

CITY OF SACRAMENTO
1231 I Street, Sacramento, CA 95814

Permit No: 0001870
Insp Area: 4

Site Address: 4900 NATOMAS BL SAC
Parcel No: 225-0040-052 BLDG 1 NORTH

Sub-Type: **NAPT**
Housing (Y/N): **N**

CONTRACTOR
FAIRMARK DEVELOP L P

OWNER
NATOMAS PARK NORTH L P
530 B ST STE 1720
SAN DIEGO, CA 92121

ARCHITECT
ARCHITECTS ORANGE
144 N ORANGE ST
ORANGE 92866

Nature of Work: NEW 20 UNIT APARTMENT BLDG TYPE IVS SITE 2

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 759795 Date 9/27/00 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 Professions 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 9/27/00 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 **SAFECO INS. CO**

Policy Number **WC8160587**

Exp Date **12/31/2000**

(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 9/27/00 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
APPLICATION FOR COMMERCIAL BUILDING PERMIT

4 PERMITS IN SET;
PARKWAY PL

DEVELOPMENT SERVICES DIVISION
 PERMIT SERVICES SECTION

1231 I Street, Rm. 200
 Sacramento, CA 95814 (916) 264-7619 FAX 264-7046

ACTIVITY # 0001868 Insp. Area 4

Applicant **MUST** complete ALL Unshaded areas

ADDRESS 4900 NATOMAS BLVD. Suite _____
 PARCEL # PARKWAY PLAZA APTS, SITE # 1A & 1B

CONTACT Name <u>STEVE MILLER</u> Address <u>2130 PROFESSIONAL DR. #210</u> Phone <u>ROSEVILLE CA 95661</u> <u>916-772-0810</u> FAX <u>916-772-2945</u> E-mail _____		LICENSED CONTRACTOR Lic No. # <u>739795 - B</u> Name <u>FAIRMARK DEVELOPMENT LP.</u> Address <u>2130 PROFESSIONAL DR #210, ROSEVILLE CA 95661</u> Phone <u>916-772-0810</u> FAX <u>916-772-2945</u> E-mail _____	
ARCHITECT/ENGINEER Name <u>ARCHITECTS ORANGE</u> Address <u>44 N. ORANGE ST., ORANGE, CA 92666</u> Phone <u>714-639-9260</u> FAX _____ E-mail _____		OWNER Name <u>FF DEVELOPMENT L.P.</u> Address <u>2130 PROFESSIONAL DR #210, ROSEVILLE CA 95661</u> Phone <u>916-772-0810</u> FAX <u>916-772-2945</u> E-mail _____	

→ Will permittee have any employees on the jobsite? No Yes → INSURANCE CO: SAFECO INS. CO.
 → WORKER'S COMPENSATION POLICY # WC8160587 EXPIRATION DATE: 12/31/00
268

NATURE OF WORK IN DETAIL: 288 UNIT APARTMENT PROJECT WITH 14 GARAGES,
26 CARPORTS, CLUBHOUSE, MAINTENANCE BLDG, AND SITE AMENITIES

OCCUPANT/TENANT: SITE 1A & 1B PARKWAY PLAZA VALUATION: \$ _____

FLOOD STATUS: <input checked="" type="checkbox"/>		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 Red. Y N	Fed Code	Vio. File		
		<u>299,650</u>		<u>R-1</u>	<u>V Nbr</u>	SPR ALARM	<u>OH</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>WIR/SIS</u>				

COMMENTS: _____

REGIONAL SANITATION FEES? Yes No HEALTH DEPARTMENT? Yes No

WATER FLOW TEST FOR NEW BUILDINGS OR ADDITIONS? Provided Faxed

Date of Request: _____

By: _____

**CITY OF SACRAMENTO DEVELOPMENT SERVICES DIVISION
PLANNING AND ZONING INFORMATION REQUEST**

Project Address: 4900 Natross Bl.

Assessor's Parcel Number: 225-0040-038

Previous Use: Vacant

Description of Request/Proposed Use: ~~Apartment~~

Apts.

Is This a Change of Use? _____

Prior Applications for Project Site(P#, Z#, DRPB#): ~~P99-082~~ P99-082
Zoning Designation: R-3 PUD

Comments: See Cond. P99-082

Are There Any Planning Issues?: (circle one) YES NO

* Staff Site Plan Check Required? (Circle one) YES NO

* Field Inspection Required? (Circle one) YES NO

* Design Review/Preservation Required?: (Circle one) YES NO

Planning Review by/Date: W. J. J. 2/25/00

A list of items that must be reviewed by Planning is provided on the reverse side of this form.

