



VITAL
BUILDING
& Enterprises, Inc
510.215.7400



Vital Building & Enterprises

AND Vital Properties

The premier Bay Area Developer & Builder



DEVELOPERS CV

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Vital Building & Enterprises, Inc. • Vital Properties

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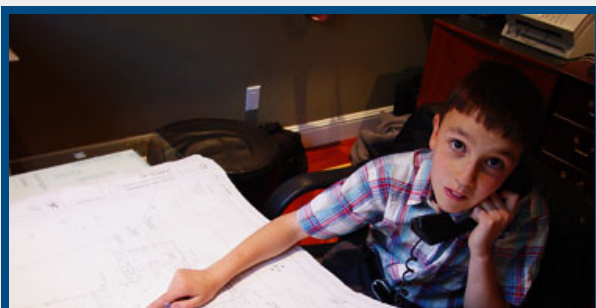
Aaron Vitale is the President/Managing member of both Vital Building & Enterprises, Inc., a Legal Corporation that has been in operation since 1993; and Vital Properties, a limited liability company (LLC) that has been in operation since 2000. Vital Building & Enterprises, Inc. is a company whose primary focus is that of Residential and Commercial Development, building, and construction. Vital Properties focus is that of the property management of the Properties it owns.

Vital Properties, LLC



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Vital Properties, LLC



Vitale has been directing the operations of Vital Building in the avenues of real estate development, in which it is currently involved, including construction and management of all projects, as well the construction of other commercial and residential type projects for clients. We operate our projects with a team of qualified Superintendents, Foreman, Project Managers, and crew as needed for each project. We are very serious about our work, diligent, precise and concerned with quality control, and end product. Vital Building & Enterprises, Inc. holds both an A (General Engineering) & B (General Contracting) license. We have completed numerous projects from complete site development through to turnkey, finished end user product. Vital



Building & Enterprises, Inc. is a speculative real estate development, as well as Commercial/Residential Construction Company.



On recent commercial projects, VB as Contractor has completed the rehab of several different office spaces, the complete TI build-out of a Sylvan Learning Center School, and a Dentist office.

Types of projects Vital Building & Enterprises, Inc. has completed and are currently involved with as

Owner/Developer include:

- » 4-lot subdivisions, including the development of the Civil and Site Plans from dirt, direction of the design of the homes, through the construction, and sales of each home, (as owner/developer)
- » The physical building move and development of the El Cerrito Mill & Lumber building (Current home to VB & VP office complex)
- » Multi-unit and mixed-use residential/commercial buildings
- » Mixed-use condo projects
- » Pre-manufactured homes
- » Construction of large single-family, Custom and semi-custom, high end spec homes (up to 12,000 sq. ft.)



Also, raw land development; that is the design of subdivisions, including the streets, lots, and on/off site improvements necessary to sustain the Subdivision. Our projects include a combination of both commercial, residential, and residential mixed use developments.

As mentioned above we are also currently engaged in a residential over commercial mixed-use condo project. Our goal is that local cities use our projects as examples of medium-high density developments that not only work well within the community, but also represent the proper style and character of each city respectively. Additionally, we are engaged in larger Land Entitlement/Subdivision developments, for sale either at tentative map or Final map completion. A few of these recent examples of spec developments, as well as other Residential and Commercial projects are described below:

El Cerrito

- » 2008-2009 Various Commercial Projects as Mentioned above; Sylvan Learning Center, Dentist office, other office TI's
- » 2005-2006 Dylan's Way 4 Lot subdivision of Semi-Custom Spec homes. Homes range from 3850 sq. ft. to 7600 sq. ft., \$8.2M
- » 2004-1073 Arlington Blvd., 9500 sq. ft. single-family residence (built home for inventor of "Bow Flex"), \$3.0M
- » 2003-1375 Rifle Range Road, 4500 sq. ft. single-family residence, \$2.0M
- » 2002 935 Arlington Blvd., 3850 sq. ft. single-family residence, \$1.3M
- » 2001 1113 Arlington Blvd., 3750 sq. ft. single-family residence, \$1.2M
- » 2000 836 Arlington Blvd., 2500 sq. ft. single-family residence, \$750K
- » 2000 Janie Ct. 4 Lot Subdivision in El Cerrito, Single Family Residences, each home approx. 2000 sq. ft., \$2.5M

Berkeley

- » 2005 901 Santa Barbara, 2000 sq. ft. single-family residence, \$1.25M

- » 2005 909 Santa Barbara, 2000 sq. ft. single-family residence, \$1.3M
- » 2003 2924 Sacramento St., Mixed –Use 4 apt. Unit, 1000 sq. ft. commercial, 1.0M

Oakland

- » 2007 10 Lot Subdivision of 3 story single family homes (Henry St. Mews) \$4M

Richmond / San Pablo

- » Approximately 40+ Single Family Homes 1994 - 2000

Following is a partial list of cities in which I have developed and/or built properties/projects, including working with the Staff of the Planning, Zoning, & Building departments.

- » Albany
- » Berkeley
- » El Cerrito
- » Pinole
- » Crockett
- » Oakland
- » San Francisco
- » Richmond
- » San Pablo
- » Contra Costa County
- » Oroville, CA

VB also offers its outside development services to those seeking to build, or develop land, or other commercial and residential projects.

- » (Pre-Phase I) The initial feasibility studies, and analysis for the project.
- » (Phase I) Including coordinating efforts of all professionals in the development of all Plans necessary for the project, attendance at all City Planning Commission, and Council Meetings, through the approval process.
- » (Phase II) Site development of the land, and Construction through to a turn-key finished product, and accompanying sales if necessary.

Aaron Vitale is personally present at all Planning Commission, Zoning Adjustment Board, and Design Review City meetings for all projects. Accompanying me is my necessary team of consultants, i.e. Architect, Landscape Architect, Civil Engineer, and other professional consultants as needed depending on the project and project issues, and scope.

References:

Financial / Banking:

- » Herzer Financial, Dave Herzer, President, 650.363.8003 Relationship - financed over 30+ projects over the last 13 years. Total amount financed – approximately \$25M+.

Real Estate:

- » Erik Housh (MRE Real Estate) 510.450.1410
- » Roger Mills (MRE Real Estate) 510.450.1424
- » Brenda Walker (Bay Cities Real Estate) 510.333.5715
- » Deborah Willard (Matteson RE Co.) 650.802.1800 x-130
- » Michael Hughey (Remax Real Estate) 510.235.1708

Clients:

- » Dr. Farahmand, Crown Dental (Dental office) 510. 528.0280
- » Gary Vannelli (Property Manager for Del Norte Plaza, E.C.) 415 362.1940

City Official / Agency:

» Brian Fenty (Building Official-City of El Cerrito) 510 215-4360

Also please be sure to check out our Web Site to see a portfolio of pictures of our completed projects, as well as some of the projects that we are currently constructing, our will be in the near future.

www.vitalbldg.com