

Vacant RD2 Lot

4379 Kraft Ave.

Studio City, CA 91604

**Preliminary Parcel Map
Three (3) Lots – Small Lot Ordinance**



Located in the Tujunga Village section of Studio City, the property will afford a developer with the opportunity to build three fee simple homes in a prime infill market.

The Development Brokers

12400 Ventura Blvd. #606 818.985.9700 Phone
Studio City, CA 91604 818.985.9703 Fax

EVANISKO
REALTY & INVESTMENT, INC.

www.EvaniskoRealty.com

Vacant RD2 Lot

4379 Kraft Ave.

Studio City, CA 91604

**Preliminary Parcel Map
Three (3) Lots – Small Lot Ordinance**

This brochure has been prepared to provide summary, unverified information to interested parties, and to establish only a preliminary level of interest in the subject development opportunity.

The information contained in this brochure have been obtained from sources we believe to be reliable; however, Evanisko Realty & Investment, Inc. has not verified, and will not verify, any of the information contained herein, nor has Evanisko Realty & Investment, Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All interested parties must take appropriate measures to verify all of the information set forth herein.

Please contact Evanisko Realty & Investment, Inc. for additional information/guidance pertaining to this property.



Disclosure

EVANISKO
REALTY & INVESTMENT, INC.

www.EvaniskoRealty.com

Vacant RD2 Lot

4379 Kraft Ave.

Studio City, CA 91604

**Preliminary Parcel Map
Three (3) Lots – Small Lot Ordinance**

Page 4: Property Summary

Page 5: Preliminary Parcel Map

Page 6: Final Parcel Map – Not Filed

Page 7: Site Location

Page 8: Civil Engineer Contact Info

Page 9: Current Parcel Map

Page 10: Transaction Details

Page 11: Broker Information

[Table of Contents](#)

EVANISK
REALTY & INVESTMENT, INC.

www.EvaniskoRealty.com

Vacant RD2 Lot

4379 Kraft Ave.

Studio City, CA 91604

**Preliminary Parcel Map
Three (3) Lots – Small Lot Ordinance**

Located in the Tujunga Village section of Studio City, the property will afford a developer with the opportunity to build three fee simple homes in a prime infill market.

- **Site Address:**
4379 Kraft Ave.
Studio City, CA 91604
- **APN:**
2365-016-007
- **Total Land Area:**
6,750 SF [50' X 135'] FLAT
- **Zoning:**
LARD2-1
- **Debt Status:**
Lender-Owned
- **Entitlements:**
Preliminary Parcel Map – 3 Small Lot Subdivision
[Copy of Preliminary Parcel Map on Page 5]
[Copy of Final Parcel Map on Page 6] – Not Filed
- **Existing Improvements:**
Vacant Land
- **Price:**
\$499,000
- **Plans:** None, although a preliminary unit layout and rendering has been completed by Arri/LeCron Architects, Inc. for this site specifically. Rendering on page 2.

www.arrilecron.com

Property Summary

EVANISK
REALTY & INVESTMENT, INC.

