED DAMPERS WHERE DUCTS PENETRATE FIRE RATED PARTITIONS, CEILING AND FLOOR ASSEMBLIES.
- GENERAL CONTRACTOR TO ENSURE THAT ALL PARTITIONS ARE ATTACHED OR BRACED TO STRUCTURAL MEMBERS AND/OR AS ABOVE AS REQUIRED TO BE SAFE AND SECURE. SUPPORT LATERALLY AND GEOMETRICALLY AS REQUIRED BY APPLICABLE CODES.
- THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR COMPLYING WITH THE CONSTRUCTION SAFETY ORDERS AND THE GENERAL, INDUSTRIAL, SLEPPING ORDERS OF THE STATE DIVISION OF INDUSTRIAL SAFETY, HEALTH ADMINISTRATIONS AND SUCH OTHER AGENCIES GOVERNING THE CONTRACTORS ACTS.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR AND HOLD HARMLESS THE DESIGNER FOR ANY DAMAGES AND/OR PENALTY RESULTING FROM HIS FAILURE TO COMPLY WITH SAID LAWS, STATUTES, ORDINANCES AND REGULATIONS.
- THE DESIGN AND/OR ANY SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC. IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND HAS NOT BEEN CONSIDERED BY THE ARCHITECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE APPLICATION OF ALL STEEL WALLS, ROOF AND FLOOR PARTITIONS AND FINISH MATERIALS. THE CONTRACTOR SHALL PROVIDE THE NECESSARY BRACING TO PROVIDE STABILITY PRIOR TO THE APPLICATION OF THE ABOVE LISTED MATERIALS.
- CONTRACTOR TO PROVIDE NECESSARY MEASURES TO ADEQUATELY CONNECT PLUMBING LINES TO EXISTING RESIDENTIAL LINES, PROVIDING A MIN. 2% SLOPE AS REQUIRED BY U.P.C. CODES AND GOVERNING CITY, COUNTY AGENCIES.
- ALL EXTERIOR WALL OPENING, FLASHINGS, COUNTER FLASHINGS, COPINGS AND EXPANSION JOINTS SHALL BE WEATHERPROOF.
- APPROVED SEISMIC GAS SHUT-OFF VALVE SHALL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170.150) (SEPARATE PLUMBING DIVISION)
- SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY. UPON THE OWNERS APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS (\$1,000), (R314.6.2)
- WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1,000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2)
- ALL EXTERIOR WALL OPENING, FLASHINGS, COUNTER FLASHINGS, COPINGS AND EXPANSION JOINTS SHALL BE WEATHERPROOF.
- SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY. UPON THE OWNERS APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS (\$1,000), (R314.6.2)
- WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1,000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2)

- EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R302.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 1 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R302.1)
- A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
- APPROVED SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. (SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL. (R314.6)
- A SEPARATE PERMIT IS REQUIRED FOR THE FOLLOWING:
 - RETAINING WALLS
 - MECHANICAL WORK
 - BLOCK WALLS
 - GRADING BACKFILL
 - FIRE SPRINKLER SYSTEM
 - DEMOLITION WORK
 - ELECTRICAL WORK
- A FIRE ALARM SYSTEM IS REQUIRED FOR THIS STRUCTURE. 3 COPIES OF THE SYSTEM PLAN SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR APPROVAL, PRIOR TO INSTALLATION.
- SPRINKLER SYSTEM TO BE APPROVED BY PLUMBING DEPARTMENT PRIOR TO INSTALLATION.
- AN APPROVED AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED THROUGHOUT THE BUILDING. (BUILDING CODE 905 AND FIRE CODE 905)
- GRAFFITI RESISTANT FINISH ON GROUND LEVEL SHALL BE "P301 ULTRASHIELD CLEAR" BY DUNK EDWARDS CORPORATION, LARSEN2160-T, AND EXTEND 8'-0" MIN. ABOVE FINISHED GRADE.

