

CITY OF SACRAMENTO

Permit No: 9900494

1231 I Street, Sacramento, CA 95814

Insp Area: 2

Site Address: 18 QUASAR CR SAC

Sub-Type: RES

Parcel No: 0490500022

Housing (Y/N): N

CONTRACTOR

OWNER

ARCHITECT

ADAMS ANNE B
18 QUASAR CR
SACRAMENTO CA 95822

Nature of Work: SMUD RECONNECT AND SAFETY INSPECTION

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 License Number 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 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 1-19-99 Owner 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 1/19/99 Applicant/Agent 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 1/19/99 Applicant 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.

REQUEST FOR PERMISSION TO TEST SYSTEMS

Property Address: 18 QUASAR Circle FHA Case # 043-560892
SACRAMENTO, CA 95822

I/We hereby request permission to have the property's systems (electrical, plumbing, heating/air conditioning) tested for proper operation. Regardless of the test results, I understand fully that HUD is not responsible for and will not perform any repairs to that property. I also understand that if the tests disclose defects which I am unable or unwilling to repair, I have the option of closing the sale as scheduled, without repairs being performed by HUD and without a reduction in the sales price. I also understand fully and hereby agree to bear all expenses associated with the testing of the systems, including rewinterization, if appropriate.

Signature of Buyer [Signature] Signature of Buyer _____
Date 12 27 98 Date _____

I agree to coordinate the inspection of this property's systems through HUD's Property Manager (Golden Feather Realty Service (916) 922-2262). I also agree that I will be responsible for any costs incurred by my purchaser which are associated with the inspection and for ensuring that the property is left in the same condition as before the inspection. I understand that this includes rewinterization of the system, if appropriate. The inspection is scheduled for:

Selling Agent George M. Wright Selling Broker SACRAMENTO FIRST REALTY
Date _____ Date _____ Fax 338-4839
Approved _____ Not Approved _____ PH 338-1500
Chief Property Officer _____

Sales Contract

Property Disposition Program

U.S. Department of Housing and Urban Development
Office of Housing
Federal Housing Commissioner

443 05937 62

HUD Case No
043-56089-2

Buyer: SHANONNE RHEINHART

Purchaser agrees to purchase on the terms set forth herein the following property, as more particularly described in the deed conveying the property to the Secretary of Housing and Urban Development.

Property: 3333 SACRAMENTO, CA 95822

The Secretary of Housing and Urban Development (Seller) agrees to sell the property at the price and terms set forth herein, and to prepare a deed containing a title insurance policy which warrants against the acts of the Seller and all claiming by, through or under him. Title will be taken in the following name and status: SHANONNE RHEINHART UNMARRIED WOMAN

The purchase price of the property is \$384,777.00

Purchaser has made a down payment of \$30,000 as a part of the purchase price, and agrees to pay the balance of the purchase price, plus interest, at the time of closing, in cash to Seller. The earnest money deposit shall be held by BAKER UTILITY AND FINANCE TRUST, ATTORNEYS AT LAW.

Purchaser is applying for FHA insured financing (X) 203(b) [] 203(b) repair escrow, [] 203(k) with a cash payment of \$1,223.00 at closing and the balance secured by a mortgage in the amount of \$354,577.00 at 3.5% monthly. (does not include FHA Mortgage Insurance Premium.)

The mortgage is being paid into mortgage. Said mortgage involves a repair escrow amounting to \$4,500.00. Buyer is paying cash or applying for conventional or other financing not involving FHA.

Seller will pay reasonable and customary costs, but not more than actual costs, nor more than paid by a typical Seller in the area, of obtaining financing and/or closing (including broker's commission) in an amount not to exceed \$1,223.00.

Broker's name and address: BAKER UTILITY AND FINANCE TRUST, ATTORNEYS AT LAW, 6524 00.00

The amount due Seller at Purchase price, Item 3, less Item 4 escrow, if any, less Items 5 and 6, is \$384,777.00.

Purchaser is [] non-profit [] public housing agency [] other government agency. Discount at closing: 4.5%.

Closing shall occur as to closing. The sale shall close not later than 45 days from Seller's acceptance of contract. Closing shall be held at Seller's designated closing agent: STEVEN T. H. CO.

Buyer may [] may not hold such offer as a back up to accepted offer.

Should Purchaser refuse or otherwise fail to perform in accordance with this contract, including the time limitation, Seller may, at Seller's sole option, retain all or a portion of the deposit as liquidated damages. The Seller reserves the right to apply the earnest money, or any portion thereof, to any amount due to the Seller for rent.

This contract is subject to the Conditions of Sale on the reverse hereof, which are incorporated herein and made part of this contract.

Signature of Purchaser: Shanonne Rhinehart

Signature of Seller: Michael Meyer

Seller's Social Security Number (SSN) or Employer Identification Number (EIN) (include hyphens): 9-93-9-35

Secretary of Housing and Urban Development By: Michael Meyer, Attorney in Fact

Date Purchaser(s) Signed Contract: 12-22-98

Date Contract A: 12-24-98

Signature of Broker: George M. Wright

Broker's Name & Address: BAKER UTILITY AND FINANCE TRUST, ATTORNEYS AT LAW, 6524 00.00

Broker's EIN or SSN (include hyphens): 329-42-6056

Signature of Salesperson: George M. Wright

Name and phone number of sales person: GEORGE M. WRIGHT FAX 329-42-6056

Return Earnest Money Deposit: [X]

REQUEST FOR PERMISSION TO TEST SYSTEMS

Property Address 18 QUASA Circle FHA Case # 043-560892-
SACRAMENTO, CA 95822

I/We hereby request permission to have the property's systems (electrical, plumbing, heating/air conditioning) tested for proper operation. Regardless of the test results, I understand fully that HUD is not responsible for and will not perform any repairs to that property. I also understand that if the tests disclose defects which I am unable or unwilling to repair, I have the option of closing the sale as scheduled, without any repairs performed by HUD and without a reduction in the sales price. I also understand fully and hereby agree to bear all expenses associated with the testing of the systems, including rewinterization, if appropriate.

Signature of Buyer [Signature] Signature of Buyer _____
Date 12/24/98 Date _____

I agree to coordinate the inspection of this property's systems through HUD's Property Manager (Golden Feather Realty Service (916) 922-2262). I also agree that I will be responsible for any costs incurred by my purchaser which are associated with the inspection and for ensuring that the property is left in the same condition as before the inspection. I understand that this includes rewinterization of the system, if appropriate. The inspection is scheduled for _____.

Selling Agent George M. Wright Selling Broker SACRAMENTO FIRST REALTY
Date _____ Date _____ FAX 338-4039
Approved Not Approved _____ PH 338-1500
Field Property Officer: [Signature]
12/24/98