www.EvaniskoRealty.com

PRELIMINARY PARCEL MAP L.A. NO. 2010-

BEING A DIVISION OF LOT 142, TRACT NO. 9502, M.B. 134 PAGES 1-3

PARCEL MAP FOR SMALL LOT SUBDIVISION PURPOSES

AUGUST 03, 2010

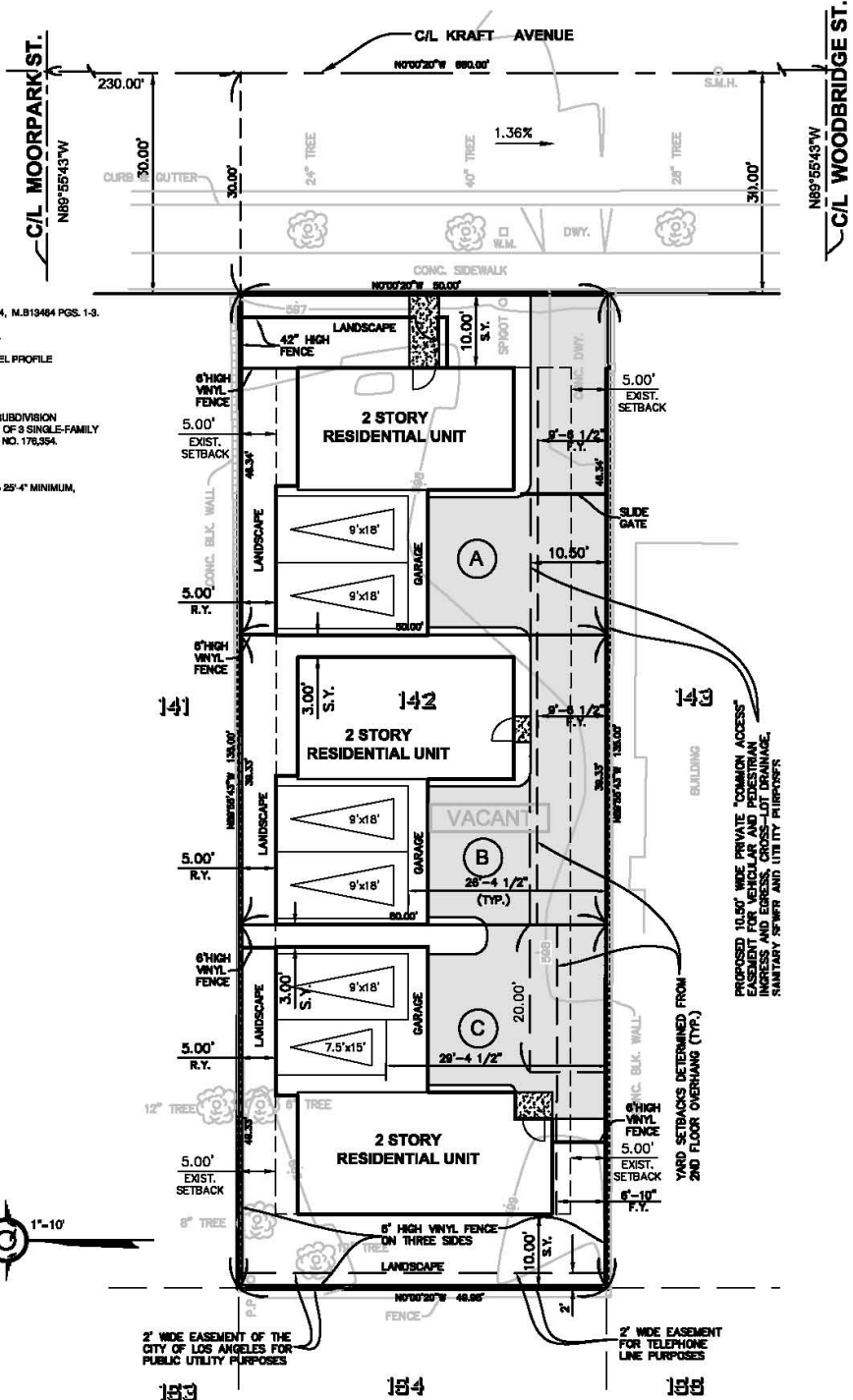
NOTES:

1. ZONE: R2-1
2. THERE ARE NO PROTECTED TREES ON SITE.
3. AREAS: A = 2,317 S.F.
B = 1,988.50 S.F.
C = 2,488.50 S.F.
TOTAL AREA = 6,794 S.F.
4. BEARINGS AND DISTANCES ARE RECORD DATA FROM TRACT NO. 96024, M.B.19484 PGS. 1-3.
5. TOPOGRAPHY SURVEY BY R.T. QUINN & ASSOC. ON JANUARY 14, 2010.
6. NO HAZARDOUS CONDITIONS EXIST, ACCORDING TO THE ZIMAS PARCEL PROFILE REPORT.
7. ENTITLEMENT REQUEST IS AS FOLLOWS:
A PRELIMINARY PARCEL MAP IN THE R2-1 ZONE FOR SMALL LOT SUBDIVISION PURPOSES OF 1 LOT INTO 3 SMALL LOTS FOR THE CONSTRUCTION OF 3 SINGLE-FAMILY HOMES, ONE ON EACH PROPOSED LOT PURSUANT TO ORDINANCE NO. 176,394.
8. TRASH COLLECTION AREA AT CURBSIDE IN KRAFT AVENUE.
9. AUTOMOBILE BACKOUT SPACE FOR 8'x18' STALL REQUIRED BY CODE = 25'-4" MINIMUM, BACKOUT SPACE PROVIDED = 26'-4".

