

CITY OF SACRAMENTO
1231 I Street, Sacramento, CA 95814

Permit No: 0420473

Insp Area: 3

Thos Bros: 298G7

Site Address: 8775 FOLSOM BL SAC
Parcel No: 078-0022-028

Sub-Type: NCOM

Housing (Y/N): N

CONTRACTOR
PANATTONI CONSTRUCTION INC
8745 FOLSOM BL
SAC CA 95826

OWNER
DIEPENBROCK INV PROPS LLC
8401 JACKSON RD
SACRAMENTO, CA 95826

ARCHITECT

Nature of Work: NEW 38000 SF OFFICE SHELL, 2 STORY

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 759899 Date 6/16/05 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, alter, improve, demolish, or repair the structure, 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 _____

PAID
SACRAMENTO
JUN 16 2005
BUILDING PERMIT
FEE

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 6/16/05 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 STATE FUND Policy Number 713-6577-002 Exp Date 10/01/2005

(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 6/16/05 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 COMPLIANCE

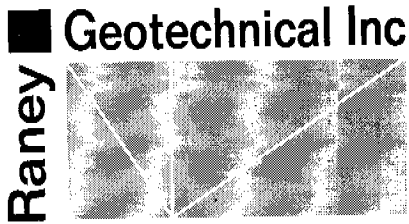
For Information Contact (916) 808-5716

Building Address: 8775 FOLSOM BLVD Permit No.: 0420473
Building Use: NEW OFFICE SHELL Occupancy: B
Building Owner: DIEPENBROCK INV PROPS LLC Construction Type: III-N
Owner Address: SACRAMENTO, CALIF 95826 Sprinkled? Yes No
Portion of Building Occupied: ENTIRE Area: 38000 Sq. Ft.
04/19/2006 Carolyn Cooper CARL HEFNER
Date By: (Print) Sign ASSISTANT BUILDING OFFICIAL

[Finaled By: PWC, RH, JBB, TONN, KFW]

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



RECEIVED

PANATTONI CONSTRUCTION

January 24, 2006

Panattoni Construction
Attention: Steve Beauchamp
8745 Folsom Boulevard, Suite 150
Sacramento, CA 95826

**FINAL REPORT
CONSTRUCTION OBSERVATION AND TESTING SERVICES
PANATTONI OFFICE BUILDING
8775 Folsom Boulevard
Sacramento, California
Reference No. 192-225.01
Permit No. 0420473**

In accordance with your request, our firm has completed construction observation and testing services for the subject project. During construction of the project, our firm performed *Special Inspection and Testing* in accordance with Sections 106 and 1701 of the Uniform Building Code. Our construction observations and testing were performed between May 27 and November 9, 2005. Our firm prepared a Foundation Investigation Report for the project dated November 24, 2004.¹

Our observation and test results indicate that the following items for the referenced building were constructed, to the best of our knowledge, in accordance with the project plans, specifications, and our referenced report.

- | | |
|--------------------|--|
| Earthwork: | Observed and tested:
1) Building pad
2) Foundation excavations
3) Pavement construction |
| Reinforcing Steel: | Verified placement of reinforcing steel for:
1) Foundations
2) Wall panels
3) Second floor deck |
| Concrete: | Observed placement and sampled concrete for:
1) Slab-on-grade |

¹ Raney Geotechnical Inc.; "Foundation Investigation, Folsom Boulevard Office Building, 8775 Folsom Boulevard, Sacramento, California"; File No. 192-225; November 24, 2004.

- 2) Tilt-up wall panels
- 3) Second floor deck

Performed slump tests and laboratory compressive strength testing

Structural Steel: Observed welding for:
1) Shop welding – Columns, beams, ledgers, mechanical screens
2) Field welding – Panel, roof and second floor deck connections

Epoxy Observations: Observed epoxy installation for:
1) Wall panel to foundation

Non-Shrink Grouting: Observed Non-shrink grouting for:
1) Column base plates

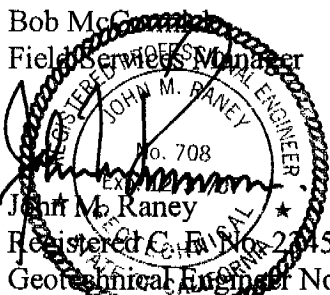
Horizontal and vertical limits of the described work were determined by others. We cannot guarantee construction, nor should our work or this letter be construed as relieving the contractors from their primary responsibility to conform to contractual agreements and sound engineering practice.