ENERGY NOTES:

- THE BUILDING DESIGN MEETS THE REQUIREMENTS OF TITLE 24, PART 2, CHAPTER 3.1.
- INSULATION INSTALLER SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSTALLER AND BUILDER STATING THAT THE INSTALLATION CONFORMS WITH THE REQUIREMENTS OF TITLE 24, CHAPTER 3.2 AND THAT THE MATERIALS INSTALLED CONFORM WITH THE REQUIREMENTS OF TITLE 24, CHAPTER 3.1.
- ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR UNUSUAL MATERIAL.
- DOORS AND WINDOWS BETWEEN CONDITIONED AND OUTSIDE OF UNCONDITIONED SPACES SUCH AS GARAGES AND COMPARTMENTS FOR CENTRAL AIR GAS FURNACES SHALL BE FULLY WEATHERSTRIPPED.
- MANUFACTURED DOORS AND WINDOWS SHALL BE CERTIFIED AND LABELED IN COMPLIANCE WITH THE APPLICABLE INSTALLATION STANDARDS.
- CALK PLUMBING AND ELECTRICAL PENETRATIONS, ALL WINDOWS AND DOOR FRAMES, BETWEEN WALL, SLAB PLATES AND FLOORS AND ALL OTHER OPENING IN THE ENVELOPE.
- A HIGH SET BACK THERMOSTAT SHALL BE INSTALLED.
- DUCTS SHALL BE CONSTRUCTED, INSTALLED AND INSULATED PER CHAPTER 10 OF UIC.
- 25 LUMEN/WATT EFFICIENCY SHALL BE PROVIDED FOR GENERAL LIGHTING IN KITCHENS AND BATHROOMS (FLUORESCENT LIGHTS).
- ALL OUTGOING DOORS AND WINDOWS SHALL BE PROPERLY WEATHER STRIPPED, CERTIFIED AND LABELED.
- BACKDRIFT DAMPERS FOR ALL EXHAUST AND FAN SYSTEMS SHALL BE PROVIDED.
- A R-12 EXTERIOR BLANKET SHALL BE PROVIDED FOR HOT WATER HEATER AND SOLAR TANKS.
- R-13 INSULATION SHALL BE PROVIDED FOR THE FIRST FIVE FEET OF THE WATER HEATER OUTLET PIPE.
- ALL WATER HEATING AND SPACE CONDITIONING EQUIPMENT, SHOWER HEADS AND FAUCETS SHALL BE C.E.C. CERTIFIED.
- MADEUP AND FACTORY BUILT FLOORS SHALL BE INSTALLED WITH TIGHT FITTING, CLOSABLE MAT, OR GLASS DOORS.
- ALL STEAM AND STEAM CONDENSATE RETURN PIPING AND ALL CONTINUOUSLY CIRCULATING DOMESTIC HEATING OR HOT WATER PIPING SHALL BE INSULATED AS REQUIRED BY THE PLUMBING DIVISION.

FIRE DEPARTMENT NOTES:

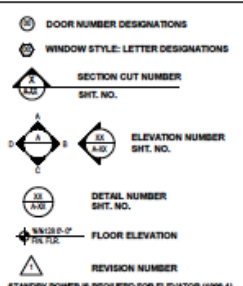
- VERIFY IF HIGH ADDRESS # TO BE PLACED NEAR THE ENTRANCE OF THE BUILDING IN ACCORDANCE TO LAMS 25.9.11
- ROOF CONSTRUCTION SUCH AS TELEVISION ANTENNA GUY WIRES, SOLAR PANELS, AND RAZOR RIBBON SHALL NOT PREVENT FIRE DEPARTMENT ACCESS OR EGRESS IN THE EVENT OF A FIRE.
- PROVIDE COLLAPSE BARRIERS ADEQUATE TO PROTECT CONTROL METERS, REGULATORS, AND PIPING FOR HAZARDOUS MATERIALS THAT ARE EXPOSED TO VEHICULAR DAMAGE.
- CONSPICUOUSLY MARK GAS SHUT-OFF VALVE
- PROVIDE A PORTABLE FIRE EXTINGUISHER W/ A RATING OF NOT LESS THAN 2-A OR 3-A-BC, WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR. ALSO DURING CONSTRUCTION
- DRAFT STOPS SHALL BE PROVIDED WITH ATTIC, MANSARD, OVERHANGS AND SIMILAR CONCEALED SPACES FORMED BY COMBUSTIBLE CONSTRUCTION
- AN APPROVED PERMANENT AND RESILIENT ACOUSTICAL SEALANT SHALL BE PROVIDED ALONG THE JOINT BETWEEN THE FLOOR AND THE SEPARATION WALLS. FLOOR CEILING ASSEMBLY SHALL BE SEALED, UNID OR INSULATED
- ALL SMOKE DETECTORS TO BE HARDWIRED
- PROVIDE EXIT SIGNS AND DIRECTIONAL EXIT SIGNS WITH A MINIMUM OF 1" HIGH BY 5" WIDE BLACK LETTERING BACKGROUND WITH 5" FOOT CIRCLE AND 5" FOOT CIRCLE SPACING BETWEEN SIGNS SHALL NOT EXCEED 200 FT. @ 5' FEET CANDELA

- FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON ADDRESS SIDE OF BUILDING
- PROVIDE SINGLE STATION SMOKE DETECTOR WITH SLEEPING AREAS AND AREAS GIVING ACCESS TO SLEEPING AREA AND ON TOP CENTER OF STAIRS LEADING THERE TO
- ROOF COVERING SHALL CONFORM WITH TABLE 15-A, (LAMB 91.150D)
- INTERIOR WALL AND CEILING FINISHES SHALL COMPLY WITH TABLE 10B
- EXIT COURT: LESS THAN 10 FEET IN WIDTH, SHALL HAVE A MINIMUM OF ONE HOUR, FIRE RESISTIVE CONSTRUCTION FOR A DISTANCE OF 10 FEET ABOVE THE COURT, AND OPENING SHALL BE PROTECTED WITH THREE-FOURTH HOUR FIRE ASSEMBLIES.
- DRAFT STOPS ARE REQUIRED ABOVE AND BELOW WALLS SEPARATING TENANT SPACES FROM EACH OTHER AND FROM OTHER USES
- WINDOWS IN 1-HR CORRIDOR SHALL BE LIMITED TO FUZZ GLAZING OF 40 MIN FIRE RATING AND SHALL NOT EXCEED 25% OF CORRIDOR/ ROOM COMMON WALL
- ALL CORRIDOR WALLS AND CEILING SHALL BE ENCLOSED BY A GRAFT HAVING WALL, FLOOR, AND CEILING OF 1-HR FIRE RESISTIVE CONSTRUCTION
- DRAFT STOPS SHALL BE PROVIDED WITH A CONCEALED FLOOR CEILING ASSEMBLY FORMED OF COMBUSTIBLE CONSTRUCTION
- PROVIDE A PORTABLE FIRE EXTINGUISHER W/ A RATING OF NOT LESS THAN 10BC FOR PARKING GARAGE
- ENCLOSED USABLE SPACE UNDER INTERIOR STAIRS REQUIRES 1 HR FIRE RESISTIVE CONSTRUCTION ON ENCLOSED SIDE
- PLANS FOR THE FIRE ALARM SYSTEM MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR APPROVAL, PRIOR TO INSTALLATION.

FIRE EXIT SIGN NOTES:

- EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED (1013.3)
- EXIT SIGNS ILLUMINATED BY EXTERNAL SOURCE SHALL HAVE INTENSITY NOT LESS THAN 5 FOOT CANDLES, (1013.3)
- INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND LISTED INFO.
- EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. (1013.6)
- EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 80 MIN. IN CASE OF PRIMARY POWER LOSS. (1013.6)
- EGRESS DOORS SHALL BE READILY OVRIDEABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. (1013.1.8)
- DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 48" AND A MAX. 48" ABOVE THE FINISHED FLOOR. (1013.1.8.3)
- ALL GRAFT DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1013.1.9 - 1013.1.12
- ALL RATED DOORS MUST BE EITHER SELF CLOSING OR AUTOMATIC CLOSING AND HAVE A UL-178A SMOKE AND DRAFT CONTROL. (5A, 1013)
- THE MEANS OF EGRESS INCLUDING THE EXIT DISCHARGE SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. (1008)
- THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 CANDLE AT THE WALKING SURFACE (1008.2.1, 1008.3.3)
- THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PRIMARY ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE AND EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS: (1008.3.3)
 - ALL EGRESS CORRIDORS AND EXIT ACCESS STAIRWAYS AND RAMPS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS. (1008.3.3.1)
 - INTERIOR EXIT ACCESS STAIRWAYS AND RAMPS, INTERIOR CORRIDORS, STAIRWAYS AND RAMPS, EXIT PASSAGEWAYS, AND VESTIBULES AND AREAS ON THE LEVEL EXIT DISCHARGE USED FOR EXIT DISCHARGE IN ACCORDANCE WITH 1008.1.9 IN BUILDINGS THAT REQUIRE TWO OR MORE MEANS OF EGRESS. (1008.3.3.2)
 - ELECTRICAL EQUIPMENT ROOMS, FIRE COMMAND CENTERS, FIRE PUMP ROOMS, GENERATOR ROOMS AND PUBLIC RESTROOM LARGER THAN 300 SQ. FT. (1008.3.3.3)
- THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR DURATION OF NOT LESS THAN 90 MIN AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702.1 (1008.3.4)
- EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 CANDLE AND A MINIMUM AT ANY POINT OF 0.1 FOOT CANDLE MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.05 FOOT CANDLE AVERAGE AND A MINIMUM AT ANY POINT OF 0.01 FOOT CANDLE AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM TO MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40:1 SHALL NOT BE EXCEEDED. (SEE EXCEPTION FOR 1-2 OCCUPANCIES. (1008.3.5)
- EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FOR STORAGE BATTERIES UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET. AND THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE ELECTRICAL CODE FOR HIGH-RISE BUILDINGS. (SEE SECTION 405)
- PROVIDE EMERGENCY RESPONDER RADIO COVERAGE. (EAPC 510.1)