| SETBACK MATRIX | | | | | |
|----------------|-----------|-------|-----------|-----------|-----------------|
| LOT | FRONT | REAR | EAST SIDE | WEST SIDE | BLDG. CLEARANCE |
| A | 9'-6 1/2" | 5'-0" | 10'-0" | 0 | 3'-0" |
| B | 9'-6 1/2" | 5'-0" | 3'-0" | 0 | 3'-0" |
| C | 6'-10" | 5'-0" | 3'-0" | 10'-0" | 3'-0" |

LEGEND:

- S.Y. SIDE YARD
- F.Y. FRONT YARD
- R.Y. REAR YARD



SITE ADDRESS: 4379 KRAFT AVENUE

PLANS PREPARED BY:
R. T. QUINN & ASSOCIATES
CIVIL ENGINEERS / LAND SURVEYORS
1907 Bander Avenue
Torrance, California 90501
Voice (310) 320-4125 Fax (310) 320-5125
E-Mail Address: rtk@rtquinn.net



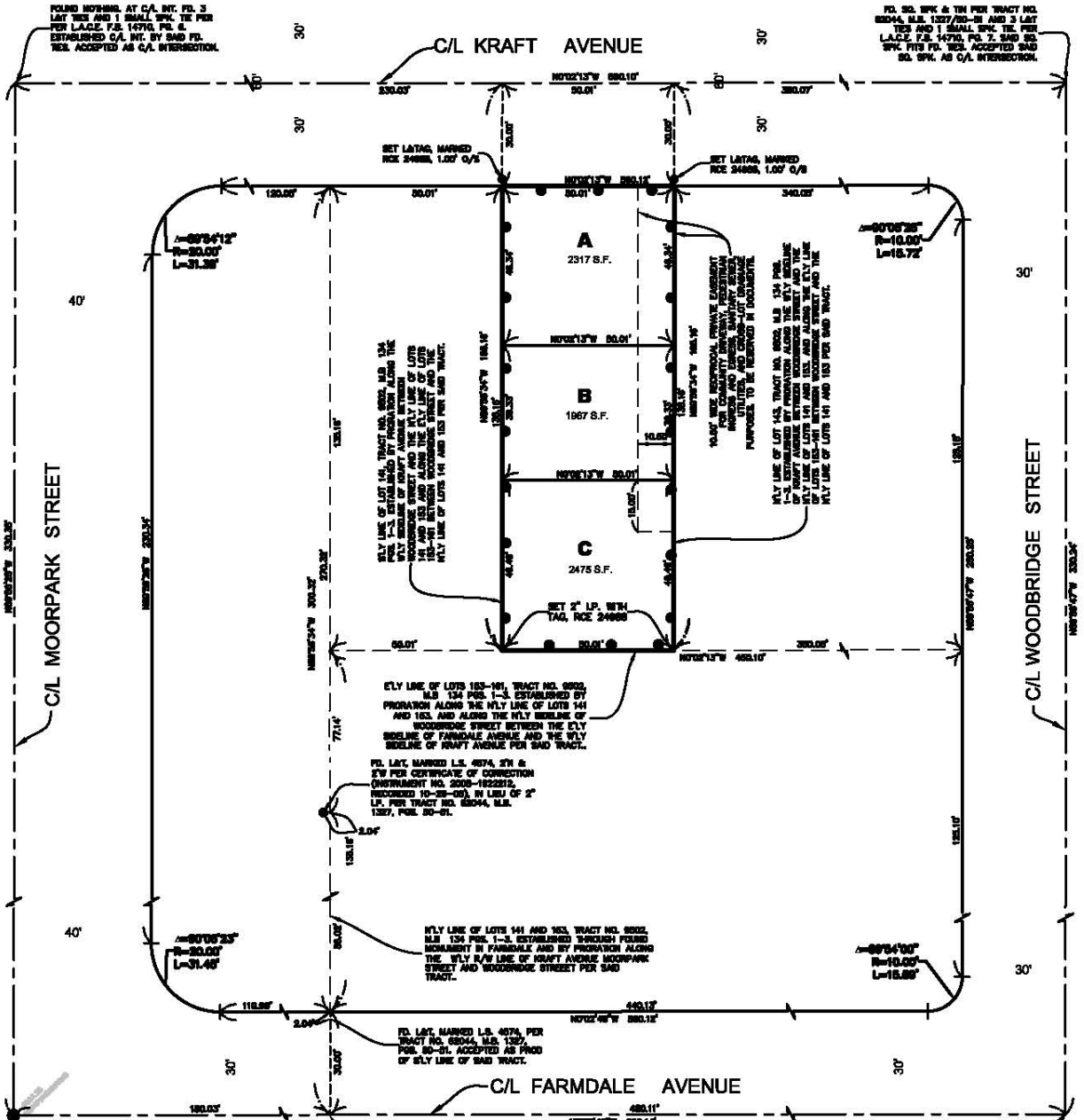
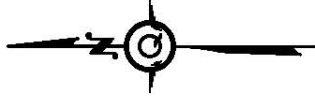
OWNER:
HAROLD DAVIDSON & ASSOCIATES, INC.
1900 AVENUE OF THE STARS, SUITE 2400
LOS ANGELES, CALIFORNIA 90067
PHONE: (310) 563-8661
ATTN: MR. CRAIG E. FARKAS

