

CITY OF SACRAMENTO
1231 I Street, Sacramento, CA 95814

Permit No: 0314451

Insp Area: 4

Thos Bros: 277 F4

Site Address: 3315 NORTHGATE BL SAC

Parcel No: 250-0010-086

Sub-Type: REM

Housing (Y/N): N

CONTRACTOR

RY DAN CONSTRUCTION
7812 NEAL STREET
FAIR OAKS, CA 95628

OWNER

CHARLES COMPANY
9171 WILSHIRE BL
BEVERLY HILLS, CA 90210

ARCHITECT

Nature of Work: REMODEL BUILDING FACADE, CONSTRUCT 2 INT. FULL HEIGHT DEMISING WALL, ENCLOSE OUTDOOR AREA TO CREATE CONDITIONED SPACE (ALL FOUR SPACES ARE SHELL ONLY).

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 _____ Lender's Address _____

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 B License Number 569790 Date FEB 04 04 Contractor Signature [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 civil penalty 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 he/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 _____ Owner Signature _____

PAID
CITY OF SACRAMENTO
FEB 04 2004

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 hereby authorize representative(s) of this city to enter upon the abovementioned property for inspection purposes.

Date FEB 04 04 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 these provisions.

Date FEB 04 04 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.

APPLICATION FOR COMMERCIAL BUILDING PERMIT

CITY OF SACRAMENTO
PLANNING & BUILDING DEPARTMENT
 1231 I Street, Suite 200 or 2101 Arena Bl., 200
 Sacramento, CA 95814 Sacramento, CA 95834
 (916) 264-5656, 1-866 EZ PERMIT or www.cityofsacramento.org

ACTIVITY # 0314451 **Insp. Area**

Applicant to complete all areas down to valuation

ADDRESS 3315 NORTHGATE Suite _____
PARCEL # 250-0010-~~089~~ 089 / 086

CONTACT ARCHITECT Name <u>JAMES L. HANEY</u> Street Address <u>7420 HIGH POINT LN</u> City/State/Zip <u>SACRAMENTO CA 95842</u> Phone <u>916 333 5111</u> FAX <u>916 209 6611</u> E-mail: <u>HANEYJL@TOWNSHIPONLINE.NET</u>		LICENSED CONTRACTOR Lic No. # _____ Name _____ Address _____ City/State/Zip _____ Phone _____ FAX _____ E-mail: _____	
ARCHITECT/ENGINEER Name <u>EVYLER/KIRK PARTNERS / LAWRENCE HO</u> Address <u>2116 ALLIANTON AVE</u> City/State/Zip <u>LOS ANGELES, CA 90018</u> Phone <u>323 733 1673</u> FAX <u>323 733 8682</u> E-mail: _____		OWNER Name <u>CHARLES COMPANY</u> Address <u>9171 WILSHIRE BLVD</u> City/State/Zip <u>BEVERLY HILLS CA 90210</u> Phone <u>310 247 0900</u> FAX <u>310 247 1525</u> E-mail: _____	

→ Will permittee have any employees on the jobsite? No Yes → **INSURANCE CO:** _____
 → **WORKER'S COMPENSATION POLICY #** _____ **EXPIRATION DATE:** _____

NATURE OF WORK IN DETAIL:
CHANGE EXISTING KMAKT RETAIL SPACE INTO THREE SEPARATE STORES, CHANGE GARDEN AREA INTO CONDITIONED RETAIL SPACE.

OCCUPANT/TENANT: _____ **VALUATION: \$** 300,000

FLOOD STATUS				S.C.A.T.			
JOB DESCRIPTION BLDG <input type="checkbox"/> SHELL <input type="checkbox"/> APT <input type="checkbox"/> TI () <input type="checkbox"/> REM () <input type="checkbox"/> SW <input type="checkbox"/> FIRE <input type="checkbox"/> ADD <input type="checkbox"/> OTHER <input type="checkbox"/>				ELEC SITE FIRE			
INSPECTION DISCIPLINES				Fire Req. Y/N			
		BLDG		MECH		PLUMB	
		ELEC		SITE		FIRE	
# Stories	1 st flr Area.	Total Area	Use Zone	Occp Group	Const type	SPR	ALARM
B	L	P	M	E	F	S	D
1		2		3	4		
							PW UTIL

