

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).

Lenders Name _____

Lenders 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 A+B Lic. Number 519282 (CA)

Date 7-23-97 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 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 or 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 or 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 & P C 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 of this city to enter upon the above-mentioned property for inspection purposes.

7-23-97 Date [Signature] Signature of Applicant or Agent

BUILDING SITE ADDRESS		SUITE		INSP. AREA	
1215 - 1229 K St.					
ASSESSOR PARCEL NO.	006-0111-010, 15, 17	COMMUNITY PLAN NO.	PLAN CHECK NO. 5158CL		
NAME OF APPLICANT	1230 J St.	ADDRESS	ZIP CODE	PHONE NO.	
LICENSED CONTRACTOR	Hensel Phelps Construction	Sacramento, CA	95814	(915)442-4127	
PROPERTY OWNER	Esquire Partners	3100 Zindfandel Dr. Rancho Cordova, CA	95670	(916)638-0242	
ARCH. ENGR.	Hellmuth Obata & Kassabaum		San Francisco, CA	(415)243-0555	
NO. OF STORIES	NO. OF ROOMS	ROOF COVERING	AREA 1ST FLOOR	TOTAL AREA	GARAGE AREA
					PATIO AREA
					USE ZONE C-3
THIS PERMIT IS FOR:		<input checked="" type="checkbox"/> BUILDING <input type="checkbox"/> MECHANICAL <input checked="" type="checkbox"/> PLUMBING <input checked="" type="checkbox"/> ELECTRICAL <input type="checkbox"/> SITE <input type="checkbox"/> FIRE			OCUP. GROUP
NATURE OF WORK IN DETAIL					
Partial demo of (e) theaters and commercial structures. DBA: Future Esquire Plaza					
FLOOD STATUS	(exempt-misc.)	SPECIAL CONDITIONS ATTACHMENTS:	SPI		
CITY OF SACRAMENTO BUILDING INSPECTION DIVISION		PERMIT SERVICES 264-7619		VALUATION	\$ 205,000.00
WORKER'S COMPENSATION DECLARATION				ISSUED BY:	Nakashima
I hereby affirm under penalty of perjury one of the following declarations:					
<input type="checkbox"/> 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.					
<input type="checkbox"/> 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	Flood + Peterson				
Policy Number	JUB260T802-4-97 9/1/98 PTH				
<input checked="" type="checkbox"/> (This section need not be completed if the permit is for one hundred dollars (\$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	7-23-97	Applicant:	[Signature]		
WARNING: FAILURE TO SECURE WORKERS' 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 FEES.					
TOTAL FEES \$				1,982.46	
THIS PERMIT SHALL EXPIRE BY LIMITATION IF WORK AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS.					

WORKERS COMP POLICY # U15660180C4
 COMPANY Flood & Peterson Exp. DATE 6/1/98

497-0861

CITY OF SACRAMENTO
APPLICATION FOR BUILDING PERMIT
DEPARTMENT OF PLANNING AND DEVELOPMENT
BUILDING INSPECTION DIVISION

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

ADDRESS 1215 to 1229 K St
 PARCEL # 1215 K Street, Sacramento, Ca (Esquire Plaza)
006-0111-10, 15, 17

P.C. # 5158
 SUITE # _____
 AREA # 2C

CONTACT

NAME Esquire Partners (Mark Ruby)
 ADDRESS 3100 Zinfandel Dr., Ste. 160
Rancho Cordova, CA ZIP 95670
 PHONE 638-0242 FAX: (916) 638-0380

LICENSED CONTRACTOR

NAME Hensel Phelps Construction Co.
 ADDRESS 1230 J Street
Sacramento, CA ZIP 95814
 PHONE 916/442-4127

ARCH./ENG.

NAME Hellmuth, Obata & Kassabaum, Inc.
 ADDRESS 71 Stevenson St., #2200
San Francisco, CA ZIP 94105-2938
 PHONE 415-243-0555

OWNER/

NAME Esquire Partners, LLC
 ADDRESS 3100 Zinfandel Dr., #160
Rancho Cordova, CA ZIP 95670
 PHONE 916-638-0242

WILL THE PERMITEE HAVE ANY EMPLOYEE'S ON THE JOBSITE? YES NO

NATURE OF WORK IN DETAIL: To construct a 22-story office tower with retail,
theater and restaurant on the ground floor. Multi-level parking garage.