SYMBOL LEGEND



PROJECT INFORMATION

LEGAL DESCRIPTION
 EXISTING PROJECT (APN): 023-01-017
 LOT: 247
 BLOCK: NONE
 TRACT: GREYER AND HAMILTONS HOLLYWOOD TRACT
 MAP REFERENCE: M 8-4
 THOMAS BROTHERS GRID: PAGE 583 - GRID GS

BUILDING CODES
 ALL CONSTRUCTION SHALL COMPLY WITH:
 2016 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE,
 PART 1, TITLE 24 C.C.R.
 2016 CALIFORNIA BUILDING CODE (CBC), PARTS 1 & 2, TITLE 24 C.C.R.
 2017 LOS ANGELES BUILDING CODE
 2017 LOS ANGELES GREEN CODE

PROJECT TYPE
 NEW 15-UNIT APARTMENT BUILDING
 15-UNIT, DWELLING UNITS OCCUPANCY
 0.750 S.F.
 CHANGING PARKING + 4 RESIDENTIAL STORIES + ROOF DECK
 TYPE I-A (APARTMENTS) & TYPE I-A (PARKING GARAGE)
 YES, FULLY SPRINKLED THROUGHOUT (R314.6)
 FIRE ALARM SHOULD BE PROVIDED THROUGHOUT THE BUILDING
 14 UNITS (4 STUDIOS + 4x 1 BED + 6x 2BED)
 4,107 S.F. GRT
 31.0 X 4.107 (55.5 F.T.) = 12,560 S.F.

NOTE: THE PROJECT IS QUALIFIED FOR THEN 3 OF TRANSIT ORIENTED COMMUNITIES (SEE SHEET [] FOR REFERRAL FORM)
 SET A SIZE 20% LOW INCOME + 20% X 15 + 1 UNITS

BASE INCENTIVES:

NUMBER OF UNITS	14 UNITS	TOTAL REQUIRED	ACCESSIBLE	STANDARD	COMPACT	TOTAL PROVIDED
REQUIRED	0.5 PER UNIT	1400 S.F. PARKING	1	0	0	0
PROVIDED	10	1	0	3	10 PARKING	

FAIR

BASE FTR	FAIR INCREASE	TOTAL PROVIDED
31.0	INCREASE OF UP TO 80%	
4.107X12.560	12,560 X 1.5 = 18,840 S.F.	14,000 S.F.

DENSITY

BASE DENSITY	DENSITY INCREASE	TOTAL ALLOWABLE	TOTAL PROVIDED
107.0	70%	74.90 UNIT	14 UNIT
0.750 X 3000 S.F.	9.1 X 70 X 100		

ADDITIONAL INCENTIVES:

BASE BUILDING HEIGHT	HEIGHT INCREASE	ALLOWABLE HEIGHT	PROPOSED HEIGHT
47'	TWO ADDITIONAL STORIES UP TO 32 ADDITIONAL FEET	47'-32'-40'	54'-0'

