

CITY OF SACRAMENTO

1231 I Street, Sacramento, CA 95814

Permit No: 0501802

Insp Area: 4

Thos Bros: 256H7

Site Address: 4600 DUCKHORN DR SAC

Parcel No: 225-0080-055 BUILDING D

Sub-Type: NCOM

Housing (Y/N): N

CONTRACTOR  
EUSARDI CONSTRUCTION CO  
700 ALFRED NOBEL DR  
HERCULES CA 94547

OWNER  
VCC-SACRAMENTO  
600 MILLER AVE  
MILL VALLEY CA 94941

ARCHITECT  
WARE MALCOMB  
5000 EXECUTIVE PKWY #298  
SAN RAMON CA 94583

Nature of Work: NEW MIXED-OCCUPANCY BUILDING IN A 4-BUILDING DEVELOPMENT: 10995 SF OFFICE SPACE, 564 INDUSTRIAL/STORAGE

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 A/B License Number 207287 Date 8/24/05 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 subject to 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 8/24/05 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 hereby authorize representative(s) of this city to enter upon the abovementioned property for inspection purposes.

Date 8/24/05 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 N. U. F. I. Co of P. Policy Number GL6949157 Exp Date 1/01/06

(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 8/24/05 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.

CITY OF SACRAMENTO

**CERTIFICATE OF OCCUPANCY**

For Information Contact (916) 808-5716

Building Address: 4600 DUCKHORN DR BLD D Permit No.: 0501802  
Building Use: OFFICE/LIGHT INDUSTRIAL/STORAGE Occupancy: B/F1/S1  
Building Owner: VCC-SACRAMENTO Construction Type: VN  
Owner Address: MILL VALLEY, CA Sprinkled?  Yes  No  
Portion of Building Occupied: ENTIRE Area: 16642 Sq. Ft.  
Date 4/5/06 By: Carolyn Cooper Sign CARL HEFNER  
By: (Print) Sign ASSISTANT BUILDING OFFICIAL

[ Finaled By: MJJ,RLB,WZG,PGL,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**

COUNTY SANITATION DISTRICT 1  
 SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT

**SEWER IMPACT FEE**

PERMIT AND CALCULATION

APPLICATION NO:		BLDG PERMIT NO. 140755-0008	
GENERAL INFORMATION		THIS PERMIT GOOD ONLY WHEN VALIDATED BY THE CASHIER	
VENTURE COMMERCIAL CENTER BLDG. D		<b>PAID</b>  Per..... THIS PERMIT TO CONNECT EXPIRES ONE YEAR FROM DATE OF ISSUANCE	
FEE CALCULATION		BUILDING USE	
INSPECTION		RESIDENTIAL SF <input type="checkbox"/> MI <input type="checkbox"/>	
CSD-1 \$1500	\$1500.00	COMMERCIAL USE	
SRCSD \$1500	\$1500.00		
CONSTRUCTION			
IN-LIEU			
<b>TOTAL FEE</b>	<b>\$3000.00</b>		
APN: 275-108-010			
DESCRIPTION/SUBDIVISION		LOT:	
PROPERTY ADDRESS 4111 44th AVENUE DAVIS			
OWNER VCC SACRAMENTO LIMITED LIABILITY			
MAILING ADDRESS 110 HUNTER AVENUE			
CITY-STATE-ZIP Full Valley CA 95631		PHONE	
ADDITIONAL FEES MAY BE DUE IF CHANGES IN USE INCREASE SEWER IMPACT.			
APPLICANT SIGNATURE			
CONSOLIDATED UTILITY BILLING USE ONLY			
ACCT _____	INPUT _____	START _____	

RECEIPT

## Case Fee Summary

Case Number: SWD2005-00508  
 Location: CITY OF SACRAMENTO  
 Job Address: 4600 4648 DUCKHORN DR

Status: ACT

Issue Date: 7/19/2005

Date Printed: 7/19/2005

Fee Type	Fee Due	Fee Paid	Date Paid
CSD 1 Fees	57,814.00	0.00	
SRCSD Sewer Fees	18,200.00	0.00	
<b>Fees Due:</b>	<b>76,014.00</b>	<b>Fees Paid:</b>	<b>0.00</b>
	<b>Balance Due:</b>		<b>76,014.00</b>

County of Sacramento  
 Accounting & Fiscal Services

\*\*\* Customer Receipt \*\*\*

Receipt #: 320050000000000057  
 Transaction Date / Time: 7/21/2005 9:57:07AM

Case #: SWD2005-00508

Fee Type	Fee Amount
CSD 1 Fees	57,814.00
SRCSD Sewer Fees	18,200.00
<b>Total : Check</b>	<b>\$76,014.00</b>