COMMENTS:
★ Fire Sprinkler Plan

REGIONAL SANITATION FEES? Yes No **HEALTH DEPARTMENT?** Yes No
WATER FLOW TEST FOR NEW BUILDINGS OR ADDITIONS? Yes No

City of Sacramento Planning Division
PLANNING REVIEW FOR BUILDING PERMIT SUBMITTAL

ADDRESS: 3315 NORTHGATE BL	APN: 250-0010-086 (AKA 09)
DRPB AREA / PUD / SPD: Gateway Plaza Shopping Center PUD	ZONING: SC-PUD
EXISTING LAND USE: Shopping Center	
PROPOSED USE: Exterior Rehab	
<p>PLANNING STAFF WILL CHECK ONE OR MORE OF THE ITEMS BELOW:</p> <p><input type="checkbox"/> Planning review is NOT required.</p> <p><input type="checkbox"/> Use is NOT allowed; applicant CANNOT submit for plan check.</p> <p><input type="checkbox"/> Requires APPLICATION(s): PC ZA IR ER DR PB</p> <p>Required Planning application must be submitted <i>before</i> project can be submitted for plan check.</p> <p><input checked="" type="checkbox"/> Application(s) IN PROGRESS: Z03-264 SP Minor Mod Exterior Rehab</p> <p>Applicant may submit for concurrent building permit plan check, at applicant's risk. Building Division must check with Planning staff and/or SITE before issuing building permit.</p> <p><input checked="" type="checkbox"/> Application(s) COMPLETED: P99-038 V Sign</p> <p>Building permit must conform to approved plans and comply with all conditions of approval. Do NOT issue building permit prior to end of 10 day appeal period.</p> <p><input type="checkbox"/> Plans may be submitted for plan check. Plan checker(s) shall confirm compliance with Zoning Ordinance requirements and all applicable development standards <i>prior to issuance</i> of building permit.</p> <p><input type="checkbox"/> Meets setback & lot coverage requirements as shown on site plan provided.</p> <p><input type="checkbox"/> Plans to be submitted have been stamped/signed by Planning counter staff.</p> <p><input checked="" type="checkbox"/> Route to SITE for plan check and inspection.</p> <p><input type="checkbox"/> Preliminary review ONLY; the information on this form must be reviewed again and confirmed at the time of building permit submittal.</p>	
COMMENTS:	
DATE: 9/22/03	BY: Linda Hay <i>L. Hay</i>

11/4/2003

James Haney
HaneyStation
7420 High Point Ln.
Sacramento Ca 95842

SUBJECT: 3315 Northgate Bl. W.A. # 30070653

SMUD's service point for the above subject address is as follows:

Padmount Transformer (2-KMP-1)

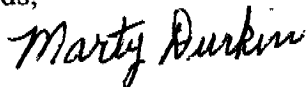
The maximum short circuit current for your 2000 amp service is 34,000 amps symmetrical at SMUD's transformer.

This information is based on a service configuration of a 277/480 volt, three phase, 4 wire, wye, underground service.

Any changes to the above information, will require a new Service Commitment Letter from SMUD.

Please feel free to contact me at (916) 732-5764 if you have any questions regarding this information.

Regards,



Marty Durkin
Engineering Designer, Distribution Services
Sacramento Municipal Utility District

PARTNERS

Consulting Structural Engineers, Inc.

May 12, 2006

Mr. Roger Maw
Jasmine Investment, LLC
1888 Century Park East, Suite 450
Century City, California 90067

Regarding: Three Anchor Plaza Addition and Renovation
3315 Northgate Boulevard, Sacramento, California 95834
Permit # 0314451
0402451
0402985
EPI Job No. 03-L057

Dear Roger:

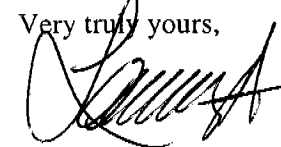
This letter is to summarize the structural observation performed by the undersigned on May 12, 2006. The observation is focused on the as-built condition of the renovation and addition of the referenced project.

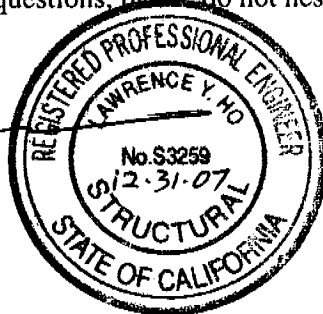
The renovation and addition of this project has been completed for over a year. During our visit, we observed no evidence or distress on the structure that suggests the quality of construction is compromised.