Should you have any questions regarding this letter or require any further information, please contact our office.

Very truly yours,

RANEY GEOTECHNICAL INC.



Bob McCann
Field Service Manager

John M. Raney
Registered Professional Engineer No. 20453
Geotechnical Engineer No. 708

(2) Addressee

BM/JMR/cjh

Certification of Compliance School District Development

Part I - To be completed by the APPLICANT

Owner's Name/Address 8775 Folsom LLC, 8395 Jackson Rd, Ste A, Alca 95826

Project Address 8775 Folsom Blvd

Parcel Number 075-0022-020 Lot No. _____

Subdivision Name _____ No. of Units _____

Applicant's Signature [Signature] Title PROJECT MANAGER

Phone No. 916-345-7400 Date 6/7/15

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 8775 Folsom 12/4/15 [Signature]

Building Type (check one) Residential Apartment/Condominium Commercial/Industrial

Square Feet of Chargeable Building Area 38,000

Signature/Title [Signature] Date 6/7/15

Part III - To be completed by the SCHOOL DISTRICT

School District URDL Certificate No. 10087

Exempt Comments _____

Residential/Apartment/etc. 3800 Square ft. x \$ 0 = \$ 0

Commercial/Industrial 3800 Square ft. x \$.56 = \$ 2128.00

Total fees collected..... [Signature] = \$ 2128.00

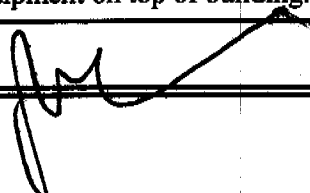
This certification covers only the amount of square footage indicated above. Any additions or corrections to the square footage for this project will require an amendment to the Certificate of Compliance.

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 6/11/15

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

City of Sacramento Planning Division
PLANNING REVIEW FOR BUILDING PERMIT SUBMITTAL

ADDRESS: 8775 FOLSOM BLVD	APN: 078-0022-028
DRPB AREA / PUD / SPD: NA	ZONING: C-2
EXISTING LAND USE: VACANT BUILDING TO BE DEMOLISHED (HOUSING CASE) Elia Kentera at 916-870-4013 said okay to proceed with new Office Bldg. On 12-13-2004.	
PROPOSED USE: BUILD NEW 2 STORY 38,058 SQ FT OFFICE BUILDING	
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 <i>before</i> 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 type="checkbox"/>	Application(s) COMPLETED: Building permit must conform to approved plans and comply with all conditions of approval. Do NOT issue building permit prior to end of 10 day appeal period.
<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 <i>prior to issuance</i> 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: Office use is allowed in the C-2 zone. Building not exceeding 40,000 gross sq ft or it must have additional review. Setbacks shall be 15' in front, 15' in rear because it abuts residential, 0 feet on interior sides. Parking requirement for Office outside Central City is not less than 1 space per 400 gross sq. ft and not more than 1 space per 275 gross sq ft. Plans call out 138 parking spaces which is the maximum allowed for the size of the building. Height of the building is 32'6" from the plate line. Maximum height is 45' because building is 165' to rear property line which abuts residential. Line of site okay to the mechanical equipment on top of building.	
DATE: 12-13-2004	BY: Pcaldwell 

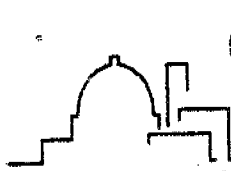
COUNTY SANITATION DISTRICT 1
SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT

