

CITY OF SACRAMENTO

1231 I Street, Sacramento, CA 95814

Permit No: 0007399

Insp Area: 4

Site Address: 1511 NOGALES ST SAC

Parcel No: 251-0181-023

Sub-Type: HSG

Housing (Y/N): Y

CONTRACTOR

OWNER

TONY LEHNE

ARCHITECT

Nature of Work: Repairs to an 8 unit apt. complex. Change out any defective wall furnaces and repair all plumbing and electrical systems.

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 8-2-00 Owner Signature Cheryl Lehne

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 8-2-00 Applicant/Agent Signature Cheryl Lehne

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:

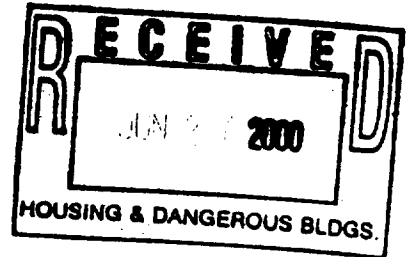
Carrier AUG 12 2000 Policy Number _____ Exp Date _____

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 way 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 8-2-00 Applicant Signature Cheryl Lehne

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.

GARY KIDDIE
Rental Property Management
P.O. Box 15453 * Sacramento, CA 95851
(916) 820-4768



June 20, 2000

Pat Melanson
C/O City of Sacramento
Housing and Dangerous Building Inspections
1231 I St., Ste 200
Sacramento, CA 95814

RE: 1511 Nogales St., Sacramento - Rodney Rose

00-07389H

Dear Mr. Melanson:

Thank you for meeting with Rodney and I on June 15th at the above named property. The units, as you are aware, need attention and I will do everything within my power to assist. Unfortunately, I am dealing with a lot of uncooperative tenants that seem to like to have excuses so they don't have to pay rent. Anyway, I'm dealing with it.

In review, here are the items I'm showing that you want taken care of and apparently, need a permit for:

Unit A: Tub faucet valve leaking.

Flooring under bathroom sink needs to be replaced.

Might need smoke detector.

Unit B: No problems. But I need to check to see if he has a smoke detector.

Unit C: Slow leak at kitchen faucet - probably need washer replacement.

Again, not sure if smoke detector needs a battery.

Unit D: Shower faucet leak;

Bathroom sink faucet leak;

Smoke detector?

Unit E: Kitchen faucet leak - again probably can be handled with change of washer;

Broken outlet and missing cover plate.

Exposed electrical wires in kitchen.

No handles on shower valves;

Bathroom faucet leaks;

Bathroom sink faucet leaks;

Toilet leak at base.

Smoke detector?

Unit F: Empty - needs completely painted and readied.

Unit G: Oven was never lit by PG & E;
Broken outlet in living room;
Secure outlet in bathroom;
Bathroom faucet leak.

Unit H: Although not home when you were there (she rarely there), here is what I know...

Windows apparently are sticking from being painted.
Stove needs to be hooked up (although she stated she didn't want it hooked up won't use)??

I am not sure how many furnaces work. My recommendation for over a year has been to replace all under floor units with wall units. My estimated costs for that particular project would be approximately \$4,000.00. Not pulling permits for this at this time.

The above items I feel can be handled in the range of \$200-300.00 depending upon whether valves have to be replaced or if the problems are simple washer changes and to what extent the flooring under A's bathroom sink is damaged.

In closing - just as a side note - as I'm sure is not of interest to you (your only concern is the building and I understand that), is the fact that I am having extreme difficulty getting cooperation from four of the tenants that David Wever (across street) had put in (A, D, E and H). Since posting the notice there seems to be a conspiracy to withhold rents, not let anyone in, and complain to the city. Compounded by their extreme hatred for Dave, I'm having trouble getting any cooperation. All but H (whom I'm trying to save) has been given Notices and one of those is scheduled for a lockout for Thursday, the 29th (E). I'm filing Unlawful Detainers on A and D within the next few days if Rodney gives me the filing fees).

Sincerely,


Gary Kiddle
Assistant to Rodney Rose

cc: Rodney Rose
file

Let me know (or Rodney)
the amount needed for the
permit - and will get it
to you.
Gary