BASE SETBACK	FRONT YARD	SIDE WEST YARD	SIDE EAST YARD	BACK YARD
BASE SETBACK	15'	0'	0'	15'
PROJECT SETBACK	15'	0'	0'	15'
SETBACK 30% REDUCTION	15'	0'-100" 5'-7"	0'-100" 5'-7"	15'
SETBACK PROVIDED	15'	0'	0'	15'

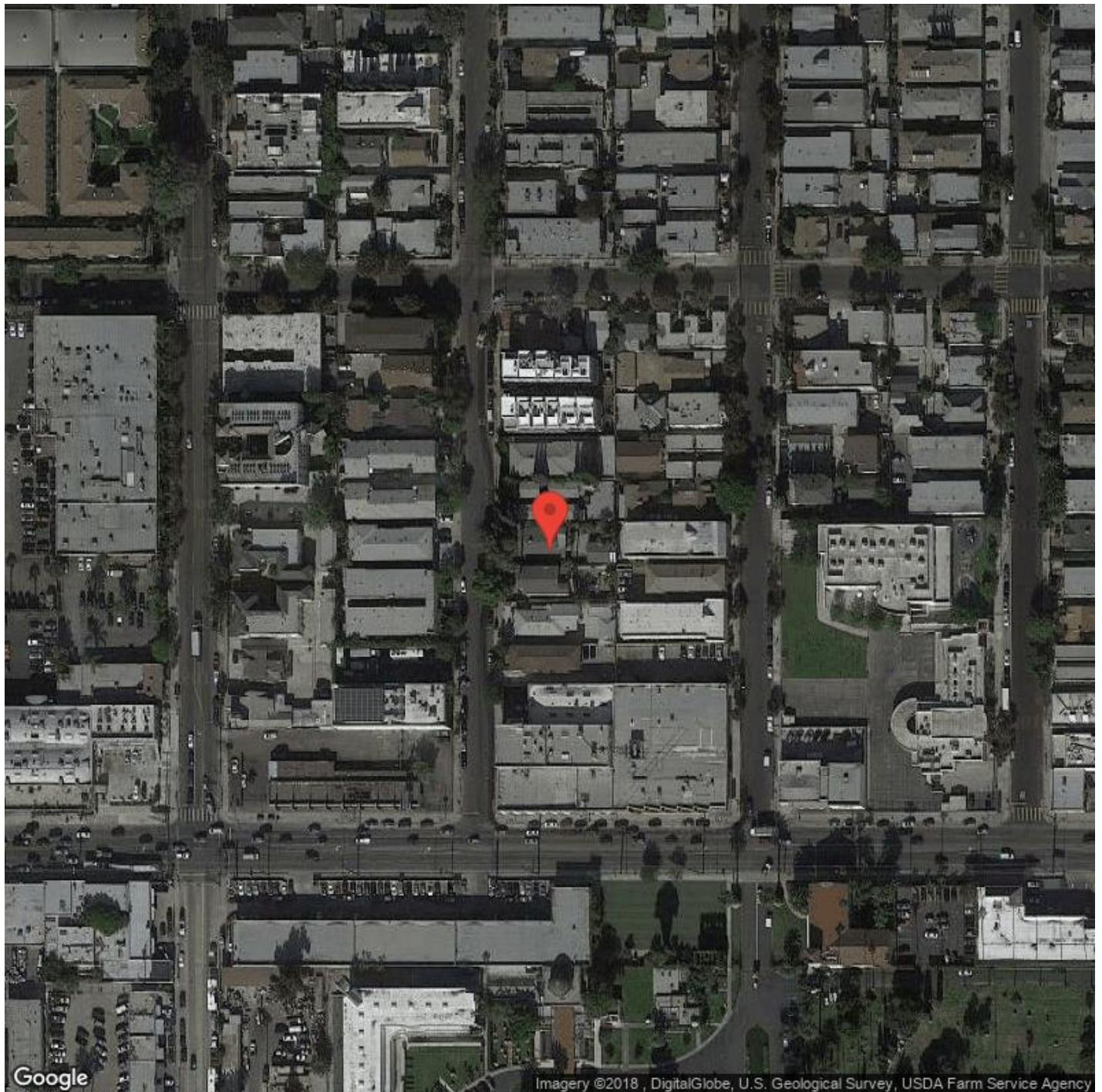
AREA SUMMARY

LEVEL	AREA TYPE	AREA	UNIT NUMBER	UNIT TYPE	AREA
STUDIO	STUDIO	0.750	401	STUDIO	107.0
STUDIO	STUDIO	0.750	402	STUDIO	107.0
STUDIO	STUDIO	0.750	403	STUDIO	107.0
STUDIO	STUDIO	0.750	404	STUDIO	107.0
STUDIO	STUDIO	0.750	405	STUDIO	107.0
STUDIO	STUDIO	0.750	406	STUDIO	107.0
STUDIO	STUDIO	0.750	407	STUDIO	107.0
STUDIO	STUDIO	0.750	408	STUDIO	107.0
STUDIO	STUDIO	0.750	409	STUDIO	107.0
STUDIO	STUDIO	0.750	410	STUDIO	107.0
STUDIO	STUDIO	0.750	411	STUDIO	107.0
STUDIO	STUDIO	0.750	412	STUDIO	107.0
STUDIO	STUDIO	0.750	413	STUDIO	107.0
STUDIO	STUDIO	0.750	414	STUDIO	107.0
STUDIO	STUDIO	0.750	415	STUDIO	107.0
STUDIO	STUDIO	0.750	416	STUDIO	107.0
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STUDIO	STUDIO	0.750	418	STUDIO	107.0
STUDIO	STUDIO	0.750	419	STUDIO	107.0
STUDIO	STUDIO	0.750	420	STUDIO	107.0
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STUDIO	STUDIO	0.750	424	STUDIO	107.0