SEWER IMPACT FEE

PERMIT AND CALCULATION

*PAID
4/21/05*

APPLICATION NO:		BLDG PERMIT NO. <i>JWD 2005-00337</i>	
GENERAL INFORMATION		THIS PERMIT GOOD ONLY WHEN VALIDATED BY THE CASHIER	
<i>City of Sacramento</i>		<p>PAID</p> <p>JUN 03 2005</p> <p>Per.....</p>	
FEE CALCULATION		BUILDING USE	
INSPECTION		RESIDENTIAL	SF <input type="checkbox"/> MF <input type="checkbox"/>
CSD-1	<i>1028 AD 1800</i>	COMMERCIAL USE	
SRCS	<i>7.62545 \$17,000</i>		
CONSTRUCTION		<i>38,000 sq ft</i>	
IN-LIEU		<i>OFFICE</i>	
		<i>(2) STORIES</i>	
TOTAL FEE	\$17,000		
APN: <i>078-0022-028</i>			
DESCRIPTION/ SUBDIVISION		LOT:	
PROPERTY ADDRESS <i>8775 POLSON BLVD</i>			
OWNER <i>DIX/PK/BLOCK INV PROPS LLC</i>			
MAILING ADDRESS <i>8401 JACKSON RD</i>			
CITY-STATE-ZIP		PHONE	
<i>SACRAMENTO, CA 95826</i>			
ADDITIONAL FEES MAY BE DUE IF CHANGES IN USE INCREASE SEWER IMPACT.			
APPLICANT SIGNATURE <i>[Signature]</i>			
CONSOLIDATED UTILITY BILLING USE ONLY			
ACCT _____	INPUT _____	START _____	



SMUD

SACRAMENTO MUNICIPAL UTILITY DISTRICT
The Power To Do More.™

RECEIVED

JUN 06 2005

PANATTONI CONSTRUCTION

P.O. Box 15830, Sacramento, CA 95852-1830; 1-888-742-SMUD (7683)

Gary 869-1691

May 18, 2005

8775 FOLSOM, L.L.C.
ATTENTION: STEVE BEAUCHAMP
8395 JACKSON RD.
SUITE A
SACRAMENTO, CA 95826

Order # 30042311

SMUD COMMITMENT LETTER

Thank you for submitting your plans for 8775 Folsom, L.L.C. at 8775 Folsom Blvd. for an electric service commitment. Your cooperation enables us to give you the best service possible, as well as provide for your future requirements.

We are returning one copy of your plans indicating the service location and other requirements checked below. Our commitment is subject to changing conditions and, as a result, may not be valid after twelve months.

Please contact the Designer if additional information is desired.

Designer: C.J. Berry

Telephone (916) 732-5897

Service will be: Overhead Underground

Volts: 277/480 Phase: Three Wire: 4 Type: Wye

(Street light service voltage will be the same as above.)

Transformer pad required:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	SMUD Dwg. UVD 2.3 & 2.2
Conduit required:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	(see sketch)
Right-of-way required:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Transformer protection required:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	see sketch and SMUD Dwg. UVD 2.5
Primary pull box required:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	SMUD Dwg. UVC 1.2, 1.2.2, & 1.2.3
Service box required:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	SMUD Dwg. N/A
Switchgear pad required:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	SMUD Dwg. N/A
Street light service box required:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	(see sketch)
Other requirements:	See enclosed	Booklet <input checked="" type="checkbox"/>	Prints <input checked="" type="checkbox"/>

*A maximum fault current of 25,800 amps, symmetrical, is based on the largest transformer that could be needed to serve the Single Combined main sizes of 1,000 amps under the following assumptions:

1. The largest transformer that could be needed is 1,000 kVA with 5.3 % impedance
2. A primary system impedance of zero ohms
3. No motor contributions to the fault, and
4. Zero ohms fault impedance

The meter(s) shall be located on the exterior of the building. When it is absolutely necessary to locate meters in locked rooms, cabinets, or fenced enclosures, consult SMUD's Field Metering at (916) 732-5390.

*If future load growth necessitates increasing the main switch size, the available fault current should be recalculated.

NOTE: This commitment letter may be required by local inspection authority as part of its plan check requirements.