

CITY OF SACRAMENTO
1231 I Street, Sacramento, CA 95814

Permit No: 0207503
Insp Area: 4
Thos Bros: 277 B7

Site Address: 2515 VENTURE OAKS WY SAC
Parcel No: 274-0320-084

Sub-Type: NCOM
Housing (Y/N): N

CONTRACTOR
WENTZ GROUP
1599 INDUSTRIAL ROAD
SAN CARLOS CA 94070

OWNER
RUBICON PARTNERS INC.
555 UNIVERSITY AV #155
SAC CA. 95825

ARCHITECT

Nature of Work: NEW OFFICE BLDG

CONSTRUCTION LENDING AGENCY: I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C).

Lender's Name n/a Lender's Address n/a

LICENSED CONTRACTORS DECLARATION: I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.

License Class _____ License Number 788063 Date _____ Contractor Signature _____

OWNER-BUILDER DECLARATION: I hereby affirm under penalty of perjury that I am exempt from the contractors License Law for the following reason (Sec. 7031.5, 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 9 (commencing with Section 7000) of Division 8 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 fine of not more than five hundred dollars (\$500.00);

____ I, as a 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 Professional 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/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 of completion, the owner-builder will have the burden of proving that she did not build or improve for the purpose of sale.)

I, as 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).

____ I am exempt under Sec. _____ B & PC for this reason: _____

Date 10-11-02 Owner Signature [Signature]

IN ISSUING THIS BUILDING PERMIT, the applicant represents, and the city relies on the representation of the applicant, that the applicant verified all measurements and locations shown on the application or accompanying drawings and that the improvement to be constructed does not violate any law or private agreement relating to permissible or prohibited locations for such improvements. This building permit does not authorize any illegal location of any improvement or the violation of any private agreement relating to location of improvements.

I certify that I have read this application and state that all information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction and herby authorize representative(s) of this city to enter upon the abovementioned property for inspection purposes.

Date 10-11-02 Applicant/Agent Signature [Signature]

WORKER'S 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 work for which the 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 _____ Exp Date _____

(This section need not be completed if the permit is for \$100 or less) 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.

Date 10-11-02 Applicant Signature [Signature]

WARNING: FAILURE TO SECURE WORKER'S 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 FEE.

THIS PERMIT SHALL EXPIRE BY LIMITATION IF WORK IS NOT COMMENCED WITHIN 180 DAYS.

CITY OF SACRAMENTO

30 DAY TEMPORARY
Certificate of Occupancy
For Information Contact (916) 264-5716

Building Address: 2515 VENTURE OAKS WY Permit No.: 0207503
Building Use: OFFICE Occupancy: B
Building Owner: CCPOA BENEFIT TRUST Construction Type: III-NR
Owner Address: WEST SACRAMENTO, CA Sprinkled? Yes No
Portion of Building Occupied: SHELL BLD Area: 21688 Sq. Ft.

Specific purpose for temporary occupancy and/or conditions/limitations of temporary occupancy:

5/9/03
Date By: (Print) Jose L. Anderson Sign DENNIS RICHARDSON
CHIEF BUILDING OFFICIAL

[TCO approvals::VF,JBB,JZB,CP,GRS]

CBC 109.4 TEMPORARY CERTIFICATE

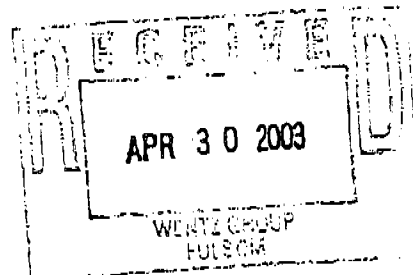
If the Chief Building Official finds that no substantial hazard will result from occupancy of any building or portion thereof before the same is completed, a temporary Certificate of Occupancy may be issued for the use of a portion or portions of a building or structure prior to the completion for the entire building or structure.

POST IN A CONSPICUOUS PLACE



April 17, 2003

CCPOA-BTF
c/o Rubicon Partners, Inc.
Attention: Peter Thompson
3700 Douglas Boulevard, Suite 255
Roseville, CA 95661



**SUMMARY REPORT
CONSTRUCTION OBSERVATION AND TESTING SERVICES
CCPOA BENEFIT TRUST BUILDING**
2515 Venture Oaks Way
Sacramento, California
Raney Reference No. 2316-002

INTRODUCTION

In accordance with your request, we have performed construction observation and testing services for the subject project. The project included construction of a two-story concrete tiltup building with an approximate 12,000 square foot lower concrete slab-on-grade floor. Our construction testing and observations were performed between September 4, 2002 and March 14, 2003. Wallace-Kuhl and Associates prepared a Geotechnical Engineering Report for the project dated May 7, 2002.¹

EARTHWORK OBSERVATION AND TESTING

Building Pad Construction

Following general site clearance, the building pad area soils were overexcavated to an approximate depth of four feet where suitable bearing materials were engaged. Subsequently, the pad areas were restored to grade with engineered fill placed in level lifts on the order of eight inches, moisture condition and compacted. Building pad areas appeared stable under earthwork equipment during and following earthwork construction.