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STUDIO	STUDIO	0.750	489		

SECTION II

Location





THE NEIGHBORHOOD — HOLLYWOOD

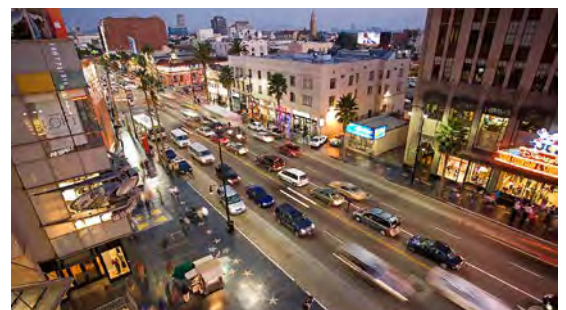
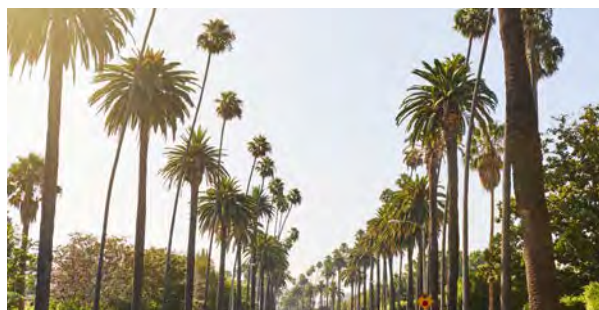
HOLLYWOOD LIFESTYLE WITHOUT THE HASSLE

Hollywood Boulevard, provides easy access to a plethora of trendy restaurants, hip entertainment, cultural attractions and endless nightlife destinations. Tenants will realize the convenience of local attractions as well .

LEAVE THE CAR AT HOME: A WALKER'S PARADISE

94

With a Walkscore of 94, the residents on Hollywood Blvd do not need a vehicle in order to accomplish daily errands or to enjoy a night on the town. By car, bus or Metro commute, residents here have access to the City's most desirable locations for employment, entertainment, and leisure, all within minutes of the Property.



ENTERTAINMENT

A SHORT WALK TO HOLLYWOOD & HIGHLAND CENTER - A PREMIER RETAIL DESTINATION)

Hollywood and Highland Center is visited by over 5,000 people an hour and residents are a ten-minute walk from 70 retailers, 25 restaurants and TCL Chinese 6 Theater.