Bank #: 90-4153  
 Check #/Acct#: 14053  
 Received: In Person  
 Confirm No: \_\_\_\_\_

Amount Tendered: \$76,014.00

**Certification of Compliance**  
School District Development

**Part I—To be completed by the APPLICANT**

Owner's Name/Address Venture Corporation 600 Miller Ave Mill Valley CA 94041  
Project Address 4000 Buckhorn Ln  
Parcel Number 025-1000-020 Lot No. \_\_\_\_\_  
Subdivision Name \_\_\_\_\_ No. of Units \_\_\_\_\_  
Applicant's Signature [Signature] Title VP  
Phone No. (415) 381-1600 Date 8/25/05

**Notice to Applicant:** Pursuant to Government Code Section 66020(d), this will serve to notify you that the 90-day approval period in which you may protest the fees or other payment identified above will begin to run on the date in which the building or installation permit for this project is issued or on which they are paid to the district(s) or to another public entity authorized to collect them on behalf of the district(s), whichever is earlier.

**Part II—To be completed by the BUILDING DEPARTMENT**

Plan Identification Number 05017-2  
Building Type (check one)  Residential  Apartment/Condominium  Commercial/Industrial  
Square Feet of Chargeable Building Area 16,642 sq. ft.  
Signature/Title [Signature] Date 1/24/05

**Part III—To be completed by the SCHOOL DISTRICT**

School District Marina Unified School Dist Certificate No. 06-115  
 Exempt Comments \_\_\_\_\_  
Residential/Apartment/etc. \_\_\_\_\_ Square ft. x \$ \_\_\_\_\_ = \$ \_\_\_\_\_  
Commercial/Industrial 16,642 Square ft. x \$ 3.34 = \$ 5658.22  
Total fees collected..... = \$ \_\_\_\_\_

*This certification covers only the amount of square footage indicated above. Any additions or corrections to the square footage for this project will require an amendment to the Certificate of Compliance.*

*As the authorized school official, I hereby certify that the requirements of Government Code Section 65995 and any other authorized requirements have been complied with by the above signed applicant.*

Signature [Signature] Date 8/25/05

White & Canary—School District • Pink—Building Department • Goldenrod—Applicant



REQUEST FOR INFORMATION

RFI NO.: 15

JOB NO.: 2811

PROJECT: Venture Corporation Natomas

TO: KLT	DATE:
ATTN: Elizabeth Chen	
COPIES TO: Kevin Billings	
FROM: Jim Hansen	

SUBJECT: Hold down at unit 104 building A	<b>POTENTIAL IMPACT:</b> <input checked="" type="checkbox"/> Schedule <input type="checkbox"/> Material <input type="checkbox"/> Other	<input type="checkbox"/> Labor
REFER TO: Email that was sent with the picture		<input type="checkbox"/> No Impact
Response requested by:		Today

REQUEST: Elizabeth per the email that was sent with the attached photo. This will be acceptable and there is no structural problem. Please print out the picture and stamp the rfi and fax back. Thanks again for you help Jim Hansen. Fax Number to the job 916-419-4769

**MARSHALL**

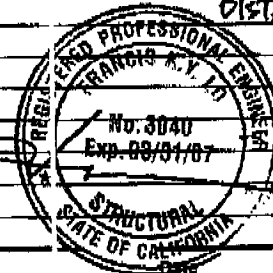
Building Inspector.  
Originator

RESPONSE: IT'S OK BY KLT TO ACCEPT THIS FIELD CONDITION.