To open up 13th Street between J Street and L Street to two lane traffic with two
4' wide bike lanes. Partial demo of (e) theaters & comm.
structured - 2 story bldg.

D.B.A. Future Esquire Plaza VALUATION 600,000 Demo -
BELOW THIS LINE FOR BLDG. DEPT. USE ONLY

FLOOD STATUS _____ S.C.A.T. _____

JOB DESCR. BLDG SHEL APT TI() REM() SW FIRE ADD OTH

INSP. DISCIPLINES BLDG MECH PLUMB ELEC SITE FIRE

# OF STORIES	AREA 1ST FL.	TOTAL AREA	USE ZONE	OCCUP. GROUP	CONST. TYPE	FIRE SPRINK.	FED CODE	VIO. FILE
B	L	P	M	E	F	S	D	R

COMMENTS:

→ Asbestos notification from SAQMB will be in by Thursday. See enclosed asbestos surveys for 2 separate bldgs

Prior to issuing of permit Roberta Deering to review plans.

SENT BY Lankford AND Taylor ; 7-8-97 ; 9:17 ;

6380380+

2

ADDRESS: 1213 K ST
OWNER: 006-011-017-000

Approval by the following City Departments must be obtained prior to the issuance of a wrecking permit by the Building Inspections Division. Design Review approval required on all wrecking permits in Central City/Alhambra Blvd. corridor prior to sewer disconnect permit being issued.

DESIGN REVIEW
1231 I Street, Room 200
264-5604

R. Linn 7-10-97 for permit approved by Board.

PLUMBING DIVISION
1231 I Street, Room 200
264-5716 (or) Housing 264-5404

J. [Signature]

WATER DEPARTMENT
1391 35th Avenue
264-5371 - KAREN WARING

Judy A. Waring 7/11/97

FIRE DEPARTMENT
1231 I Street, Room 401
264-5416

Clay Paul 7-10-97

TRAFFIC ENGINEER
1000 I Street
264-5307

The chain link fence must comply with the attached plan. Jerry Way 7-10-97

ARBORIST/TREE SERVICE (Downtown and Commercial Buildings)
5730 24th Street
433-8345

All existing trees on site have been approved for removal. per review of project by Martin Fitch, Parks Superintendent. Dan Pskowski - City Arborist 768-8604

*Debel
Bob
Joyce Pilgram
433-6614*

Frontage - ~~East~~ - Southward - go right - left side

GREGG
See ELAINE Clark

TAP RECORD

Date 1-10-82 Tap No. 74738
 House No. 1217 K STREET
 Tap Size 4" FIRE On 8" Main
 Main Location ALLEY
 Corp Cock at 4" GV 178' ~~E~~ 12TH ST - 13' NSPL ALLEY
 Lot No. PIN 8 Block, Subd. 12TH, 13TH / J + K (121)
 Service Cock is SAME
 Installed by McCARD