ROBERT T. QUINN (P.E. 94888 EXP. 10-31-11)
PROJ. MGR: JIM MITCHELL (P.E. 94888 EXP. 10-31-11)
DATE: 08-03-10 JOB N°: 209009-003 DRAWN BY: crt

PARCEL MAP L.A. NO. 2010-9185

IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA

SMALL LOT SUBDIVISION PER ORDINANCE NO. 176 354



FD. 30. SPC & TR PER TRACT NO. 8904, S.B. 1327/90-01 AND 3 LOTS 143 AND 1 SMALL SPC TR PER L.A.C.E. P.S. 1470, PG. 2, S&D PER SPC. FTS PD. TEL. ACCEPTED S&D S.D. SPC. AS C/A INTERSECTION.

FD. 30. SPC & TR PER TRACT NO. 8904, S.B. 1327/90-01 AND 3 LOTS 143 AND 1 SMALL SPC TR PER L.A.C.E. P.S. 1470, PG. 2, S&D PER SPC. FTS PD. TEL. ACCEPTED S&D S.D. SPC. AS C/A INTERSECTION.

FD. 30. SPC & TR PER TRACT NO. 8904, S.B. 1327/90-01 AND 3 LOTS 143 AND 1 SMALL SPC TR PER L.A.C.E. P.S. 1470, PG. 2, S&D PER SPC. FTS PD. TEL. ACCEPTED S&D S.D. SPC. AS C/A INTERSECTION.

FD. 30. SPC & TR PER TRACT NO. 8904, S.B. 1327/90-01 AND 3 LOTS 143 AND 1 SMALL SPC TR PER L.A.C.E. P.S. 1470, PG. 2, S&D PER SPC. FTS PD. TEL. ACCEPTED S&D S.D. SPC. AS C/A INTERSECTION.

FD. 30. SPC & TR PER TRACT NO. 8904, S.B. 1327/90-01 AND 3 LOTS 143 AND 1 SMALL SPC TR PER L.A.C.E. P.S. 1470, PG. 2, S&D PER SPC. FTS PD. TEL. ACCEPTED S&D S.D. SPC. AS C/A INTERSECTION.

FD. 30. SPC & TR PER TRACT NO. 8904, S.B. 1327/90-01 AND 3 LOTS 143 AND 1 SMALL SPC TR PER L.A.C.E. P.S. 1470, PG. 2, S&D PER SPC. FTS PD. TEL. ACCEPTED S&D S.D. SPC. AS C/A INTERSECTION.

FD. 30. SPC & TR PER TRACT NO. 8904, S.B. 1327/90-01 AND 3 LOTS 143 AND 1 SMALL SPC TR PER L.A.C.E. P.S. 1470, PG. 2, S&D PER SPC. FTS PD. TEL. ACCEPTED S&D S.D. SPC. AS C/A INTERSECTION.

FD. 30. SPC & TR PER TRACT NO. 8904, S.B. 1327/90-01 AND 3 LOTS 143 AND 1 SMALL SPC TR PER L.A.C.E. P.S. 1470, PG. 2, S&D PER SPC. FTS PD. TEL. ACCEPTED S&D S.D. SPC. AS C/A INTERSECTION.