MICROFILM AFTER FINAL

COUNTY SANITATION DISTRICT NO. 1
 SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT
SEWER IMPACT FEE
 PERMIT AND CALCULATION SHEET 8-30-12

APPLICATION NO:	BLDG PERMIT NO:
GENERAL INFORMATION	THIS PERMIT GOOD ONLY WHEN VALIDATED BY THE CASHIER <i>MIT - 8-30-12</i> <i>262668</i>
FEE CALCULATION	THIS PERMIT TO CONNECT EXPIRES ONE YEAR FROM DATE OF ISSUANCE
INSPECTION	BUILDING USE
CSD-1	RESIDENTIAL SF <input type="checkbox"/> MF <input type="checkbox"/>
SRCSD	COMMERCIAL USE
CONSTRUCTION	UNITS
IN-LIEU	
TOTAL FEE	
APN: 225-0040-038	
DESCRIPTION/ SUBDIVISION	LOT:
PROPERTY ADDRESS	
OWNER	
MAILING ADDRESS	
CITY-STATE-ZIP	PHONE 772-0890
ADDITIONAL FEES MAY BE DUE IF CHANGES IN USE INCREASE SEWER IMPACT.	
APPLICANT SIGNATURE	
CONSOLIDATED UTILITY BILLING USE ONLY	
ACCT	INPUT START

COUNTY OF SACRAMENTO
 DEPARTMENT OF PUBLIC WORKS
 RECEIPT

RECEIVED FROM: Natomas Park DATE: 9-1-00
 ADDRESS: 5510 Morehouse Dr. Ste 200
San Diego Ca 92121 PHONE: (858) 457-2123
 AMOUNT RECEIVED: \$ 949,610.00 CHECK# 150072 CASH OR
 AMOUNT DUE: \$ 949,520.00 150078 (916) 772-0890
 OVERPAYMENT: \$ 90.00

DEVELOPERS PREPAY AND/OR REFUND

DESCRIPTION: (ON REFUND: PERMIT/APP/APN)

KEY#43	BUS. AREA	FUND CTR	CC	STANDARD CONSTRUCTION SPECIFICATIONS	
				GL ACCOUNT	AMOUNT
REFUND	077A	0772980	0772980000	05500000	\$ 90.00
PREPAY	077A	0772980	0772980000	05500000	\$

ADMINISTERING SECTION: AFS

SIGNATURE: B. Steinhilber

DEPOSIT PERMIT #:

(9/96)

WHITE - CASHIER

YELLOW - CUSTOMER

PINK - A.F.S.

GOLD - FILE

Certification of Compliance
School District Development

Part I—To be completed by the APPLICANT

Owner's Name/Address NATOMAS PARK NORTH, L.P. SSIC MICHIGAN ST. #700
SW CORNER CA 97221
 Project Address 4900 NATOMAS BLVD BLDG 1 NORTH
 Parcel Number 225-0040-052 Lot No. _____
 Subdivision Name NATOMAS PARK / COMMERCIAL PROJECT 1 No. of Units 20
 Applicant's Signature [Signature] Title CONSULTANT
 Phone No. (916) 777 0890 Date 9/22/00

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 00-01870
 Building Type (check one) Residential Apartment/Condominium Commercial/Industrial
224 (8th) WALK 504th WALK
 Square Feet of Chargeable Building Area 73,181.32
 Signature/Title [Signature] Building Inspector I Date 9-19-00

Part III—To be completed by the SCHOOL DISTRICT

School District 1000 Certificate No. 91-912
 Exempt Comments _____
 Residential/Apartment/etc. 224/67 Square ft. x \$ 3.25 = \$ 727,125.00
 Commercial/Industrial 104 Square ft. x \$.70 = \$ 72,800.00
 Total fees collected..... = \$ 799,925.00

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.

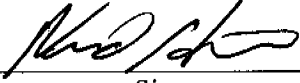
As the authorized school official, I hereby certify that the requirements of Government Code Section 65995 and any other authorized requirements have been complied with by the above signed applicant.