W.D.F. 38

WATER SERVICE RECORD

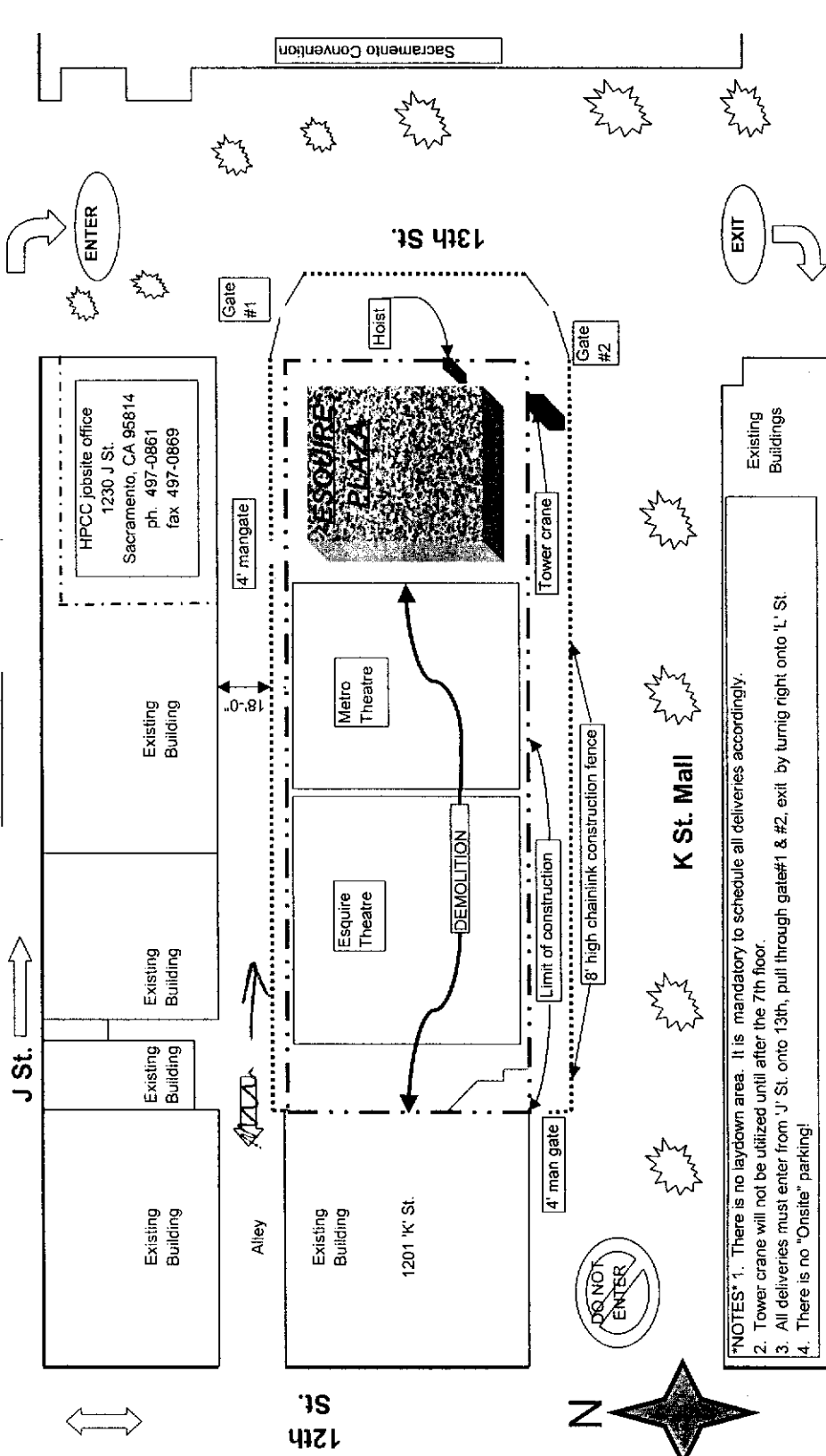
Address: 1219 K Street Tap# RC132985
11-1-82
 Parcel# _____ Page# 13
 Subd. 12-13-J-K (121) No. _____ Lot# _____
 Tap Size: 2" Main Loc. Alley Main Size: 6"
 Mtl. _____ Date Installed: _____ Date Inactive: _____
 Corp Stop Loc. _____
2" Wheel Valve
 Curb Stop Loc. SVC IN Meter Box - 3' EWPL -
2' NSPL ALLEY
 Residential _____ Commercial _____ Meter _____

Multiple Service Addresses: _____

Hensel Phelps Construction Co.

SITE PLAN

Esquire Plaza



- *NOTES* 1.** There is no laydown area. It is mandatory to schedule all deliveries accordingly.
2. Tower crane will not be utilized until after the 7th floor.
3. All deliveries must enter from 'J' St. onto 13th, pull through gate#1 & #2, exit by turnig right onto 'L' St.
4. There is no "Onsite" parking!

7/2/97 @ 3:12 PM

Planning Division COMMERCIAL PRELIMINARY Information Request

BUILDING CHECK ONE:

Over the counter review and issue permit _____
Will be taken in and reviewed for site conditions _____
Will be taken in but not reviewed for site conditions _____
Information only, pre-submittal information _____

Customer Name: _____ Phone Number: _____

Project address: 1215-1229 K St Esquire Project
APN: _____ Current site use: _____

Need to verify AN Proposed Site use: _____

Describe what is being requested: APPROVAL & COMMENTS

FOR PARTIAL EXTERIOR DEMO
(Roberta Deering & PB has already been involved)

Requested by: Aneli Date: 6/13/97

Zone C-3 Overlay / SPD / PUD / R-review Old City Des. Rev. Area

Planning staff Review required no
Planning Hearing required yes
Design Review required yes
No Planning Issues see below
Counter ok review by site cond. see below

