

CITY OF SACRAMENTO

1231 I Street, Sacramento, CA 95814

Permit No: 0516009

Insp Area: 4

Thos Bros: 257A7

Site Address: 2400 DEL PASO RD SAC St: # 195

Parcel No: 225-0070-083 SUITE 195

Sub-Type: TI

Housing (Y/N): N

CONTRACTOR

COOK BROTHERS CONSTRUCTION INC.
CH&D ARCHITECTS
1623 51ST ST
SACRAMENTO CA 95819

OWNER

1792 TRIBUTE RD 450
SACRAMENTO, CA 95825

ARCHITECT

MARVIN LOATES TRUST
2150 CAPITOL AVE # 200
SAC, CA.

Nature of Work: 1ST TIME TI FOR 5827 SF OFFICE

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 582819 Date 11-18-05 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 _____

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 11-18-05 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 NO EMPLOYEES 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 11-18-05 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.

APPLICATION FOR COMMERCIAL BUILDING PERMIT

CITY OF SACRAMENTO
PLANNING & BUILDING DEPARTMENT
 PERMIT SERVICES SECTION
 1231 I Street, Suite 200
 Sacramento, CA 95814 (916) 264-7619 FAX (916) 264-7046

ACTIVITY # 0516009	Isnp. Area 4
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Applicant **MUST** complete ALL Unshaded areas

ADDRESS 2400 Del Paso Rd Suite 195
 PARCEL # 225-0070-083

CONTACT Name <u>Gail Cook</u> Street Address <u>1623 57th St</u> City/State/Zip <u>Sac Ca 95819</u> Phone <u>870-8496</u> FAX <u>739-1622</u> E-mail: <u>Cook Bros @ Snetwest.net</u>	LICENSED CONTRACTOR Lic No. # <u>582819</u> Name <u>Cook Bros Contractor</u> Address <u>1623 57th St</u> City/State/Zip <u>Sac Ca 95819</u> Phone <u>870-8496</u> FAX <u>739-1622</u> E-mail: <u>Same</u>
ARCHITECT/ENGINEER Name <u>CHAD - Andy Kwong</u> Address <u>2120 20th St #1</u> City/State/Zip <u>Sac Ca 95818</u> Phone <u>446-7741</u> FAX <u>446-0457</u> E-mail:	OWNER Name <u>2400 Del Paso Rd LP a Calif Limited Partnership</u> Address <u>Managed by Sen</u> City/State/Zip <u>875 Eden Creek Rd Sac Ca 95828</u> Phone _____ FAX _____ 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: Tenant Improvement - Real Estate office use

OCCUPANT/TENANT: Lyon Real Estate VALUATION: \$ 250,000.00

FLOOD STATUS				S.C.A.T.					
JOB DESCRIPTION		BLDG <input checked="" type="checkbox"/>	SHELL <input type="checkbox"/>	ART <input checked="" type="checkbox"/>	REM <input type="checkbox"/>	SW <input type="checkbox"/>	FIRE <input type="checkbox"/>	ADD <input type="checkbox"/>	OTHER <input type="checkbox"/>
INSPECTION DISCIPLINES		BLDG	MECH	PLUMB	ELEC	SITE		FIRE	
# Stories	1 st flr Area	Total Area	Use Zone	Occp Group	Const type	Fire Req. Y/N		Fed Code	Vio. File
						SPR	ALARM		
B	L	P	M	E	F	S		D	PW UTIL
NNO	NMO	SBA	P/M	BLE	FIR	DIH		MEH	

COMMENTS:

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

City of Sacramento Planning Division
PLANNING REVIEW FOR BUILDING PERMIT SUBMITTAL

ADDRESS: 2400 Del Paso Road, Suite 195	APN: 225-0070-083
DRPB AREA / PUD / SPD: Expanded North / Del Paso Road PUD	ZONING: EC-40-PUD
EXISTING LAND USE: 107,154 sq ft office building	
PROPOSED USE: TI for new 5827 SF real estate office	
PLANNING STAFF WILL CHECK ONE OR MORE OF THE ITEMS BELOW:	
<input type="checkbox"/>	Planning review is NOT required.
<input type="checkbox"/>	Use is NOT allowed; applicant CANNOT submit for plan check.
<input type="checkbox"/>	Requires APPLICATION(s): PC ZA IR ER DR PB
	Required Planning application must be submitted before project can be submitted for plan check.
<input type="checkbox"/>	Application(s) IN PROGRESS:
	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.
<input checked="" type="checkbox"/>	Application(s) COMPLETE: P99-070, approved 2/10/2000
<input checked="" type="checkbox"/>	Plans may be submitted for plan check. Plan checker(s) shall confirm compliance with Zoning Ordinance requirements and all applicable development standards prior to issuance of building permit.
<input type="checkbox"/>	Meets setback & lot coverage requirements as shown on site plan provided.
<input type="checkbox"/>	Plans to be submitted have been stamped/signed by Planning counter staff.
<input checked="" type="checkbox"/>	Route to SITE for plan check and inspection.
<input type="checkbox"/>	Preliminary review ONLY; the information on this form must be reviewed again and confirmed at the time of building permit submittal.
COMMENTS: Building permit must conform to approved plans and comply with all conditions of approval for P99-070. Parking requirements for entire building are 270 spaces. Total provided 410 spaces. Adequate parking provided to support 5,827 sq ft office. No proposed changes to exterior of existing building. No additional Planning entitlements required. All proposed work is interior.	
DATE: 10/07/05	BY: Erin Haley

CITY OF SACRAMENTO

CERTIFICATE OF OCCUPANCY

For Information Contact (916) 808-5716

Building Address:	<u>2400 DEL PASO ROAD #195</u>	Permit No.:	<u>0516009</u>
Building Use:	<u>OFFICE DBA: LYON'S REAL ESTATE</u>	Occupancy:	<u>B</u>
Building Owner:	<u>MARVIN L. OATES TRUST</u>	Construction Type:	<u>VN</u>
Owner Address:	<u>SACRAMENTO, CALIF 95825</u>	Sprinkled?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Portion of Building Occupied:	<u>ENTIRE</u>	Area:	<u>5827</u> Sq. Ft.
Date	01/12/2006	By: (Print)	<u>Carolyn Cooper</u>
		Sign	<u>RON BEEHLER</u> CHIEF BUILDING OFFICIAL

[Finaled By: JPZ, SLG, JBB, MCM, MJG]

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