¹ Wallace-Kuhl and Associates; "Geotechnical Engineering Report, CCPOA Building, Venture Oaks Way, Sacramento, California"; WKA No. 4252.08; May 7, 2002.

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CCPOA Benefit Trust Building

Raney Reference No. 2316-002

April 17, 2003

Foundation Excavation Observation

Our representative observed all building foundation excavations prior to foundation concrete placement. All foundation excavations engaged suitable bearing materials in accord with the recommendations of the referenced geotechnical report. Foundations appeared to meet or exceed minimum specified dimensions and were clean at the time of our observation.

Pavement Construction

Pavement subgrade soils were cleared, scarified, moisture conditioned, and compacted. Pavement section aggregate base materials were placed, moisture conditioned, and compacted. All pavement areas appeared stable under earthwork equipment at the time of aggregate base placement.

Trench Backfill Construction

The subject earthwork included backfilling of on-site storm drain, sanitary sewer, electrical, and water supply utility trenches. Our observations indicate that the trench backfill materials were mixed, moisture conditioned where necessary and mechanically compacted.

Field Density Testing

Our representative performed field density tests on building pad, utility trench backfill, and pavement section materials in accordance with ASTM Test Designations D2922-96 and D3017-96 (Nuclear Probe Method). Our test data indicate that the building pad engineered fills, pavement subgrade soils, and utility trench backfill materials were compacted to a minimum of 90 percent of the laboratory determined maximum dry density. Pavement area aggregate base materials were compacted to 95 percent relative to the laboratory determined maximum dry density.

Laboratory Compaction Testing

We performed a laboratory compaction test on a representative sample of the soils used during construction. The compaction test was performed in accordance with ASTM Test Designation D1557-00, Method A. The native soil material tested consisted of a light brown clayey silt with maximum dry density of 106 pounds per cubic foot at an optimum moisture content of 13.6 percent.

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CONCRETE CONSTRUCTION

Reinforcing Steel Placement Observations

Our scope of work included observation of foundation, floor slab, and wall panel reinforcing steel for the subject building. Detailed observations generally were performed one day prior to concrete placement with any corrections being verified by our representative prior to structural concrete placement. All reinforcing steel appeared to be placed in compliance with industry standards and the project plans, for size and placement location.

Concrete Placement Observation

Our representative observed concrete placement procedures during concrete construction of building foundations, floor slabs, and wall panels. Concrete truck batch and placement times were recorded to ensure that the concrete was placed within a reasonable period (generally less than 90 minutes). Concrete temperatures were monitored and recorded. Concrete appeared to be placed and consolidated in general accord with industry standards.

Slump Testing

Our representative performed concrete slump testing during concrete placement. Slump testing was generally performed at least once per 150 cubic yards of concrete in accord with ASTM Test Designation C143-90a, Slump of Portland Cement Concrete. Slump test specimens were obtained in accord with ASTM C172-90, Sampling Freshly Mixed Concrete. Slump test measurements were relayed to the contractor verbally. Our data would indicate that no significant amount of concrete was placed with an excessive slump.

Compressive Strength Testing

Generally, one set of four test specimens was cast per 150 cubic yards of concrete placed. The test specimens were returned to our laboratory for curing and compressive strength testing. Test specimens were cast, transported, and cured in accord with ASTM Test Designation C31-91, Making and Curing Concrete Test Specimens in the Field. Test specimens were stored in a humidity room complying with ASTM Specification C511-93. The test specimens were tested in unconfined compression in our laboratory at 7 and 28 days in accord with ASTM Test Designation C39-93a. Copies of compressive strength test data are attached.

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STRUCTURAL STEEL CONSTRUCTION

Shop Welding Observations

Our representative observed structural shop welding for panel embeds, columns, and beams. We observed welding materials and workmanship; materials and workmanship appeared to comply with project specifications, industry standards and provisions of the American Welding Society.

Field Welding Observations

Our representative observed structural field welding for panel holddowns and the second floor structure connections. Prior to initiation of welding operations we reviewed qualification certificates of all project welders; our review indicated that the welder's certificates were current and applicable to the various types of project welding. We observed welding materials and procedures; welding procedures, workmanship, and materials appeared to comply with industry standards and provisions of the American Welding Society Structural Welding Code.