MIN REQ'D EDGE DISTANCE =  $2D = 2 \times 3/4 = 1.5"$  where D = BOLT DIAMETER

EXISTING DISTANCE BETWEEN C. OF BOLT + EDGE DISTANCE = 2" > MIN. REQ'D DISTANCE

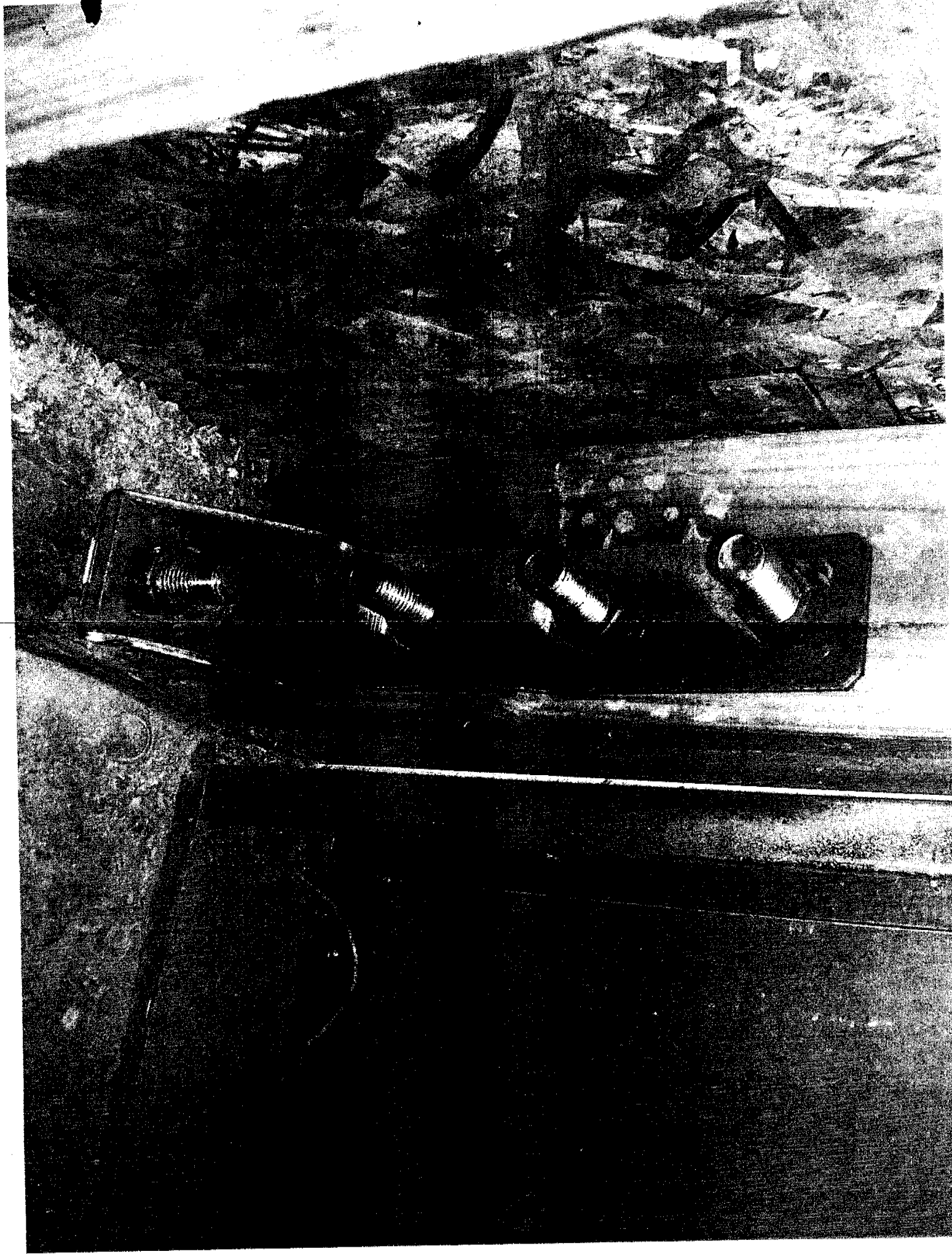
So IT IS ACCEPTABLE.



Please call me at 780-802-5114 if any of the info is unclear.

Firm or Corporation \_\_\_\_\_ Authorized Signature \_\_\_\_\_

RECEIVED BY CONTRACTOR:	Signature _____	Date _____
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From: VIKTORIA HANDLEY  
 cell (916) 508-6839  
 fax (916) 808-8370



CITY OF SACRAMENTO  
 PLANNING & BUILDING DEPARTMENT  
 BUILDING DIVISION  
 1231 I Street, Suite 200, Sacramento, CA 95811  
 2101 Anna Blvd, Suite 200, Sacramento, CA 95834

0501768 0501798  
 916-791-9547 0501800  
 0501800  
 0501802  
 0508913



1-916-264-5658 or 1-888-EZ-PERMIT

Before issuance of a permit, the applicant shall complete Part I of this form. Part II and Part III shall be completed by the project Architect/Engineer and the Development Services Department as a part of the plan review process. Before permit issuance, all parties must sign this agreement. Please note that failure to comply with special inspection requirements could be expensive in terms of rework, design and construction as well as delays in the project.

