

CITY OF SACRAMENTO
1231 I Street, Sacramento, CA 95814

Permit No: 0115854
Insp Area: 4
Thos Bros: 278 B6

Site Address: 118 EL CAMINO 80 PLAZA DR SAC
Parcel No: 277-0061-022 SUITE 101

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

CONTRACTOR
JTH HOMES
8255 HILL GROVE
GRANITE BAY, CA 95746

OWNER
TRIAD REAL ESTATE L.L.C.
9843 HORN RD SUITE #280 SACTO. CA
95827

ARCHITECT

Nature of Work: Const.inter. non bearing walls, electrical, add and move
sprink.

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.

X License Class B License Number 721463 X Date 12-14-01 X 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 hereby authorize representative(s) of this city to enter upon the above mentioned property for inspection purposes.

X Date 12-14-01 X 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.

X 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: AMERICAN CASUALTY AND DEVELOPMENT SERVICES, Policy Number: WC247859437, Exp Date: 09/01/2002

(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.

X Date 12-14-01 X 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: 118 EL CAMINO AV #101 Permit No. 0115854

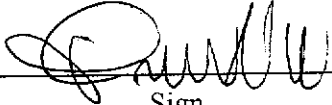
Building Use: OFFICE Occupancy: B 2

Building Owner: TRAVIS WAREHOUSE INC Construction Type: V-1H

Owner Address: 1851 HERITAGE LN #12 CAC Sprinkled? Yes No

Portion of Building Occupied: SUITE 101 Area: _____ Sq. Ft.

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

2/12/02 DIXIE  DENNIS RICHARDSON
Date By:Print Sign CITY BUILDING OFFICIAL

[TCO approvals:DP,RSB,SB]

BC 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

APPLICATION FOR COMMERCIAL BUILDING PERMIT

CITY OF SACRAMENTO
 DEVELOPMENT SERVICES DIVISION
 PERMIT SERVICES SECTION
 1231 I Street, Rm. 200
 Sacramento, CA 95814 (916) 264-7619 FAX 264-7046

ACTIVITY # <u>0115854</u>	Insp. Area
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Applicant MUST complete ALL Unshaded areas

ADDRESS 118 El Camino Plaza Dr. Suite #101
 PARCEL # 277-2661-022

CONTACT Name <u>JOEL HILBERT</u> Street Address <u>8255 JOHNSON LANE</u> City/State/Zip <u>GRANITE BAY, CA 95746</u> Phone <u>916-532-8107</u> FAX <u>N/A</u> E-mail: <u>N/A</u>	LICENSED CONTRACTOR Lic No. # <u>721463</u> Name <u>JOEL HILBERT</u> Address <u>8255 JOHNSON LANE</u> City/State/Zip <u>GRANITE BAY CA 95746</u> Phone <u>916-532-8107</u> FAX <u>N/A</u> E-mail: <u>N/A</u>
ARCHITECT/ENGINEER Name <u>BRIAN D. PETS</u> Address <u>5512 MANZANITA AVE.</u> City/State/Zip <u>CARMICHAEL, CA 95608</u> Phone <u>916-349-8426</u> FAX <u>916-349-8426</u> E-mail: <u>BDFINC@prodigy.net</u>	OWNER Name <u>TRIAD REAL ESTATE, L.L.C.</u> Address <u>9845 HORN RD. #200</u> City/State/Zip <u>SACRAMENTO, CA 95827</u> Phone <u>916-361-7086</u> FAX <u>N/A</u> E-mail: <u>N/A</u>

→ Will permittee have any employees on the jobsite? No Yes → INSURANCE CO: AMERICAN CASUALTY CO.
 → WORKER'S COMPENSATION POLICY # WC217852437 EXPIRATION DATE: 9/1/2002

NATURE OF WORK IN DETAIL: CONSTRUCT INTERIOR NON BEARING OFFICE PARTITION WALLS, ADD NEW ELECTRICAL AT NEW CONSTRUCTION ONLY, ADD AND MOVE SEVERAL FIRE SPRINKLERS, INSTALL ALL NEW FLOORING, NO CHANGE TO EXTERIOR, STRUCTURAL, PLUMBING OR MECH.

OCCUPANT/TENANT: TRIAD FAMILY SERVICES VALUATION: \$ 150,000

FLOOD STATUS:				S.C.A.T.						
JOB DESCRIPTION		BLDG	SHELL	APT	TI ()	REM ()	SW	FIRE	ADD	OTH
INSPECTION DISCIPLINES			BLDG	MECH	PLUMB	ELEC		SITE	FIRE	
# Stories	1st flr Area.	Total Area	Use Zone	Occp Group	Const type	Fire Req <input checked="" type="checkbox"/> N		Fed Code	Vio. File	
				<u>B2</u>	<u>VIH</u>	<input checked="" type="checkbox"/> SPR	<input checked="" type="checkbox"/> ALARM	<u>15</u>	[H]	[Quad]
<u>B</u>	<u>L</u>	<u>P</u>	<u>M</u>	<u>E</u>	<u>F</u>	<u>S</u>		<u>D</u>	<u>PW</u>	<u>UTIL</u>
<u>13 BTN</u>	<u>13 BTN</u>			<u>TLM</u>	<u>13 BTN</u>			<u>AR</u>		

COMMENTS:

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

CITY OF SACRAMENTO

CERTIFICATE OF OCCUPANCY

For Information Contact (916) 808-5716

Building Address: 2445 ALBATROSS WY #101, 105 Permit No.: 0115854
ALSO KNOWN AS 118 EL CAMINO PLAZA DR

Building Use: OFFICE DBA: TRIAD FAMILY SERVICES Occupancy: B2

Building Owner: TRIAD FAMILY SERVICES Construction Type: V-1H

Owner Address: SACRAMENTO, CA Sprinkled? Yes No

Portion of Building Occupied: SUITE 101, 105 Area: _____ Sq. Ft.

3/5/02
Date By: (Print) Carolyn Cooper Sign CARL HEFNER
DEPUTY CHIEF BUILDING OFFICIAL

[Finaled By:DP,MJB,RVL,SP]

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