Based on our observation, we find that the building structure has been constructed in general conformance with the approved structural plans.

Should you have any questions, please do not hesitate to call us.

Very truly yours,


Lawrence Y. Ho, S.E.
Principal



LYH:jk

cc: EPI File

Robert E. Englekirk, S.E.
Tony Ghodsi, S.E.
Lawrence Y. Ho, S.E.
Michael K. Kawaharada, S.E.
Christopher Rosien
Thomas A. Sabol, S.E.
Russell Tanouye, S.E.
Albert J. Fobel, S.E.
Al Ikemura
Brett A. Kaufmann, S.E.
Alan T. Shiosaki, S.E.
William A. Wallace, Jr., S.E.
Diana Erickson Nishi, S.E.
Milton S. Shiosaki
Daniel S. Shubin
Kimberly F. Tanouye

Los Angeles
Orange County
Honolulu

2116 Arlington Avenue
Los Angeles, CA 90018-1398
323.733.6673 323.733.8682 fax
www.englekirk.com



M & A GABAE
A California Limited Partnership

February 2, 2006

FAX

**To: David Phillips
City of Sacramento
Building Division**

Fax: 916-808-7046

Fr: Roger Maw

Re: Three Anchor Plaza Inspection Report

Dear Mr. Philips,

Please find attached a copy of the Special Inspection Final Report conducted on Three Anchor Plaza by Capitol Engineering Laboratories, Inc. for your perusal.

Should you have queries, please feel free to call me at 310-951-5459.

Regards,
Roger Maw

1888 East Century Park Blvd. Suite 450 Century City LA, CA 90067
Phone: 310.247.0900 • Fax: 310.247.1525



CAPITOL ENGINEERING LABORATORIES, INC.

Materials Testing • Inspection • Crane Certification

File No. 5859
September 1, 2004

Mr. Ron Radusinovic
The Charles Company
9171 Wilshire Blvd, Penthouse
Beverly Hills, CA 90210

Project: Three Anchor Plaza
Permit 0314451C

Subject: Special Inspection Final Report

Dear Ron,

We have completed the following special inspection services for the above project:

1. Epoxy anchor witnessing (existing to new structure)
2. Field welding - periodic (roof diaphragm & truss supports)
3. Masonry - periodic (reinforcement, grout placement & grout compressive strength)

In summary, to the best of our knowledge, the above items were completed in accordance with the project documents.

Respectfully submitted,

CAPITOL ENGINEERING LABORATORIES, INC.

090104.073wpl/sv



PARTNERS
Consulting Structural Engineers, Inc.

March 13, 2006

via fax (310) 247-1525

Mr. Roger Maw
Jasmine Investment, LLC
1888 Century Park East, Suite 450
Century City, California 90067

Regarding: Three Anchor Plaza Addition and Renovation, Sacramento, CA
EPI Job No. 03-L057

Dear Roger,

This letter is pursuant to our telephone conversation on March 3, 2006 regarding the construction of the wall footings for the above referenced project.

The concrete footings were designed using the allowable bearing pressure 3,000 psf indicated on the original structural drawings. The bottom of the footing shall be founded two feet below the finish floor in accordance with the original drawings.

The renovation and addition of this project has been completed for almost a year. You have informed us that the footings have been constructed in accordance with the structural design drawings prepared by our firm. There are no signs of distress observed on the building exterior walls that may be a result of inadequate soil bearing and/or differential settlement.

Based on the above understanding, it is our opinion that the as-built wall footings are sound. Our opinion is based on the fact that the footings have been loaded up to 90% of its design.

If you are in agreement with this letter, please sign below and return to a copy for our file.

Should you have any questions, please do not hesitate to call us.