Field welds were examined for visual defects or flaws; all welds appeared to be sound. In addition, we checked welded connections for conformance to project plans and specifications; all welds appeared to meet specifications for size, length and type.

EPOXY OBSERVATIONS

Our representative observed the pre-drilled holes used for epoxy installation of all-thread bolts at column footing locations and reinforcing steel dowels at wall panels. The pre-drilled holes appeared to meet depth requirements and were brushed and blown out prior to dowel installation and epoxy placement. Our representative observed the mixing and application of epoxy at the pre-drilled holes. Our observations indicate that epoxy installation was performed in accordance with the applicable ICBO report and the project plans.

EPOXY BOLT TESTING

Our representative tested two 3/4-inch epoxied all-thread bolts that were installed to provide anchorage for columns to wall panels. Following curing of the epoxy, we tested the epoxy bolts in accordance with the recommendations of the structural engineer. The bolts were tested in tension to the loads specified with no failures noted.

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April 17, 2003

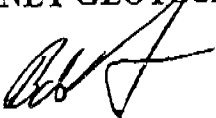
SUMMARY AND LIMITATIONS

Our test data indicate that the construction observed by this company has, to the best of our knowledge, been performed in accord with sound engineering practice, industry standards, and the recommendations of our referenced report. Horizontal and vertical limits of the described work were determined by others. We cannot guarantee construction, nor should our work or this letter be construed as relieving the contractors from their primary responsibility to conform to contractual agreements and sound engineering practice.

Should you have any questions regarding this letter or require any further information, please contact our office.

Very truly yours,

RANEY GEOTECHNICAL, INC.