Prior Applications on site P# P96-035 Z# 8

DR# 17-119 PB# 97-011 IR# 8

Comments: applicant may
submit at risk

Compare to files

Don't issue unless in conformance
(and until)

Planning review by: M. Mae Date: 6/17/97

MUST BE REVIEWED BY PLANNING
Care Facilities Anything Residential Restaurants
Churches Day care Sidewalk Cafe
Drive-through Lot Line adjustments
Medical Offices Bars

Security cars
CELLULAR COMMUNICATION FACILITIES

w. Des Rev,
Pres Board,
and Planning
approvals.

LOT

EXISTING ESQUIRE
THEATER

- 2 STORY OFFICE BUILDING

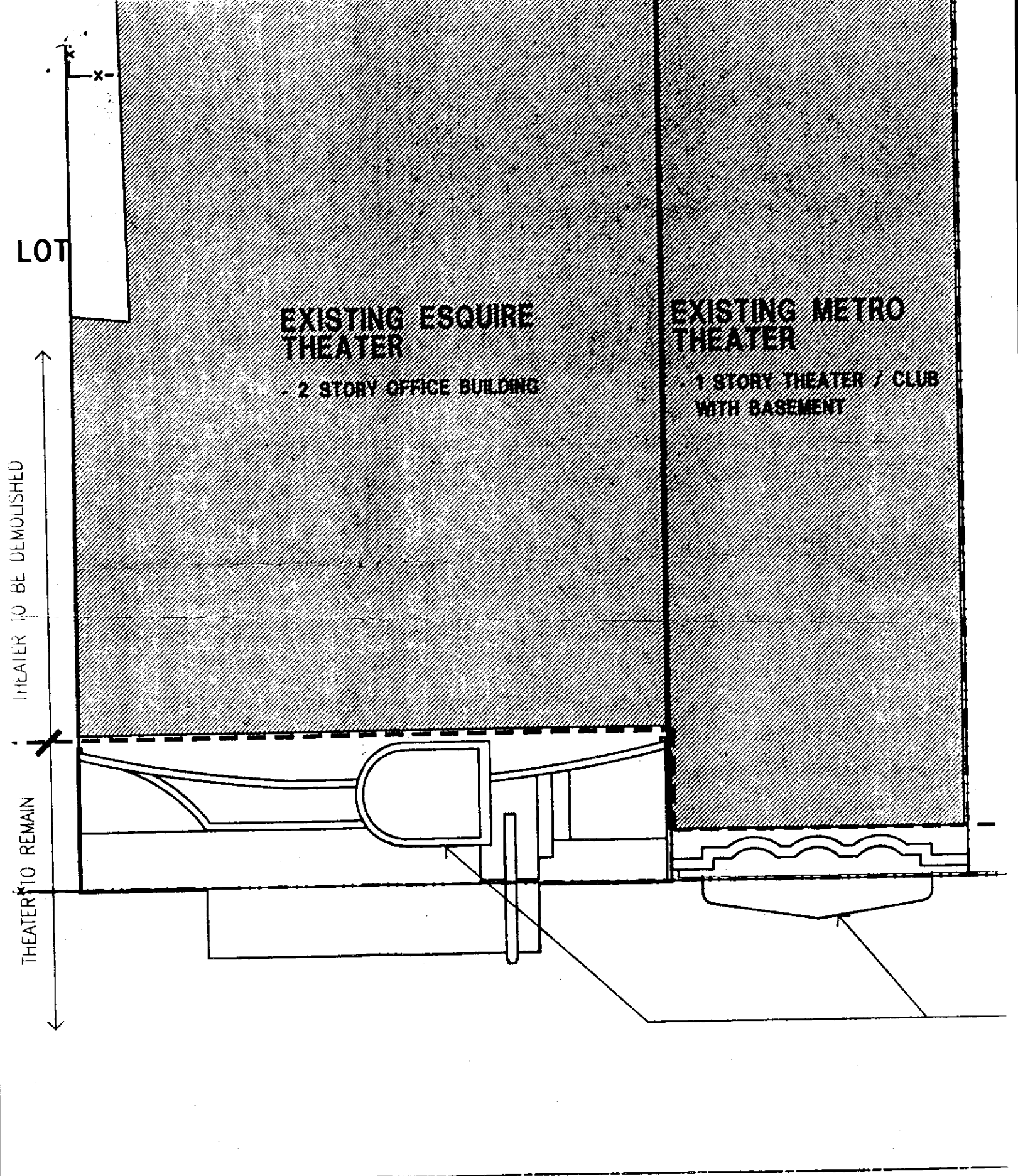
EXISTING METRO
THEATER

- 1 STORY THEATER / CLUB
WITH BASEMENT

THEATER TO BE DEMOLISHED

THEATER TO REMAIN

'K' STREET



ADDRESS 1215-1229 K St # _____

P.C.# 5158 PREPARED BY AM DATE 6/11/95

Owner/builder forms are required to be signed by the owner or tenant if the permit will be pulled by the owner or tenant.

Current Certificate of Worker's Compensation must be on file with Building Dept. (Certificate holder's name and address must read City of Sacramento, Dept. of Planning & Development, Building Inspection Division, 1231 I St. Room 200, Sacto. CA 95814) This form is required for contractors who are not exempt from workers' compensation requirements and for owners who will be using their own employees to perform work.

Letter of authorization from contractor on company letterhead for employees of contractor to sign for permit. Exhibit 1 must be signed by owner if employees or agents will be signing for permit.

School Impact Fee form must be taken to applicable School District and fees paid. Receipt must be returned to Building Department.

A Driveway permit must be obtained from Department of Public Works. Contact Danny Lee at 264-7915.

A Regional Sanitation Permit must be obtained from the County. The receipt must be returned to the Building Department. Contact Howard Richmond at 855-8079.

Special Inspection forms must be completed and signed by owner.

Hazardous Materials form must be completed and signed by owner.

This project is in an A-99 flood zone. A flood waiver form for _____ substantial improvements _____ new construction is required to be signed and returned to the Building Department prior to permit issuance.

This project is in an AO, AE, or AH flood zone. An elevation certificate signed by a California licensed Civil Engineer is required prior to permit issuance. The engineer will also be required to certify the building pad elevation.

This project is in the Natomas flood moratorium area. Commercial projects will be required to meet the requirements of City Ordinance. Residential projects may not be built without a waiver.