**PART I - SPECIAL INSPECTION AND TESTING AGREEMENT**

PROJECT NAME: VENTURE SACRAMENTO  
 PROJECT ADDRESS: 4500 DUCKTOWN DRIVE  
 PLAN REVIEW NUMBER: MAE Job #: 05013  
 PERMIT NUMBER: 0501768  
 OWNER'S NAME: VEC SACRAMENTO LIMITED PARTNERSHIP  
 OWNER'S ADDRESS: 600 MILLER AVENUE, MILL VALLEY, CA 94541  
 OWNER'S REPRESENTATIVE: MARK PARRY  
 PHONE NUMBER: (916) 381-1600

**TESTING / INSPECTION FIRMS(S)**

1. FIRM: SIGNET TESTING LABS, INC. ITEMS  
 CONTACT PERSON: NICHOLE WILSON PHONE #: (916) 568-5858  
 2. FIRM:  
 CONTACT PERSON: PHONE #:

**PART II - SPECIAL INSPECTION AND TESTING REQUIREMENTS - INSPECTION ACQUIRED**

In accordance with Chapter 17 Section 1701 of the UBC, as amended by the California Building Code, the following inspections are required:

PRECONSTRUCTION MEETING: REQUIRED  WANTED

CODE SECTION	TYPE OF WORK	CONTINUOUS	PERIODIC
1701.5.1	CONCRETE		
1701.5.2	BOLTS INSTALLED IN CONCRETE		
1701.5.3	SPECIAL MOMENT - RESISTING CONCRETE FRAME		
1701.5.4	REINFORCING STEEL AND PRESTRESSING STEEL TENSION		
1701.5	STRUCTURE WELDING (FIELD ONLY)	<input checked="" type="checkbox"/>	
1701.5.1	GENERAL		
	FIELD STRUCTURAL WELDING		
	SHOP STRUCTURAL WELDING (REQUIRING SPECIAL INSPECTION)		
1701.5.2	SPECIAL MOMENT - RESISTING STEEL FRAMES		
1701.5.3	WELDING OF REINFORCING STEEL		
1701.5.6	HIGH STRENGTH BOLTING		
1701.5.7	STRUCTURAL MASONRY		
1701.5.8	REINFORCED GYPSUM CONCRETE		
1701.5.9	INSULATING CONCRETE FILL		
1701.5.10	SPRAY APPLIED FIREPROOFING		
1701.5.11	PILING, DRILLED PIERS AND CAISSONS		
1701.5.12	SHOTCRETE		
1701.5.13	SPECIAL GRADING, EXCAVATION & FILLING		
1701.5.14	SMOKE CONTROL SYSTEM		
1701.5.15	SPECIAL CASES		
1702	STRUCTURAL OBSERVATION PER SECTION 907 REQUIRED: YES <input type="checkbox"/> NO <input type="checkbox"/>		
SCC 9.26.1004	FLOOD PROOFING INSPECTION & CERTIFICATION		
OTHER	<u>EPOXY ANCHORS</u>		
SPECIAL INSTRUCTIONS:			

This plan sheet has been reviewed and approved by  
 Mike Anderson Engineering  
 - June 7, 2005

JUN 30 2005



21 05 07:24b

Mike Anderson

916-791-9547

p. 8



CITY OF SACRAMENTO  
PLANNING & BUILDING DEPARTMENT  
BUILDING DIVISION

WWW.CITYOFSA.CA/PERMITS

Downtown Permit Center

1201 I Street, Suite 200, Sacramento, CA 95814  
North Permit Center

2101 Arden Blvd., Suite 200, Sacramento, CA 95834

1-916-064-5556 or 1-866-EZ-PERMIT



**SPECIAL INSPECTION AND TESTING AGREEMENT**

When special inspection is required by Section 1701, the architect or engineer of record shall prepare an inspection program, which shall be submitted to the Building Official for approval prior to issuance of the building permit. The special inspector shall be employed by the owner (other than owner-builder/developer), the engineer or architect of record, or an agent of the owner, BUT NOT the contractor, or any other person responsible for the work (such as an owner-builder/developer).

The special inspection firm(s) named in Part I have been authorized to perform the special inspection and testing services designated in this agreement, and in accordance with the Uniform Building Code (UBC) requirements, and to report all activities to the Building Official, and other parties as listed. It is understood that special inspections are required in addition to the normal inspections performed by the Building Inspector.

The undersigned hereby affirm, under penalty of law, that this special inspection program is in accordance with the requirements of the UBC and the City of Sacramento.

The undersigned has used all reasonable diligence in completing this form and to the best of his/her knowledge the information contained herein is true and complete. The undersigned hereby certifies under the penalty of perjury under the laws of the State of California that the foregoing is true and correct.