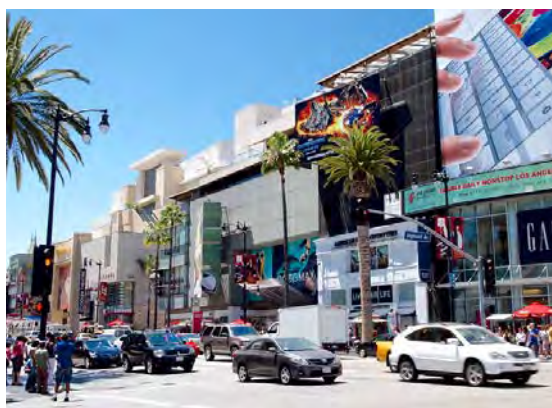
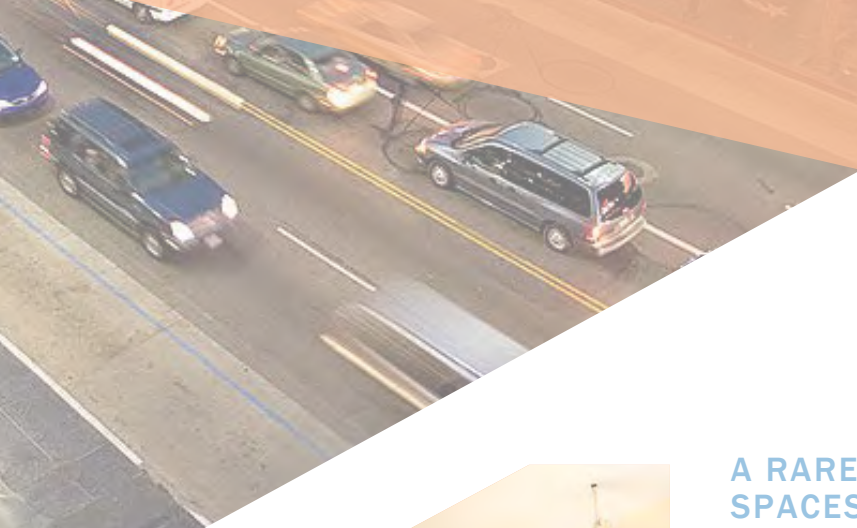
- ▶ Forever 21
- ▶ Dave & Buster's
- ▶ GNC
- ▶ Hard Rock Café
- ▶ Oakley
- ▶ Lucky Brand Jeans
- ▶ Sephora
- ▶ Sketchers
- ▶ OHM Nightclub
- ▶ TCL Chinese Theatres
- ▶ Victoria's Secret
- ▶ Louis Vuitton
- ▶ California Pizza Kitchen

VINE RETAIL CORRIDOR— HOLLYWOOD & VINE

The section of Vine Street located between Hollywood Boulevard and Sunset Boulevard hosts a row of retail and grocery stores.

- ▶ Trader Joes
- ▶ Bed, Bath & Beyond
- ▶ Walgreens
- ▶ Hollywood Farmers Market
- ▶ Starbucks
- ▶ Chipotle Mexican Grill
- ▶ Kabuki Japanese Restaurant





A RARE LOCATION THAT OFFERS OPEN WILD SPACES IN RUNYON CANYON

In the sprawling urban city of Los Angeles, access to nearby outdoor space is a valuable amenity for today's active renters. Runyon Canyon, a 160-acre park nestled in the hills west of the Hollywood sign, is only one mile away from the property and offers numerous possibilities for outdoor fitness including hiking, running, and yoga. This aesthetic, dog-friendly destination, with the Hollywood sign and stunning views of the city as a backdrop and frequent celebrity sightings, is a major draw for Mansfield residents.

WORLD CLASS ENTERTAINMENT STEPS AWAY

Hollywood has the best nightlife concentration in the nation with numerous venues within walking distance of the property. Entertainment possibilities are immense and include:

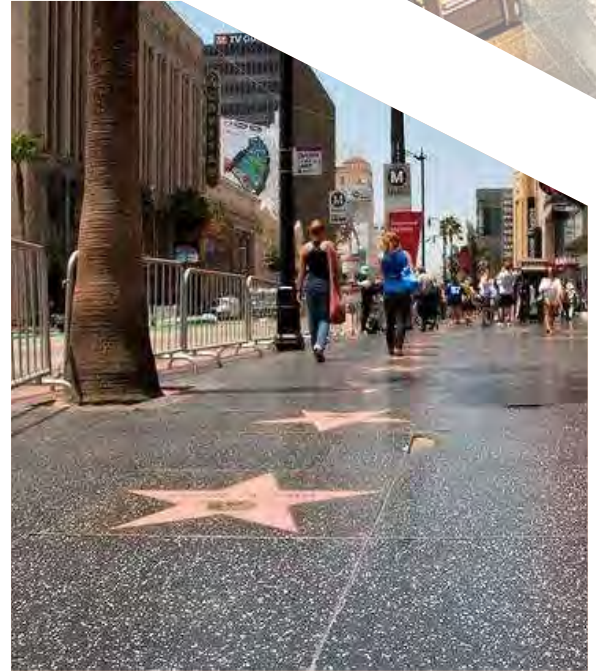
- The Dolby Theatre, home of the Oscars and events such as the Victoria's Secret Fashion Show, American Idol, ESPY Awards and live performances from artists including Katy Perry, John Legend, Alicia Keys, and Neil Young
- Over 300 special events at Hollywood & Highland per year
- Disney's El Capitan Theatre offers 12 world-premieres and welcomes 500,000 visitors annually
- Jimmy Kimmel Live! films over 150 live shows each year with a studio audience of 200 per night, and hosts weekly concerts with attendance of up to 1,000 fans
- TCL Chinese Theatre, formerly Grauman's, is a historic and cultural landmark