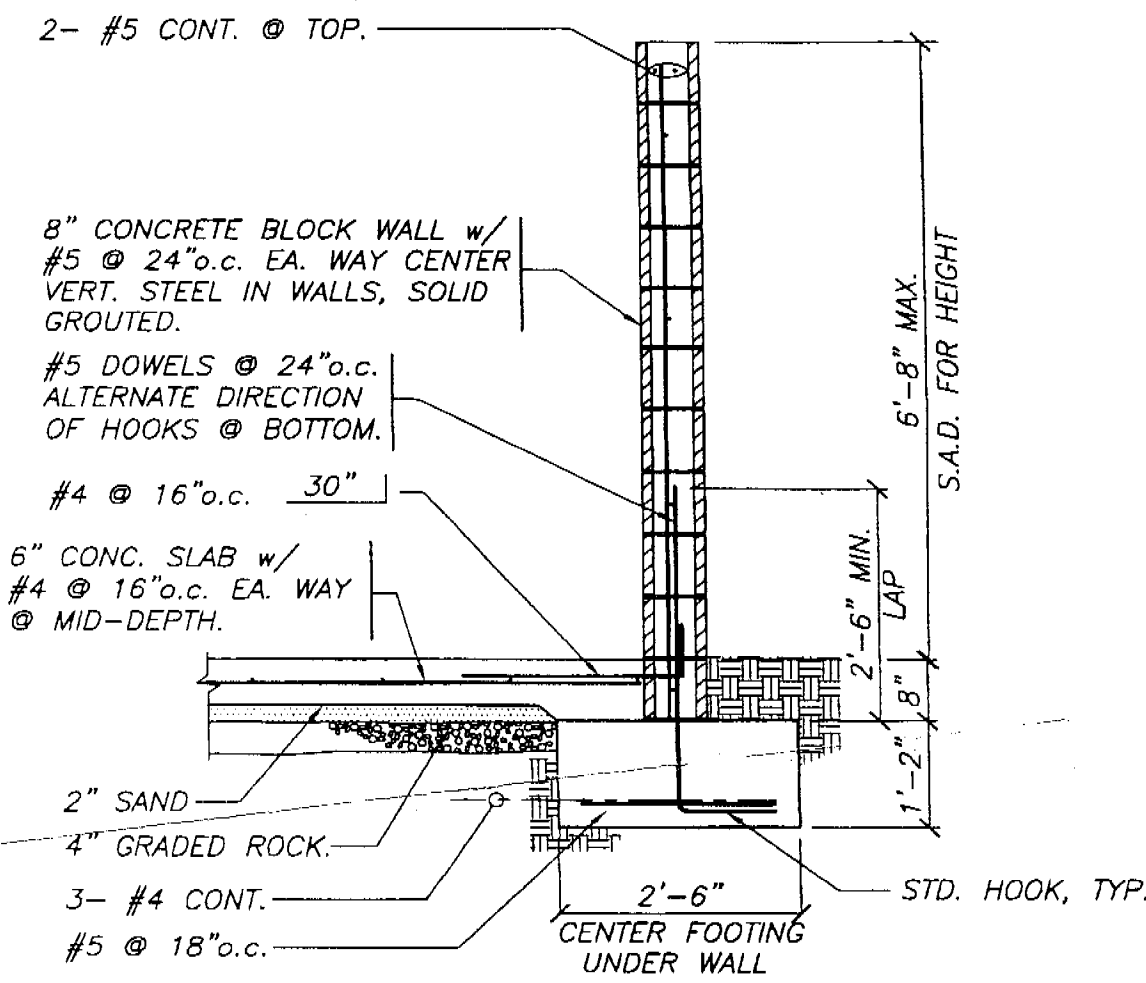

Bob McCormick
Structural Inspection Supervisor


John M. Raney
Registered C.E. No. 23453
Geotechnical Engineer No. 708

Attachments: Compressive Strength Reports

(2) Addressee
(2) The Wentz Group - Larry Cabodi

BM/JMR/JB

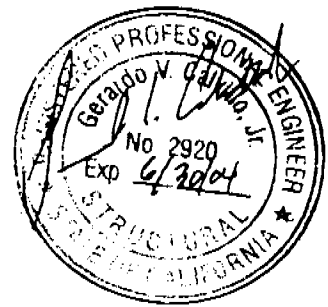


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S4.1

TRASH ENCLOSURE WALL

SCALE: 1/2" = 1'-0"

84-1D12

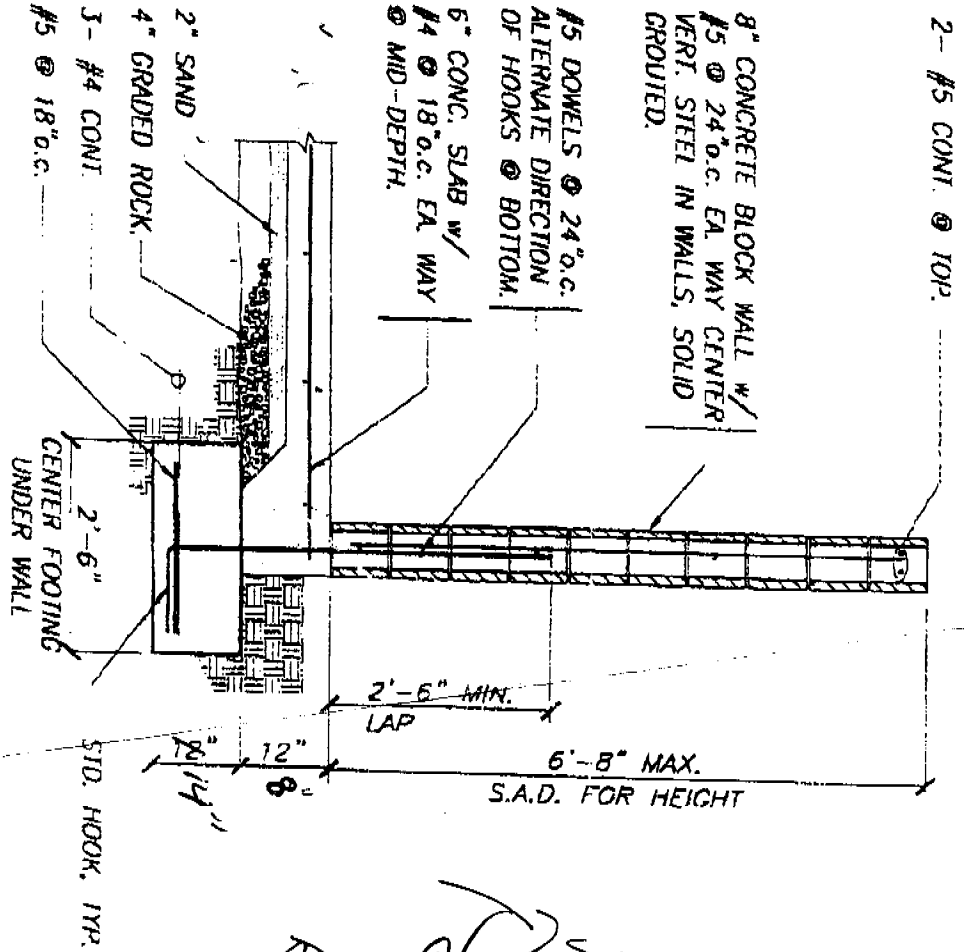


12
S4.1

TRASH ENCLOSURE WALL

SCALE: 1/2" = 1'-0"

31-2209



*2/4/02
Footing
Revised at our RFX
Drawing
JAPSA Sign
VJ*