SIGNATURES		PHONE NUMBER	
OWNER			
ENGINEER		949	263-1308

FRANCIS LO

**WARNING:** Any person, who certifies under penalty of perjury in any case where certification is permitted by law and willfully states as true any material matter which he or she knows to be false, may be found guilty of perjury and subject to penalties which may include fines or imprisonment under the California Penal Code.

**ACCEPTED FOR THE BUILDING DEPARTMENT**

PLAN CHECK ENGINEER (Printed):

Kevin R. Sorensen for MAE

PLAN CHECK ENGINEER (Signature):

DATE:

7/28/05

**INSTRUCTION TO THE SPECIAL INSPECTOR:**

1. PROVIDE DAILY FIELD REPORTS TO THE BUILDING INSPECTOR ON SITE AS CONSTRUCTION PROGRESSES.
2. A COPY OF ALL SPECIAL INSPECTIONS LABORATORY REPORTS SHALL BE SENT TO THE PLAN CHECK ENGINEER IDENTIFIED ABOVE AND THE ARCHITECT OR ENGINEER OF RECORD.
3. UPON COMPLETION OF SPECIAL INSPECTIONS AND TESTING WORK, PROVIDE THE CITY'S PLAN CHECK ENGINEER WITH A FINAL SPECIAL INSPECTIONS TEST REPORT, WET STAMPED AND SIGNED BY THE RESPONSIBLE PROFESSIONAL ENGINEER.

January 16, 2006

STL NO.: 0017195

2811 D. 4  
Ce. Sig-0

**COPY TO:** LUSARDI CONSTRUCTION  
KEVIN BILLINGS  
700 ALFRED NOBLE DR  
HERCULES, CA 94547

**RECEIVED**

JAN 23 2006

LUSARDI NORCAL

**PROJECT:** VCC-NATOMAS  
BUILDING A- PERMIT # 0501768, 4750 DUCKHORN DRIVE, SACRAMENTO, CA  
BUILDING B- PERMIT # 0501798, 4700 DUCKHORN DRIVE, SACRAMENTO, CA  
BUILDING C- PERMIT # 0501800, 4650 DUCKHORN DRIVE, SACRAMENTO, CA  
BUILDING D- PERMIT # 0501802, 4600 DUCKHORN DRIVE, SACRAMENTO, CA

**SUBJECT:** AFFIDAVIT OF COMPLETION - SPECIAL INSPECTIONS & MATERIAL TESTING

In accordance with the City of Sacramento approved plans and specifications, our firm has conducted observations and laboratory testing for the subject project from May 24, 2005 through January 3, 2006. Special Inspections and Materials Testing were performed under my general technical supervision in accordance with Section 1701 of the 2001 California Building Code (CBC). Specifically each discipline is listed below:

**REINFORCING STEEL:**

- Section 1701 – Inspection of Placement
- Inspection of Epoxy/Anchor Bolt Installation

**CAST-IN-PLACE CONCRETE:**

- Section 1905 – Inspection of Concrete Placement
- Section 1905 – Compression Tests

**STRUCTURAL STEEL:**

- Sections 1701, 2202, Stds 22-1, AWS D1.1 – Shop Welding
- Sections 1701, 2251, AWS D1.1 – Field Welding

**STRUCTURAL WOOD:**

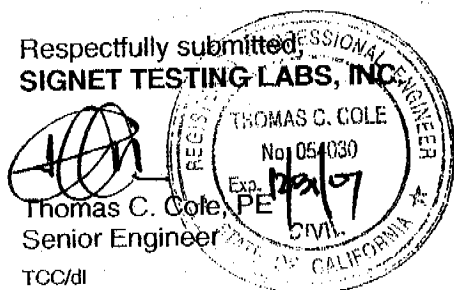
- Roof Placement Inspection
- Chapter 23 – Inspection of Roof Diaphragm Nailing

\* **Exception:** Concrete slump on October 7, 2005, exceeded project limits, however the corresponding compressive strength met the project requirements.

This letter is written verification that the inspections, observations, and material testing for the project were found to be in substantial conformance with the project specifications, plans, UBC, and City of Sacramento requirements.

We trust that the information provided herein will satisfy your present needs. If you have any questions or if we can be of further assistance, please do not hesitate to contact our office.

Respectfully submitted,  
**SIGNET TESTING LABS, INC.**



Thomas C. Cole, PE  
Senior Engineer

TCC/dl

c: VCC NATOMAS LP/MARK PARRY  
LUSARDI CONSTRUCTION/KEVIN BILLINGS  
SACRAMENTO BLDG INSP DEPT  
\* FILE COPY\*