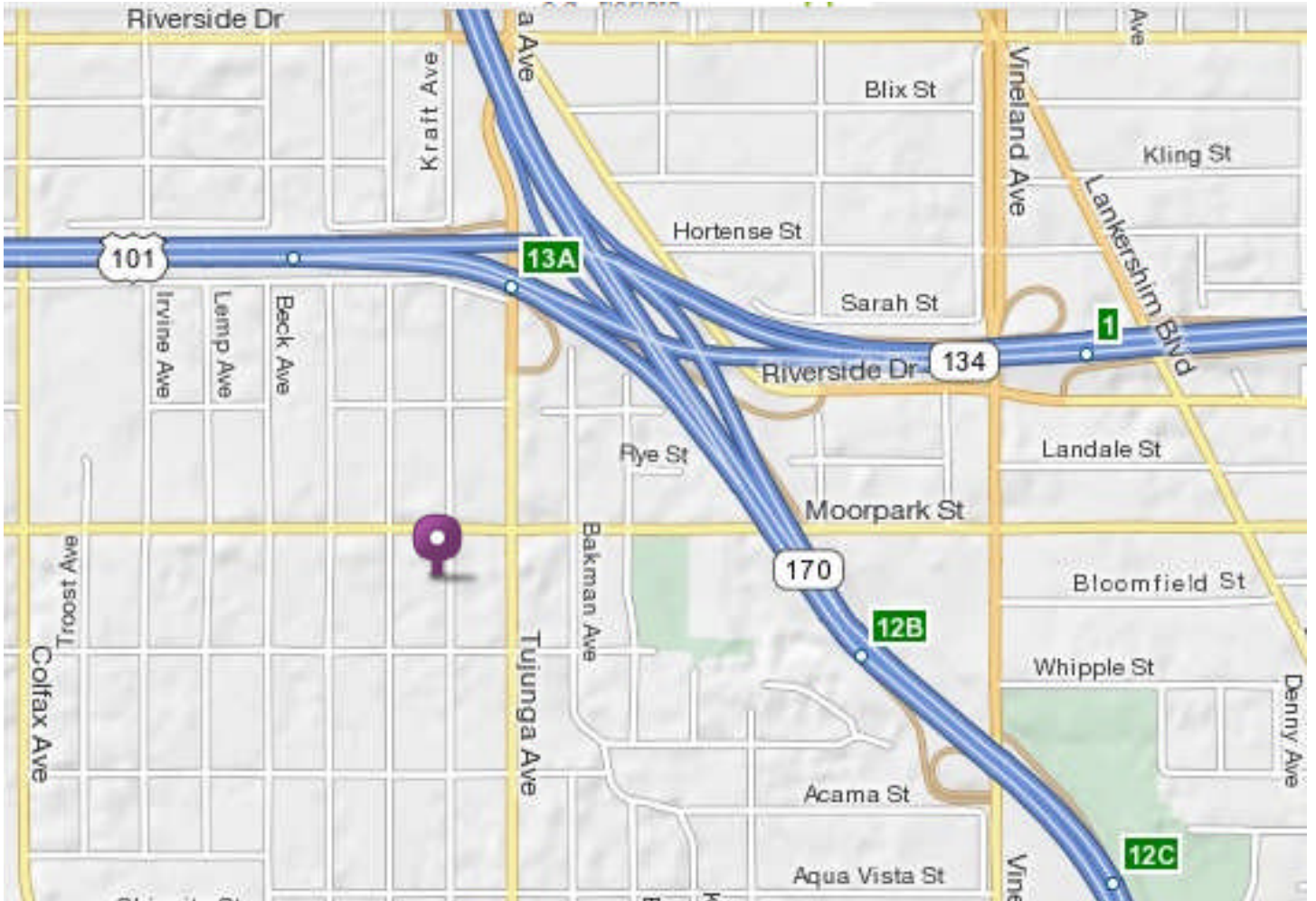
FD. 30. SPC & TR PER TRACT NO. 8904, S.B. 1327/90-01 AND 3 LOTS 143 AND 1 SMALL SPC TR PER L.A.C.E. P.S. 1470, PG. 2, S&D PER SPC. FTS PD. TEL. ACCEPTED S&D S.D. SPC. AS C/A INTERSECTION.