MARKET OVERVIEW: HOLLYWOOD

Hollywood, Los Angeles' the famously star-studded neighborhood is currently the beneficiary of a development renaissance. For nearly a century, Hollywood has been identified as the entertainment capital of the world, an industry that generates an annual revenue stream of \$18 billion. With nearly \$5 billion dollars of capital invested in Hollywood over the last decade, companies such as Netflix have planted their flag in Hollywood, creating roots for the flourishing Tech & Media industry. As a result, the neighborhood has developed into one of the most premier live / work / play environments that attracts a dynamic resident base and a critical mass of professionals.

Hollywood's local economy is riding a transitional wave of revitalization, much of which is generated by a surge of jobs, enhanced public transportation, and the resulting population growth, which is expected to increase by over 70% in the next five years. Furthermore, inventory for office space is on track to reach 6 million square feet over the next five years, double the current inventory. This construction boom coupled with the strengthening economic drivers has made Hollywood one of the top real estate markets in Southern California.



WHY WORK WITH MILLER & DESATNIK REALTY CORP.

For over 52 years, Miller & Desatnik Realty Corp has sold some of the largest multi-family homes in Los Angeles.

Miller & Desatnik Realty Corp. is a full-service Real Estate Brokerage offering the following dedicated services to help our clients meet their investment objectives.

We are a full-service real estate brokerage with a thorough knowledge of the multi-family market. Comprised of highly experienced and skilled associates who have the expertise to satisfy the needs of multi-family investors. Miller & Desatnik Realty Corp. has sold over one billion in investment properties in the last several years.

Questions? **Call (310) 202-9166** to speak with one of our qualified agents about how we can put these services to work for you.

Our Services

- Real Estate Acquisition and Disposition
- Marketing Services
- Consulting and Advisory Services
- Experienced in 1031 Exchanges
- Market Studies
- Rent Comparables
- Sales Comparables
- Property Value Opinion
- Knowledge of Available Financing
- Knowledge of Available Property Management Services

Errol Spiro

Chief Executive Officer



errol@mdrealtycorp.com

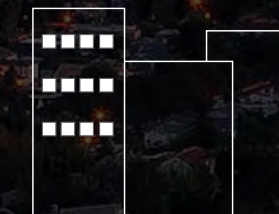
Ext. 303

Errol Spiro is the CEO of Miller & Desatnik Realty Corp. He is considered a leader in the sale of multi family investment properties in Los Angeles. Errol joined the firm in 1985 and since then has demonstrated his expertise in the multi-family real estate market by consistently netting his clients top dollar and setting some of the markets most impressive closings. His accomplishments are in large part due to his strategic and extensive marketing ingenuity of properties to numerous potential buyers and brokers. Clients have come to rely on Errol's extensive scope of expertise, steadfast commitment to client service, and an uncompromising dedication to his clients.

Errol's mission has been and will always be to develop long-term relationships and help his clients accumulate a real estate portfolio. Errol ensures a secure investment for equity growth, while always maintaining complete honesty with the client.

Errol not only shows dedication and integrity in his work, but also in his personal life. Errol is a founding member of the Co-Mentor Group for emancipated foster youth, affiliated with Southern California Foster Family and Adoption Agency. He is also a board member of Wolf Connection, which helps at risk kids through the therapeutic connection between human and animal. During his time out of the office, Errol enjoys hiking, gardening, photography, and music. He earned his Bachelor of Arts at California State University, Northridge in Finance and Real Estate.

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