Sewer connection waiver form req'd. to be signed by owner.

Other _____

	REQUIRED			NO ATTACHMENT REQUIRED	NOT REQUIRED	UNKNOWN AT THIS TIME
	APPROVED/RECEIVED	ATTACHED	PREVIOUSLY ATTACHED			
Owner/builder forms are required to be signed by the owner or tenant if the permit will be pulled by the owner or tenant.					✓	
Current Certificate of Worker's Compensation must be on file with Building Dept. (Certificate holder's name and address must read City of Sacramento, Dept. of Planning & Development, Building Inspection Division, 1231 I St. Room 200, Sacto. CA 95814) This form is required for contractors who are not exempt from workers' compensation requirements and for owners who will be using their own employees to perform work.				✓		
Letter of authorization from contractor on company letterhead for employees of contractor to sign for permit. Exhibit 1 must be signed by owner if employees or agents will be signing for permit.					✓	
School Impact Fee form must be taken to applicable School District and fees paid. Receipt must be returned to Building Department.					✓	
A Driveway permit must be obtained from Department of Public Works. Contact Danny Lee at 264-7915.					✓	
A Regional Sanitation Permit must be obtained from the County. The receipt must be returned to the Building Department. Contact Howard Richmond at 855-8079.					✓	
Special Inspection forms must be completed and signed by owner.					✓	
Hazardous Materials form must be completed and signed by owner.					✓	
This project is in an A-99 flood zone. A flood waiver form for _____ substantial improvements _____ new construction is required to be signed and returned to the Building Department prior to permit issuance.					✓	
This project is in an AO, AE, or AH flood zone. An elevation certificate signed by a California licensed Civil Engineer is required prior to permit issuance. The engineer will also be required to certify the building pad elevation.					✓	
This project is in the Natomas flood moratorium area. Commercial projects will be required to meet the requirements of City Ordinance. Residential projects may not be built without a waiver.					✓	
Sewer connection waiver form req'd. to be signed by owner.					✓	
Other _____						

1/5/95
CHAM MKT

not req'd on dem'd
will be req'd when
work is allowed

(for dem'd)

Sacramento Metropolitan Air Quality Management District

ASBESTOS SURVEY AND DEMOLITION NOTIFICATION FORM

NOTE: Please read instructions on the back of this form.

