

CITY OF SACRAMENTO

Permit No: 0608884

1231 I Street, Sacramento, CA 95814

Insp Area: 4

Thos Bros:

Site Address: 5301 EAST COMMERCE WY SAC St: # 1

Sub-Type: NAPT

Parcel No: 225-0030-054

POTISOL@COMMERCE STATION

Housing (Y/N):

N

PAID CITY OF SACRAMENTO ARCHITECT

JUL 06 2006

CONTRACTOR SHEA HOMES LIMITED PARTNERSHIP 655 BREA CANYON RD WALNUT CREEK CA 91789

OWNER SHEA HOMES P.O. BOX 5064 2580 SHEA CENTER DR. 94551

Nature of Work: BLDG# 1- CONDOS- 4 PLEX (9203 SQ FT) NEIGHBORHOODS PLANNING AND DEVELOPMENT SERVICES

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 855368 Date 7/6/06 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 abovementioned property for inspection purposes.

Date 7/6/06 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.

[Signature] 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 HOMES Policy Number 1247619 Exp Date 08/01/2006

(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 7/6/06 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.



February 26, 2007

City of Sacramento, Building Department  
North Permit Center  
2101 Arena Blvd., Suite 200  
Sacramento, CA 95834  
Attn: Carolyn Cooper

Regarding: **Terraces at Commerce Station (5301 E. Commerce Way), Temporary Occupancy of Model Buildings No. 1 & No. 77.**

Dear Carolyn,

It is our intention to occupy the two buildings listed above for the purpose of modeling and selling our condominium products Cortile and Portisol. We intend to fully convert the models and sales offices to a state consistent with the approved architectural, improvement and landscape plans once sales have completed.

The following will be converted:

- Trap fencing removed
- Model/sales specific sidewalks
- Temporary parking lots
- Sales garages (and associated wiring)
- Landscaping (and associated irrigation and wiring)
- Other sales specific improvements not shown on the improvement plans

We have also obtained all necessary signatures on our inspection cards for the two model buildings. As such, we request that Temporary Certificates of Occupancy be issued for these two buildings.

Please don't hesitate to contact me if you have any questions or require further information.

516 Gibson Dr., Ste.240 Roseville, CA 95678  
Tel: 916/ 218-3000 Fax: 916/ 218-3091

P:\All\Communities\Cortile-Portisol at Artisan Square\Correspondence\I.tr\_City\_ModelConversion\_2-26-07.doc

Sincerely,  
Shea Homes



Carl A. Sloan  
Community Development Manager  
Office: 916-240-7170  
Email: carl.sloan@sheahomes.com

516 Gibson Dr., Ste.240 Roseville, CA 95678  
Tel: 916/218-3000 Fax: 916/218-3091

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### SACRAMENTO FIRE DEPARTMENT FIRE PREVENTION DIVISION



Code Enforcement Unit  
5770 Freesport Blvd, Suite 200  
Sacramento, CA 95822  
Phone: (916) 433-1300/Fax: 433-1677

Development Services Unit  
2101 Arena Blvd., Suite 200  
Sacramento, CA 95834  
Phone: [redacted] Fax: 566-3640



88-1838

#### CORRECTION NOTICE

BUSINESS	<u>PORTISOL</u>	DATE	<u>3/18/2007</u>
ADDRESS	<u>5301 E COMMERCE BLVD. 1</u>	CASE#	<u>          </u>
RESPONSIBLE	<u>MYRON WILSON</u>	OCC #	<u>          </u>
PHONE #	<u>(916) 257-2466</u>	PERMIT #	<u>          </u>
INSPECTOR NAME (PRINT)	<u>SARAH SICKA</u>	PHONE #	<u>(916) 808-1443</u>

1.)	ADD A 2500 SPRINKLER HEAD IN THE ELECTRICAL ROOM. ALSO, NEED TO PLUMB THE DRAIN OUT.	1
2.)	TEMP. CID SEVED UNTIL OFFICE AREA IS TURNED BACK INTO GARAGE. FIRE DEPT. HAVE TO VERIFY CORRECT TYPE OF SPRINKLER HEAD PRIOR TO REWIRING FINAL.	2
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I have read and understand the violations on this list and I agree to correct them. Responsible Initials:             
 The above violations shall be corrected immediately. I agree to a re-inspection date of            at            am/pm.  
 Received by (PRINTED NAME): Myron Wilson Signature: [Signature] Date: 3/18/07

KEEP THIS NOTICE ON FILE FOR 18 MONTHS FROM DATE OF COMPLETION

CITY OF SACRAMENTO

30 DAY TEMPORARY  
Certificate of Occupancy

For Information Contact (916) 808-5716

Building Address: 5301 EAST COMMERCE WY BLD 1 Permit No.: 0608884

Building Use: CONDOS Occupancy: R1

Building Owner: SHEA HOMES Construction Type: VN

Owner Address: LIVERMORE, CA Sprinkled?  Yes  No

Portion of Building Occupied: ENTIRE FOR MODEL USE ONLY Area: 8281 Sq. Ft.

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

4/09/07 Carolyn Cooper ROBERT LEE CHASE, AIA  
Date By: (Print) Sign CHIEF BUILDING OFFICIAL

[TCO approvals:JRR,JET,GDS,GRS,MH ]

**CBC 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**

CITY OF SACRAMENTO

# CERTIFICATE OF OCCUPANCY

For Information Contact (916) 808-5716

Building Address: 5301 EAST COMMERCE WY  
Site Location: POTISOL@COMMERCE STATION  
Building Use: Apts 5+  
Building Owner: SHEA HOMES

Permit No: 0608884  
Occupancy: R1  
Construction Type: VN  
Sprinkled? Yes  
Area (sqft): 9203

Portion of Building Occupied: BLD 1

Exception(s):

05/21/2008

Carl Hefner

Date

By: (Print)

(Sign)

ASSISTANT BUILDING OFFICIAL

*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 the 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