FD. 30. SPC & TR PER TRACT NO. 8904, S.B. 1327/90-01 AND 3 LOTS 143 AND 1 SMALL SPC TR PER L.A.C.E. P.S. 1470, PG. 2, S&D PER SPC. FTS PD. TEL. ACCEPTED S&D S.D. SPC. AS C/A INTERSECTION.

Vacant RD2 Lot

4379 Kraft Ave.
Studio City, CA 91604

Preliminary Parcel Map
Three (3) Lots – Small Lot Ordinance



Site Location

EVANISK
REALTY & INVESTMENT, INC.

www.EvaniskoRealty.com

Vacant RD2 Lot

4379 Kraft Ave.
Studio City, CA 91604

**Preliminary Parcel Map
Three (3) Lots – Small Lot Ordinance**

| | | |
|---|---|----------------------|
| PLANS PREPARED BY: | | |
| <u>R. T. QUINN & ASSOCIATES</u> | | |
| CIVIL ENGINEERS LAND SURVEYORS | | |
| 1907 Border Avenue Torrance, California 90501 Voice (310) 320-4125 Fax (310) 320-5125 E-Mail Address: rtq@rtquinn.net | | |
|  | | |
| ROBERT T. QUINN | P.C.E. 24888 EXP. 12-31-11 | |
| PROJ. MGR: JIM MITCHELL | E-MAIL ADDRESS: jim@rtquinn.net | |
| DATE: 08-03-10 | JOB N° 209009-003 | DRAWN BY: crt |

[Civil Engineer Contact Info.](#)

EVANISK
REALTY & INVESTMENT, INC.

www.EvaniskoRealty.com

Vacant RD2 Lot

4379 Kraft Ave.

Studio City, CA 91604

**Preliminary Parcel Map
Three (3) Lots – Small Lot Ordinance**

Located in the Tujunga Village section of Studio City, the property will afford a developer with the opportunity to build three fee simple homes in a prime infill market.

Site Address:

4379 Kraft Ave.

Studio City, CA 91604

Deal Structure: Standard 17 day DD, 30-day close.

Price: \$499,000

SUBMIT OFFERS TO: Evanisko Realty & Investment, Inc.

ALL PROPOSALS WILL BE REVIEWED BY LANDOWNER AND BROKER AS RECEIVED

Commission: 2.5% to cooperating broker

For additional information/guidance on this and other development opportunities contact: Evanisko Realty & Investment, Inc. (818) 985-9700

frank@evaniskorealty.com

melaugh@evaniskorealty.com

www.TheDevelopmentBrokers.com

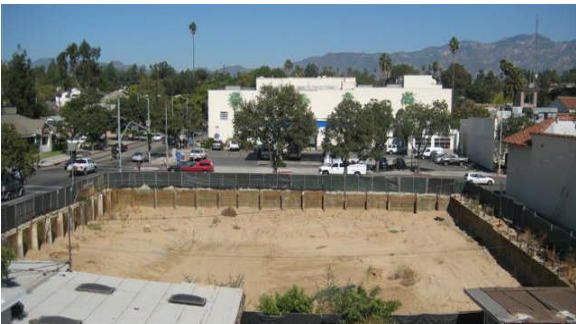
Transaction Details

12400 Ventura Blvd. #606
Studio City, CA 91604

818.985.9700 Phone
818.985.9703 Fax



www.EvaniskoRealty.com



The Development Brokers.com

Frank Evanisko
President
Director of Land Sales
frank@evaniskorealty.com

David Melaugh
Vice President
Director of Construction Financing
melaugh@evaniskorealty.com

Evanisko Realty & Investment, Inc.

12400 Ventura Blvd
#606
Studio City, CA 91604
P. (818) 985-9700
F. (818) 985-9703
Lic. 01383591
www.**TheDevelopmentBrokers.com**

Our Business

Evanisko Realty & Investment, Inc. facilitates the transaction of infill development opportunities within the Los Angeles County marketplace. Since its inception in 2004, Evanisko has sold or structured various partnerships for the redevelopment of over 100 sites ranging from 6,000 SF single family lots to high profile/high density downtown land assemblages. Harnessing the power of real time local development market information has been the key to Evanisko's ability to effectively and properly advise clients through each step of every transaction. Maintaining a vertically integrated development-based niche [Sales and Finance] has allowed Evanisko to clearly differentiate itself within the local brokerage community.

An effective broker realizes their core business is information. – Frank Evanisko