1 Contractor Hensel Phelps Construction Co. Owner California Association of Hospitals and Health Systems
 Address 2107 North First Street Address 1201 K Street, Suite 800
 City San Jose City Sacramento
 State/Zip California 95131 State/Zip California 95814
 Telephone 408-452-1800 Telephone 916-552-7547

2 Structure Name Esquire Theater Use Vacant
 Address 1219, 1221, 1225 K Street City/Zip Sacramento, Ca959814

3 Structure Age 58+/- (years) Number of floors: 4 Size 45,000 sq. ft.

4 Has RACM reported by the consultant been removed? (circle) YES NO N/A
 Asbestos contractor who removed or will remove RACM RB Construction Inc.

5 DEMOLITION Start Date ~~7/21/97~~ 8/6/97 Completion Date ~~8/21/97~~ 9/3/97

6 Preference for return of form: Mail Pick-Up (after 2 working days)

7 Applicant Name (Print) David S. Taylor Owner Contractor
 Applicant's Signature [Signature] Date 7/10/97

I have read and understand the directions. The information on this form is true and accurate.

8 To be completed by CAL-OSHA Consultant. (See SMAQMD list or OSHA list)
 Company Name: McLaren/Hart Telephone: 916.1.638-3696
 Surveyor's Name: D. E. Durst Survey Date: 7/16/97 OSHA # 93-0084
 Company Address: 11101 White Rock Road City/State/Zip: Rancho Cordova, CA 95670
 Amount of RACM: 16,000 lined feet 12,580 square feet _____ cubic feet
 Amount of Category I: 16,000 Amount of Category II: _____
 Analytical Procedure: PLM
 Consultant's Signature: [Signature] Date: 7/10/97

9 REVISION #: 1 2 3 4 5 6 7 8 9 (circle)
 Old: Start Date / / Completion Date / /
 New: Start Date / / Completion Date / /

DEMOLITION PERMIT SHALL NOT BE ISSUED PRIOR TO

SACRAMENTO METROPOLITAN

JUL 23 1997

AIR QUALITY MANAGEMENT DISTRICT

SMAQMD USE ONLY: PROJ. # _____ RECEIVED DATE/POSTMARK / / NESHAPS: _____
 CK# _____ REC'T # _____ AMT. PAID 5 STAFF DATE APPROVED 7/15/97

CITY OF SACRAMENTO
BUILDING INSPECTION * DEPARTMENT OF PLANNING AND DEVELOPMENT
1231 I STREET * SACRAMENTO, CA 95814 * PHONE (916)264-7619

STRUCTURAL TESTS AND INSPECTIONS SCHEDULE

PRIOR TO OBTAINING THE PERMIT, THE PROJECT OWNER SHALL COMPLETE, SIGN AND SUBMIT THIS FORM FOR THE BUILDING INSPECTION DIVISION FOR APPROVAL.

PROJECT NAME: _____ PLAN REVIEW # 5158
PROJECT ADDRESS: 1215 K ST. PERMIT NUMBER _____

TESTING/INSPECTION AGENCY/IES: _____

OWNER'S NAME: _____ SIGNATURE: _____
(Please Print)

hereby certifies that the Testing/Inspection agency named above has been engaged to perform structural tests and inspections during construction, as noted below, to satisfy all applicable portions of the Uniform Building Code.

INSPECTIONS REQUIRED

In accordance with Sections 302 and 306 of the Uniform Building code, special inspections shall be performed on the following items (circled):

<u>Item</u>	<u>Description</u>	<u>Ref. Dwg.*</u>
1.	CONCRETE _____	_____
2.	REINFORCING/PRESTRESS STEEL _____	_____
3.	WELDING <u>Field welding</u>	<u>D 20</u>
4.	HIGH STRENGTH BOLTING _____	_____
5.	STRUCTURAL MASONRY _____	_____
6.	PILING, DRILLED PIERS, CAISSONS _____	_____
7.	SPRAY APPLIED PROOFING _____	_____
8.	OTHER: _____	_____

* Referenced drawings listed represent a sample of the item requiring special inspection and are not intended to document all drawings or specifications containing information pertaining to that item.