Very truly yours,

Lawrence Y. Ho, S.E.
Principal

LYH:kic

Cc: Mark Gabay / Charles Company (310) 247-1525

Agreed by Owner's Agent:

Roger Maw
Jasmine Investment, LLC
Date 5/2/06

Director of Construction
Title

- Robert E. Englekirk, S.E.
- Tony Ghadai, S.E.
- Lawrence Y. Ho, S.E.
- Michael K. Kawaharada, S.E.
- Christopher Keaton
- Thomas A. Kahl, S.E.
- Atsull Tanouze, S.E.
- Albert J. Fobal, S.E.
- Al Khumari
- Brian A. Kuzman, S.E.
- Alan T. Shozaki, S.E.
- William A. Wallace, Jr., S.E.
- Diana Erickson Naitl, S.E.
- Milton S. Shostala
- Daniel S. Shubin
- Kimberly P. Tanouze

Los Angeles
Orange County
Honolulu

2116 Arlington Avenue
Los Angeles, CA 90015-1398
323.733.8673 323.733.8682 fax
www.englekirk.com



PARTNERS

Consulting Structural Engineers, Inc.

Accepted in
line of "Final"
letter per Rony

May 12, 2006

Mr. Roger Maw
Jasmine Investment, LLC
1888 Century Park East, Suite 450
Century City, California 90067

Regarding: Three Anchor Plaza Addition and Renovation
3315 Northgate Boulevard, Sacramento, California 95834
Permit # 0314451
0402451
0402985
EPI Job No. 03-L057

Dear Roger:

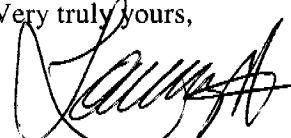
This letter is to summarize the structural observation performed by the undersigned on May 12, 2006. The observation is focused on the as-built condition of the renovation and addition of the referenced project.

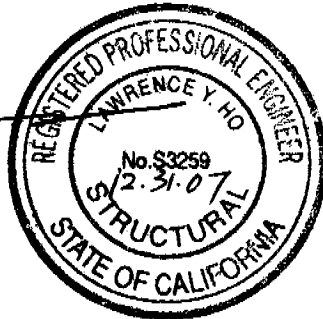
The renovation and addition of this project has been completed for over a year. During our visit, we observed no evidence or distress on the structure that suggests the quality of construction is compromised.

Based on our observation, we find that the building structure has been constructed in general conformance with the approved structural plans.

Should you have any questions, please do not hesitate to call us.

Very truly yours,


Lawrence Y. Ho, S.E.
Principal



LYH:jk

cc: EPI File

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CITY OF SACRAMENTO

CERTIFICATE OF COMPLIANCE

For Information Contact (916) 808-5716

Building Address: 3315 NORTHGATE BL Permit No.: 0314451
Building Use: REMODELED RETAIL SHELL Occupancy: M
Building Owner: CHARLES COMPANY Construction Type: VN
Owner Address: BEVERLY HILLS, CA Sprinkled? Yes No
Portion of Building Occupied: ENTIRE Area: 91862 Sq. Ft.
5/12/06 Carolyn Cooper CARL HEFNER
Date By: (Print) Sign ASSISTANT BUILDING OFFICIAL

[Finaled By:DSP,DJP,JZB,GRS,FJ]

This Certificate, issued pursuant to the requirements of Section 109 of the Uniform Building Code, certifies that at time of issuance the described portion of the building has been inspected for compliance with the Uniform Building Code, as adopted per Title 15 of the Sacramento City Code for the group and division of occupancy and use for which the proposed occupancy is classified. Issuance of this certificate shall not be construed as an approval of a violation of any Codes, or Federal, State and City Laws or Ordinances. Certificates presuming to give authority to such violation shall not be valid. This certificate shall be posted in a conspicuous place on the premises and shall not be removed except by the Chief Building Official. No changes shall be made in the character of occupancy or use without approval of the Chief Building Official.

POST IN A CONSPICUOUS PLACE

Peter C. See

California License No. E9713

Electrical Engineer

1253 Rio Blanco Ave, Montebello, Ca. 90640
Tel. 323-270-9046 Fax 323-721-4968

Date: December 8, 2005

To: Mr. Tim Green
City of Sacramento
Development Services
2101 Arena Blvd., #200
Sacramento, Ca. 95834

Reference: 3315 Northgate, Sacramento
Plan Check No. 0404385

Subject: Latest copy of sheets E2 and E5

Per your request and per instructions from Mr. Roger Maw of Charles co., attached please find two sets of signed sheets E2 & E5 showing Building and Safety's correction being done and dated April 26, 2005.

Please call me at 323-270-9046 if you have any additional questions.

Sincerely Yours,


Peter See, P.E.