Signature _____ Date 9/22/00

CITY OF SACRAMENTO

CERTIFICATE OF OCCUPANCY

For Information Contact (916) 264-5716

Building Address: 4900 NATOMAS BL BLD 1 NORTH Permit No.: 0001870
Building Use: 20 UNIT APT Occupancy: R1
Building Owner: NATOMAS PARK NORTH LP Construction Type: V1HR
Owner Address: SAN DIEGO, CA Sprinkled? Yes No
Portion of Building Occupied: ENTIRE Area: 26106 Sq. Ft.
2/20/03
Date By: (Print)  Sign **DENNIS RICHARDSON**
CHIEF BUILDING OFFICIAL

[Finald By:GTD,RLB,AAC,GRS,SB]

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



**WALLACE - KUHL
& ASSOCIATES INC.**

Geotechnical Engineering

Engineering Geology

Environmental Consulting

Remediation Services

Construction Inspection

Materials Testing

February 20, 2003

Mr. John Shores
FF Development, L.P.
2295 Gateway Oaks Drive, Suite 140
Sacramento, CA 95833

Special Inspection Final Report - Revised
MIRAMONTE AND TROVAS APARTMENTS
Permit No. 00-08691, 00-01870, 71
Permit No. 00-08705, 07, 09, 10, 12
WKA No. 3430.09
WKA No. 3430.10

In accordance with City of Sacramento special inspection requirements, our firm has performed *Special Inspection and Testing* in accordance with Sections 106 and 1701 of the Uniform Building Code for the subject project. Our observation and test results indicate that the following items were constructed, to the best of our knowledge, in accordance with the project's plans and specifications:

Observed reinforcing steel, post-tensioning tendons and concrete placement for multi-family residential slabs-on-grade for buildings constructed at the subject project. Performed slump and temperature tests and molded cylinder samples from the fresh concrete. Performed for laboratory compressive strength tests.

Monitored stressing operations for post-tensioned slab tendons, recorded and reported compliance with contract document calculated elongation requirements prior to tendon tail cut-off.

During timber framing operations, the Building Department noted deficiencies in sill and hold-down bolt quantity, size and locations. Additional bolts were required to be epoxied into place to satisfy Building Code requirements. Wallace-Kuhl & Associates representatives observed the size, depth and cleaning of the drilled retrofit anchor holes and observed the installation of the bolts in accordance with the epoxy system manufacturer's instructions.

NOTES:

Due to lack of prior notice or notice of incorrect time of concrete placement, no WKA representative was on site during approximately 5-10% of post-tensioned slab concrete placement. To the best of our knowledge, tendon placement for these areas had been inspected prior to concrete placement and subsequent post-tensioning operations were accomplished without incident.

CORPORATE OFFICE

3050 Industrial Boulevard
West Sacramento
CA 95691
Tel 916.372.1434
Fax 916.372.2565

ROCKLIN OFFICE

500 Menlo Drive
Suite 100
Rocklin, CA 95765
Tel 916.435.9722
Fax 916.435.9822

STOCKTON OFFICE

3410 West Hammer Lane
Suite F
Stockton, CA 95219
Tel 209.234.7722
Fax 209.234.7727

Special Inspection Final Report
MIRAMONTE AND TROVAS APARTMENTS
February 20, 2003
WKA No. 3430.09
WKA No. 3430.10

Several 28-day cylinder tests did not meet the 3000 psi design compressive strength. Extra cylinders from each set that did not meet strength were tested at age 56 days. With one exception, all of the 56-day tests exceeded the 3000 psi design strength. Cylinder samples from concrete placed in the center slab of Building 2 at Miramonte achieved 2850 psi or 95% of design strength at age 56-days. Acceptability of 56 day breaks as satisfying design strength requirements should be determined by the project Architect or Engineer of Record.

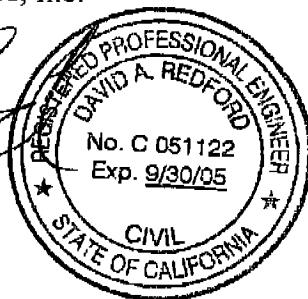
Except as noted above, to the best of our knowledge post-tensioned concrete construction and epoxied anchor installation met project construction document and Uniform Building Code requirements.

Please contact me if you have any questions regarding this information.

Wallace-Kuhl & Associates, Inc.



David A. Redford, P.E.
Senior Engineer



JC:mlo