Charles Company

1888 Century Park East
Suite 450
Los Angeles, CA 90067
Cell (310) 951-5459
Direct (310) 432-5476
Fax (310) 247-1525
(310) 247-0900

regina.w@charles.com



CAPITOL ENGINEERING LABORATORIES, INC.

Materials Testing • Inspection • Crane Certification

September 1, 2004
File No. 5859

Mr. Ron Radusinovic
The Charles Company
9171 Wilshire Blvd., Penthouse
Beverly Hills, CA 90210

Project: Three Anchor Plaza
Permit #314451C

Subject: Special Inspection Final Report

We have completed the following special inspection services for the above project:

1. Epoxy anchor witnessing (existing to new structure)
2. Field welding – periodic (roof diaphragm & truss supports)
3. Masonry – periodic (reinforcement, grout placement & grout compressive strength)

In summary, to the best of our knowledge, the above items were completed in accordance with the project documents.

Respectfully submitted,

CAPITOL ENGINEERING LABORATORIES, INC.


G. Barry Lotz, C.E.

090104.073/sv

CITY OF SACRAMENTO

30 DAY TEMPORARY
Certificate of COMPLIANCE

For Information Contact (916) 264-5716

Building Address: 3315 NORTHGATE BL Permit No.: 0314451
Building Use: BUILDING SHELL Occupancy: M
Building Owner: CHARLES COMPANY Construction Type: VN
Owner Address: BEVERLY HILLS, CA Sprinkled? Yes No
Portion of Building Occupied: ENTIRE Area: 91862 Sq. Ft.

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

9/24/04 LESLIE LUNDHOLM [Signature] RON BEEHLER
Date By: (Print) Sign INTERIM CHIEF BUILDING OFFICIAL

[TCO approvals: DSP,RSB,DJP,MJG,RW]

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



CAPITOL ENGINEERING LABORATORIES, INC.

631 COMMERCE DRIVE, SUITE 200, ROSEVILLE, CA 95678-6411 (916) 786-2488

WELDER QUALIFICATION RECORD (WQR)

FILE WITH #0314451 ID No.: C4302157 3315 NORTHGATE BLVD 9204 ACOR

Welder's Name: PAUL V. GUTIERREZ

Address: c/o Hallsten Corporation, P.O. Box 41036, Sacramento, California 95841

Welding Process: FCAW

Manual Semi-Auto Automatic

Specification: AWS D1.1-98

Material: A 847

To: A 847

Plate: ; Pipe: ; Tube: ; Rebar: ; Sheet: ; Thickness 3/8" ; Diameter 8x8

Type of Joint: Single V-Groove Butt Joint

Root Spacing: 1/4"

Backing: Yes

Electrical Data, Current: AC DC

Polarity: Straight (-)

Reverse (+)

Weld Position/Progression: 6G (Up)

Heat Treatment: 50° min.

Filler Material, Trade Name: Tri-Mark

Shielding Gas: CO² @ 35 cfh

AWS No.: 5.29

Class: E80T1-W

F-No.: 6

Diameter: .045

Scope of Qualification: Qualification in the 6G (inclined fixed) position qualifies for all position groove and all position fillet welding of pipe, tubing, and plate, except complete joint penetration groove welds in T-, Y-, and K-connections. Sizes qualified are per AWS D1.1-98, Table 4.9.

This certification shall remain in effect as long as the above-named welder/operator keeps this certification updated within any six-month period, or unless the welder's ability comes under question.

COUPON TEST RESULTS

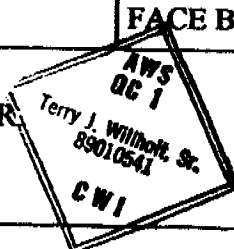
Type	Result	Type	Result
ROOT BEND #1	PASS	FACE BEND #1	PASS
ROOT BEND #2	PASS	FACE BEND #2	PASS

Test witnessed by: TERRY J. WILLHOIT, SR.

Date: 02/10/00

Signature: Terry Willhoit Sr.

WQR Test No.: 461



Capitol Engineering Laboratories certifies that the statements in this record are correct and that the welds were prepared and tested in accordance with the requirements of the above AWS specification.

UPDATE 8-6-2003 @ NATIONAL & LEANING BLDGS
RAMEY GEOTECHNICAL INC. *[Signature]*

4-20-04
Ramey Geotechnical
[Signature]
